

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and Ballymore Group

In respect of policy D.H2 (part 2d): Incremental Development

October 2018

**London Borough of Tower Hamlets
Local Plan**

Statement of Common Ground

Tower Hamlets Local Plan Examination in Public

Date: October 2018

Parties: London Borough of Tower Hamlets and Ballymore Group

In relation to the concerns raised by Rolfe Judd on behalf of the Ballymore Group, regarding policy D.H2 (part 2d), in the Examination in Public Matter 6 hearing held on 12th September 2018.

Agreed Actions¹

- In order to clarify:
 - that a viability report is only required if a lower than policy compliant level of affordable housing (as calculated across the scheme, as amended / extended) is proposed; and
 - that any required viability information would be proportionate to the scale of change and time elapsed.

The following amendment to Policy D.H2 (part 2d) and the associated supporting text is proposed:

~~d. Where a housing development has been permitted and the permission is either subsequently amended (e.g. by means of a variation) to provide more units, or the existing development is extended to provide more units by the granting of a new permission~~ Development which provides further housing units either through an amendment to a current permission or an application to extend an existing development on the same or an adjoining site ~~which is physically or functionally linked;~~ (where the extension is reliant on the existing permission or development to function or to meet policy requirements or standards required elsewhere in the Plan); ~~the new units will be considered as part of the existing development and~~ the affordable housing calculation for the new units will ~~reflect the whole development~~ be based on the combined number of units.

4.36 Part 2 (d) refers to incremental development. This is housing development where permission is subsequently amended (e.g. by means of a variation of the extant planning permission) to the extent that the amended development would provide new units or the existing development is extended ~~to provide new units~~ by the granting of a new permission on ~~the same or~~ an adjoining site where the units would ~~be~~ physically or functionally ~~linked~~ extend the existing development (e.g. ~~sharing by relying on~~ a common access core ~~or on the existing~~ amenity space or other communal facilities ~~in order to meet the policy requirements or standards required elsewhere in the Plan~~) ~~and the linked development would provide new units~~. In these circumstances, we consider the new units to be part of the existing development and the affordable housing requirements will be calculated accordingly, ~~taking into account the affordable housing already delivered or secured~~. In both cases, where the amended or linked development would provide ~~44 10~~ 10 units or more in aggregate, affordable housing should be provided, ~~as per in accordance with policy S.H1 (part 2 aiii) and parts 1 and 2 (a to c) above~~. If it would result in less than ~~44 10~~ 10 new units in aggregate, policy S.H1 (part 2 aii) will apply. ~~If lower than policy compliant levels of affordable housing for the total scheme, as amended or extended are proposed, this will only be accepted where robustly justified through~~ ~~The recalculation will be undertaken via~~ a financial viability assessment, in line with ~~the eur~~ latest guidance (as outlined in paragraph 4.18). ~~The financial viability information should be proportionate to the scale of change and time~~

¹ Please note: modifications in green were submitted to the Examiner on 25th June 2018. The proposed new modifications to address issues raised during the Examination are in blue.

elapsed between the existing approval or development and the proposed amendment or extension.

Outstanding Actions

- There are no outstanding actions in relation to policy D.H2 (part 2d).



Signed on Behalf of the London
Borough of Tower Hamlets

9.10.2018

Date



Signed on Behalf of the Ballymore Group

5/10/2018

Date