

POSITION STATEMENT

**London Concrete Ltd and Aggregate Industries Ltd – LBTH
Response**

**London Borough of Tower Hamlets
Fish Island Area Action Plan
Local Development Framework
9 July 2012**

London Concrete Ltd and Aggregate Industries Ltd – Position Statement LBTH Response Statement

This statement provides the Council's response to the issues stated within the London Concrete Ltd and Aggregate Industries Ltd Position Statement for the Fish Island AAP Examination in Public. It should be read in conjunction with the Statement of Common Ground 4 between the London Borough of Tower Hamlets and London Concrete Ltd and Aggregate Industries Ltd.

This statement does not seek to repeat information relating to the Council's position as stated elsewhere.

1. Issues

- Safeguarding of the Bow Midland West site for rail related uses and aggregates distribution within Policy FI. 4.1.
- Identification of the full extent of the Bow Midland West Site on Figures 4.1, 4.2 and 2.1, cross referenced in the Key as "Safeguarded Rail Site".
- Ensuring the use and future development of land within the safeguarded site is not prejudiced and account is taken of the industrial nature of development which is likely to come forward in the application of Policies FI. 6.3 (Fish Island South – Development Management) and FI 6.6 (Water Space – Development Management).

Responses

- 1.1 The Council's responses to the above issues are stated within the Statement of Common Ground 4 (attached in the Annex) between the London Borough of Tower Hamlets and London Concrete Ltd and Aggregate Industries Ltd.
- 1.2 Annex – Statement of Common Ground 4 between the London Borough of Tower Hamlets and London Concrete Ltd and Aggregate Industries Ltd.

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and London
Concrete Ltd and Aggregate Industries Ltd

In respect of Representations 61, 75 and 232

Statement of Common Ground 4 – London Concrete Ltd and Aggregate Industries Ltd

LBTH Fish Island Area Action Plan Examination in Public

Date: 18th June 2012

Parties: LB Tower Hamlets, London Concrete, Aggregate Industries.

Attendees: Jonny Moore (LBTH)
Simone Williams (LBTH)
Vilna Walsh (Firstplan)
Derek Casey (London Concrete)

Role of this document

This Statement of Common Ground has been prepared to identify the areas of agreement between London Concrete Ltd, Aggregate Industries Ltd and London Borough of Tower Hamlets (LBTH) on matters relating to the Proposed Submission version of the Managing Development – Development Plan Document (MD DPD) and Fish Island Area Action Plan (FIAAP), to be resolved prior to the Examination in Public.

Issues

In relation to the representations submitted by Firstplan on behalf of London Concrete, the following issues were discussed:

1. clarification of safeguarding of land used for rail related uses including aggregate distribution (AAP Policy FI 4.1, Figure 4.1, 4.2 & 2.1);
2. ensuring that Fish Island South - Development Management Policy FI 6.3 has regard to the existing and future industrial nature of development at Bow Midland West Rail Yard for rail related uses including aggregate distribution so that the operation and future development of the safeguarded rail site is not prejudiced. (AAP Policy FI 6.3);
3. providing flexibility in the application of Policy FI 6.6 (Waterspace) to ensure use and future development of the safeguarded rail site is not prejudiced (AAP FI 6.6); and
4. the proposed SIL designation north and north west of the site should be maintained to ensure that potentially conflicting land uses are not introduced in close proximity to the Bow Midland West Rail site which could prejudice the existing and future use of the site for rail related uses.

Firstplan confirmed that they are now also instructed by Aggregate Industries to represent them in respect of progressing their similar representations relating to the Bow Midland West site.

Agreed actions

1. Clarification of safeguarding of land used for rail related uses including aggregate distribution is required (AAP Policy FI 4.1, Figure 4.1, 4.2 & 2.1).

- To ensure consistency with the National Planning Policy Framework (NPPF) (2012) paragraph 143, the London Plan (2011) policies 5.20 and 6.14, London Plan SPG – Land for Transport Functions (2007) paragraph 12.2, and the Council’s Core Strategy (2010) Spatial Policy 08, the AAP policy FI 4.1 will be amended to confirm that the Bow Midland West Rail Yard is safeguarded for rail related uses including aggregate distribution. The following wording will be added to the policy:

“The Bow Midland West Rail site will be safeguarded for uses which make effective use of the railhead, including for existing, planned or potential use of the railhead for aggregate distribution. The boundary of the Bow Midland West Rail site is shown on Figure 4.2.”

- The boundary of the Bow Midland West Rail Yard as shown on Figures 4.1, 4.2 and 2.1 will be amended to show the full extent of the Bow Midland West Rail Yard, and will be referenced on the key as follows:

“Safeguarded Rail Site – Bow Midland West”

2. Ensuring that Fish Island South - Development Management Policy FI 6.3 has regard to the existing and future industrial nature of development at Bow Midland West Rail Yard for rail related uses including aggregate distribution so that the operation and future development of the safeguarded rail site is not prejudiced. (AAP Policy FI 6.3).

- Policy FI 6.3, part 2 will be amended to include the following wording:

“Regard will be had to the existing industrial character of Fish Island South and the need to ensure that future development at Bow Midland West Rail Yard for rail related uses and aggregate distribution is not prejudiced.”

3. providing flexibility in the application of Policy FI 6.6 (Waterspace) to ensure use and future development of the safeguarded rail site is not prejudiced (AAP FI 6.6).

- Policy FI 6.6 will be amended and the following wording added:

“Within Fish Island South SIL, and particularly within the safeguarded Bow Midland West Rail site, regard will be had in the application of these design principles to the existing industrial character of the area and the need to ensure that future development at Bow Midland West for rail related uses and aggregate distribution is not prejudiced.”

4. the proposed SIL designation north and north west of the site should be maintained to ensure that potentially conflicting land uses are not introduced

in close proximity to the Bow Midland West Rail site which could prejudice the existing and future use of the site for rail related uses.

- The Council supports this position and continues to do so. As such no change is required.

Subject to these changes and actions being considered acceptable, London Concrete Ltd and Aggregate Industries Ltd will withdraw these specific issues from their representations.