

# **STATEMENT OF COMMON GROUND**

**Between the London Borough of Tower Hamlets and St. William**

**In respect of representations relating to Leven Road Gas Works  
site allocation (3.2)**

**London Borough of Tower Hamlets  
Local Plan**

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## **Statement of Common Ground – Leven Road Gas Works**

### **London Borough of Tower Hamlets Local Plan Examination in Public**

Date: July 2018

Parties: London Borough of Tower Hamlets and St. William

#### **Issues Discussed**

In relation to the representations submitted by St. William the following issues have been discussed:

1. Viability/deliverability
2. Site allocation maps
3. Employment provision
4. Design principles
5. Gasholder retention
6. Facilitating the bridge(s)
7. Delivery considerations including decontamination
8. School provision
9. Play space provision associated with the school
10. Open space
11. Viability Assessment
12. Capacity figures

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 inspector's main matters are in **green**

## Agreed Actions

### Viability/deliverability

- It is agreed the proposed modification which will be included in the introductory section of the 'Delivering Sustainable Places' chapter addresses matters regarding the viability and deliverability of the site allocation

*When determining a planning application, flexibility may be applied to the site allocation requirements, based on an up to date assessment of need and the agreed viability position of the scheme to ensure the site allocation is deliverable in the context of the principles of sustainable development.*

Note: While St. William agree on the above wording and its insertion within the introductory section of the 'Delivering sustainable places' chapter, they would also like the wording to be included in the delivery consideration of the site allocation (see outstanding matters)

### Site allocation maps

- A minor modification has been to each diagram confirming that they are indicative: **For illustrative purposes** (MM204)

### Employment provision

- The following modifications have been made :

*Employment: Provision of **new employment floorspace** numbers through a range of floor space sizes which support small-to-medium enterprises, creative industries and retail.(MM258)*

### Design principles

- The following modification has been made to the design principle:

*Respond positively to the existing character, scale, height, massing and fine urban grain of the surrounding built environment and its riverside location. ~~It will require active street frontages that fit well with the existing 2-storey terraced houses facing the site and sensitive to the scale of the adjacent 2-storey residential area, and the amenity of rear gardens backing on to the site.~~ **In particular, it should deliver an appropriate transition in scale, sensitive to the amenity of adjoining residential properties and buildings in close proximity. The new streets should complement the existing network and deliver active frontages.** (MM259)*

- It is proposed to insert the following sentence at the end of paragraph 3.75 of the supporting text: ***This includes proposals involving tall buildings***

*located within site allocations where these are considered to be appropriate and in line with relevant policies. (MM79)*

- It is proposed to amend the design principle to allow for a degree of flexibility in terms of public transport and the wording amended as follows;

*facilitate a new or extended bus route to serve through the site to enhance access to public transport. (MM259)*

#### Gasholder retention

- It is acknowledged National Grid obtained prior approval - dated 2 September 2016 - for the demolition of three gasholders, meter house, small ancillary buildings and above ground pipework (LPA reference: PA/16/02340/NC). The following minor modification has been made (MM254):

*Retain and reuse parts of the dismantled gas holder no. 1 within the future development.*

#### Facilitating the bridge(s)

- It is agreed that the developer is not required to provide the bridge, just the land.

In light of discussions of a new bridge, the following minor amendment has been made (MM260 – first bullet point):

*~~provide and secure the necessary~~ safeguard land within the site to facilitate the delivery of new crossings bridge over the River Lea to improve access to the major transport interchange at Canning Town and ensure continuity of a green link to Cody Dock; and ensure that the safeguarded land is carefully incorporated into the future development and the Leaway*

#### Delivery considerations

- For the purposes of clarification, the following modifications have been made :

*Development should acknowledge the associated costs of decommissioning the gasworks and the relocation of any significant equipment and address any environmental pollution and on site decontamination requirements caused by the gas works. (MM260)*

*Access to public transport and pedestrian and cycle connectivity delivery of walking and cycling bridge across the River Lea will need to be improved in line with the phasing of development and in coordination with London Borough of Newham. (MM260)*

The proposed changes by the Environment Agency are agreed and modifications have been made to reflect this.

*An assessment should be carried out to understand the potential contamination on site prior to any development taking place. (MM257)*

*Development should accord with flood mitigation and adaptation measures in the borough's SFRA Strategic Flood Risk Assessment and sequential test and the Thames Estuary 2100 Plan. (MM255)*

*Development will be expected to implement the actions identified in the Thames River Basin Management Plan to support delivery of the objectives of the plan, in accordance with regulation 17 of the Water Environment Regulations 2013.(MM256)*

#### School provision

- The requirement for a secondary school within the site allocation is accepted in principle.
- It is acknowledged that a secondary school can be delivered on a variety of plot sizes and can come forward on a site less than 1.5 hectares as calculated in the Viability Assessment (SED5) and Site Allocations Methodology (SED64).
- The size and configuration of the school is best resolved through the development management process, and from inception, at the pre-application stage, more detailed assessment of options for design should and can be explored.

#### Play space provision associated with the school

- It is proposed that the play space associated with the school will be provided on the roof of the school as opposed to using the existing multi-use games area (MUGA) opposite the site. Any arrangements relating to the use or enhancement of the MUGA will be assessed through the development management process.

#### Open space

- It is agreed that the proposed definition of consolidated open space which will be included in the glossary is acceptable:

*A process of combining open space into a single more effective or coherent whole. The way in which these spaces will function will be assessed on a site-by-site basis and agreed through the development management process. At sites with multiple-ownership, this will mean that each site has to deliver their proportion of open space adjoining the open space which the adjoining landowner will deliver, or deliver it in such a way that the open space would still form a coherent whole over the entire site allocation. We strongly encourage landowners to work jointly to develop masterplans covering the entire site allocation to ensure consolidation can*

*be achieved whilst balancing the impact on the landowners. Consolidation should also avoid fragmentation of open space and ensure that it fulfils the qualities and function of open space set out in the Open Space Strategy”.*

- It has been agreed that the position of the open space should be located adjacent to the River Lea as per the site allocation design principle. It should also meet the minimum requirement of 1 hectare, be consolidated and designed to be useable for sport and recreation.
- In regards to including additional text highlighting restrictions on access and use of the River Lea, the local microclimate and the need for wider place making; is considered that these factors will be assessed through the development management process.

#### Viability assessment

- The Local Plan Viability Assessment (SED5) does not need to account for the cost of open space or enhanced public realm and land for the secondary school– to the extent that these elements of the site are infrastructure then they will be funded using the Community Infrastructure Levy which has been fully accounted for.

#### Outstanding Issues

##### Viability/deliverability – location of the proposed wording

- St. William: The wording (see the first agreed action relating to viability/deliverability) should also be located in the delivery considerations of the site allocations in order to make it clear that the sites are unviable with the policy requirements.
- LBTH: The location of the wording in the introductory section is considered to be appropriate in order to address viability across all site allocations.

##### Capacity figures

- St. William: The site allocation should include approximate housing capacity figures (set as a minimum) to give an indication of the level of housing that is expected on site.
- LBTH: The Site Allocations Methodology (SED64) confirms that site allocations are expected to deliver at least 500 homes. The finer details of capacity on individual sites will be addressed on a site by site basis through the development management process.

Signed on behalf of St. William

*Stewi3*

Date: *26/7/18*

Signed on behalf of London Borough of Tower Hamlets

*Philip Wadsworth*

Date: *26.17.18*

