

# **STATEMENT OF COMMON GROUND**

**Between the London Borough of Tower Hamlets and Ballymore  
Group**

**In respect of representations relating to Marsh Wall West site  
allocation (4.6)**

**London Borough of Tower Hamlets  
Local Plan**

## **Statement of Common Ground – Marsh Wall West**

### **Tower Hamlets Local Plan Examination in Public**

**Date:** July 2018

**Parties:** London Borough of Tower Hamlets and Ballymore Group

In relation to the representations submitted by Ballymore Group in response to regulation 19 consultation dated 13<sup>th</sup> November 2017, the following matters have been considered:

1. Density
2. Design principles
3. Tower Hamlets Activity Area
4. Open space
5. Site allocations diagram
6. Other (site address)
7. Site allocation boundary

## Agreed Actions<sup>1</sup>

### Density

- The design principles acknowledge the current character of the area and opportunity for further development within the Marsh Wall West site allocation; and do not necessarily hinder high density developments. All developments will be assessed through the development management process in relation to their design and setting as well as amenity impacts. As such, the proposal will need to address all other relevant policies of the Local Plan.

### Design principles

- In order to avoid repetition, the previous minor modification (MM288) will be deleted as follows

~~comply with the requirements of the two tall building zones, Canary Wharf and Millwall Inner Dock designations (as set out in policy D.DH6) that the site is situated in, where tall buildings are proposed~~

### Tower Hamlets Activity Area

- Whilst the part of the site allocation along Cuba Street is not within the Tower Hamlets Activity Area, this does not necessarily preclude high density housing on the site. All applications will be considered on their own merits and must address all other relevant policies within the Local Plan.

### Open space

- Site allocation diagrams are illustrative. This has been acknowledged by stating the following under each site allocation diagram: *For illustrative purposes only* (see minor modification MM204).

As such, the location of open space is not prescriptive and can be agreed through the development management process.

For clarification, 0.4 hectares of open space is derived from the adopted London Plan (GLA, 2016) set out in table 7.2: Public open space categorisation for pocket parks.

### Site allocation diagram

The ground floor plots and active frontages have been removed from all site allocation diagrams (see minor modification MM205).

<sup>1</sup> Please note: existing modifications are in red (which were submitted to the Planning Inspectorate on 28<sup>th</sup> February 2018) and the proposed new modifications in response to the Inspectors main matters are in green

**Other**

- A minor modification has been made to change the address of the site allocation for clarification and consistency:

**Marshwall Marsh Wall West (MM287)**

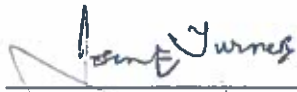
**Outstanding matters**

**Site allocation diagram / boundary**

- The omission of 161 Marsh Wall from the site allocation boundary

**Design principle:**

- The continued inclusion of green space in certain locations (including the Cuba Street site)
- Reference to lower rise buildings (see minor modification MM288)

  
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Signed on Behalf of the Ballymore  
Group

24.07.2018  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signed on Behalf of the London  
Borough of Tower Hamlets

25/07/2018  
\_\_\_\_\_  
Date