

# **POSITION STATEMENT**

**Bishopsgate Goods Yard Regeneration Limited – LBTH  
Response**

In respect of Sessions 1, 6 and 7  
DM3, DM25, DM29 and SA1 Bishopsgate Goods Yard

**London Borough of Tower Hamlets  
Managing Development DPD  
Local Development Framework  
11 September 2012**

## **Bishopsgate Goods Yard Regeneration Limited – Position Statement LBTH Response Statement**

This statement provides the Council's response to the issues stated within Bishopsgate Goods Yard Regeneration Limited's Position Statement for the Managing Development DPD Examination in Public. This statement does not seek to repeat information relating to the Council's position as stated elsewhere.

### **1. Site Allocation 1**

Site allocation 1 is not consistent with the NPPF and not in general conformity with the London Plan and LBTH Core Strategy.

#### **Summary**

Site allocation design principles do not wholly accord with the Bishopsgate Goods Yard Interim Planning Guidance (2009) with regard to scale and height of buildings.

#### **Response**

Disagree. The Council continues to maintain that the site allocation design principles for site allocation 1 reflect the guidance stated within the Bishopsgate Goods Yard Interim Planning Guidance (2009) for building heights (stated in figure 20 of the IPG) and building scale (stated in figure 35).

### **2. DM3**

Policy DM3 is not consistent with the NPPF and not in general conformity with the London Plan and LBTH Core Strategy.

#### **Summary**

Policy DM3 does not make reference to viability in delivering affordable housing.

#### **Response**

Disagree. The Council continues to maintain that the existing policy wording and supplementary text in DM3, and references to the Core Strategy Spatial Policy 02 in DM3(1) and in paragraph 3.1, provides sufficient consideration regarding the provision of affordable housing in relation to viability. Core Strategy SP02(3) states:

*“Set an overall strategic target for affordable homes of 50% until 2025. This will be achieved by:*

- a. Requiring 35%-50% affordable homes on sites providing 10 new residential units or more (subject to viability).”*

Further evidence has been provided as part the Council's response to Position Statements. See “Response to Housing Issues – LBTH Response”, attachment 1 – Briefing Note on Affordable Housing, Pod (September, 2012).

### **3. DM25**

Policy DM25 is not consistent with the NPPF and not in general conformity with the London Plan and LBTH Core Strategy.

#### **Summary**

DM25 is not sufficiently flexible in managing amenity of local residents and building users.

**Response**

Disagree. The Council continues to maintain that the current wording of policy DM25, along with the supplementary text, provides sufficiently flexible policy guidance regarding protecting amenity, and when applied on balance with other relevant policies in the London Plan, Core Strategy, Managing Development DPD and any other relevant guidance, will effectively manage development within the Bishopsgate Goods Yard.

**4. DM29**

Policy DM29 is not consistent with the NPPF and not in general conformity with the London Plan and LBTH Core Strategy.

**Summary**

Policy DM29 is not sufficiently flexible when compared to the NPPF and the London Plan.

**Response**

Disagree. The Council continues to maintain that policy DM29, paragraph 29.3 of the supplementary text, Core Strategy Spatial Policy 11(7) and London Plan policies 5.2 and 5.3 provide an effective, flexible and deliverable policy framework regarding carbon reduction targets for new development.