

STATEMENT OF COMMON GROUND

**Between the London Borough of Tower Hamlets and Canary
Wharf Group**

**In respect of representations relating to Wood Wharf site allocation
(4.13)**

**London Borough of Tower Hamlets
Local Plan**

Statement of Common Ground – Wood Wharf Site Allocation

Local Plan Examination in Public

Date: July 2018

Parties: London Borough of Tower Hamlets (LBTH) and Canary Wharf Group (CWG)

In relation to the representations dated 13th November 2017 from Canary Wharf Group in response to the Tower hamlets Local Plan regulation 19 consultation, the following matters have been considered:

1. Site boundary
2. Site allocation diagram
3. On-going redevelopment
4. Strategic open space
5. Design principles
6. Family housing provision
7. Walking and cycling routes
8. Green grid
9. Idea store
10. Flood risk
11. Public squares
12. Location of bridges

Please note: existing modifications are in **red** (which were submitted to the Planning Inspectorate on 28th February 2018) and the proposed new (post-submission) modifications are in green

Agreed Actions

Location of bridges

- Location of bridges will be added to figure 52 (see minor modification MM311).

Public squares

- It is agreed that a new definition of public squares will be included within the glossary (appendix 1) as follows:

'A consolidated area of open space primarily used by pedestrians which should include well-defined edges and active frontages. It should be multifunctional and suitable for gatherings and should be well integrated with the wider movement network. The precise shape/form of the public square will be determined through the development management process'

Strategic open space

- The following amendment is suggested: *Strategic open space (a minimum of 1 hectare)* (see minor modification MM212)

Idea Store

- The delivery considerations section makes it clear that the idea store will be monitored alongside the development of the Crossharbour Town Centre to ensure the needs of communities are met in the most appropriate manner. Planning permission on Wood Wharf site has also secured the option to deliver an Idea Store to replace the existing one on the Canary Wharf site as identified in the Infrastructure Delivery Plan. Therefore, the wording will be amended to state the following:

The need for delivery of an Idea Store will ~~need to be monitored kept~~ under review alongside the development of the Crossharbour Town Centre site allocation and the existing operations of the idea store at Churchill Place to ensure the needs of communities are met in the most appropriate manner and in the most suitable location.

Design principles

- The following minor modification (MM310) has been proposed to the design principle:
 - ~~complement the tall building cluster in Canary Wharf through~~ *incorporate* appropriate taller building heights, while respecting and being informed by the existing character, ~~scale, height,~~ *massing and urban grain* of the surrounding built environment and its dockside location;
- The wording of the following design principles will be amended to state the following:

- ~~focus tall buildings should generally in the western portion of the site, stepping down from One Canada Square in the west to the existing lower rise environment in Cubitt Town to the east;~~
- ~~present prevent excessive overshadowing and enable activation of the dockside by ensuring buildings are stepped back from the water edge~~

Site boundary

- The boundary of the site allocation will be amended to reflect the approved planning application (ref. PA/13/02966). The changes relate to the south-western boundary which includes the oversailing of the development into the water, western part of the boundary to provide access to the bridge, residential terrace to the north-eastern corner of the site, small infill in the Blackwall Basin, extension to the north-western corner of the site stretching to the roundabout.
- The size of the site allocation will be updated accordingly to reflect the modified extent of the site allocation boundary.

Outstanding Issues

Site boundary

- CWG: The southern boundary should be amended to remove the working dockside of the lock entrance to South Dock.

Site allocation diagram (figure 52)

- CWG: Figure 52 should resemble more accurately the general arrangement of the extant outline planning permission (including the layout of open space, public square, water space, waterfront walk and strategic and local routes) which is currently at an advance stage of construction.
- LBTH: The site allocation diagrams are for illustrative purposes (MM204). The specific layout of open space, public square, water space, waterfront walk, strategic and local pedestrian/cycling routes would be discussed through the development management process.

On-going redevelopment

- CWG: The site allocation should make reference to the delivery of the masterplan from the outline planning permission given its advanced stage of construction. Reference to the delivery of the masterplan will ensure the site allocation is accurate and effective, irrespective of any subsequent amendments that may be made.
- LBTH: It is unnecessary to acknowledge the on-going redevelopment of the site and the planning permission: the site is under construction and there is time and scope to make amendments to the scheme. Any amendments would need to comply with the relevant criteria set out in the site allocation

Family housing provision

- This matter will be discussed at the examination in public.

Walking and cycling routes

- CWG: The layout and status of various primary, secondary and tertiary routes within the site have already been agreed pursuant to the outline permission. Given the status of the Wood Wharf redevelopment, this design principle should be deleted.
- LBTH: Retain pedestrian and cycle routes to promote permeability within Wood Wharf and link the site with its wider surrounding area.

Green grid

- CWG: Given the on-going delivery of the site, specific reference should be made to the committed Wood Wharf masterplan. Figure 52 should be amended accordingly.
- LBTH: Retain the proposed green grid as a design principle to provide access to the open space and water space along South Dock.

Flood risk

- CWG: Delete reference to the need to accord with the Strategic Flood Risk Assessment and the sequential test given the current advanced construction status of the site.
- LBTH: Whilst the site is under construction, the site is located within the flood risk zone and, as such, development (including any future amendments to the planning application) will need to accord with any flood mitigation and adaptation measures set out in the borough's Strategic Flood Risk Assessment and the sequential test.

Signed on behalf of Canary Wharf Group


.....

Date: 25/07/2018

Signed on behalf of London Borough of Tower Hamlets


.....

Date: 25/07/2018

