

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and St. William

In respect of representations in relation to Marian Place Gas
Works and The Oval (site allocation 1.3)

**London Borough of Tower Hamlets
Local Plan**

Statement of Common Ground – Marian Place Gas Works and The Oval, St. William

Tower Hamlets Local Plan Examination in Public

Date: July 2018

Parties: London Borough of Tower Hamlets (LBTH) and St. William

Issues Discussed

In relation to the representations from St. William in response to regulation 19 consultation response dated 13th November 2017, the following matters have been considered:

1. Site allocation maps
2. Heritage
3. Design principles
4. Housing
5. Local Employment Location (LEL) designation
6. Open space

This statement of common ground only relates to the part of the site owned by St. William.

Please note: existing modifications are in red (which were submitted to the Planning Inspectorate on 28th February 2018) and the proposed new modifications in response to the inspector's main matters are in green.

Agreed Actions

General flexibility

- It is agreed the proposed modification which will be included in the introductory section of the 'Delivering sustainable places' section 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 in 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)

Cost of gasholders – viability

- It is agreed that the viability evidence relating to this site that formed part of the submission to the Planning Inspectorate did not account for the costs of retaining the gas works structures. LBTH has undertaken additional testing to account for this. This testing is based on the testing undertaken on this site in the submission version of the Local Plan Viability Assessment (document SED5) and on cost estimates of retaining the gas works structures as provided by St William. The additional testing undertaken demonstrates the impact on viability of the inclusion of the costs of retaining the gas works structures which are set out in the Council's response to the main matters.

Site allocation maps

- A minor modification has been made to each map confirming that they are indicative:

For illustrative purposes (MM204)

Employment

- The following minor modifications are proposed (MM227):

*Employment: a range of **new** floorspace sizes, including units **suitable** for the needs of small-medium enterprises, start-ups and creative tech industries.*

- While the site falls within the Cambridge Heath Local Employment Location (LEL), it is not considered, given the nature of gasholders, that they would meet the definition of sui generis industrial functions articulated in paragraph 5.6 of the Local Plan. As such, there would be no requirement to re-provide the gasholder floorspace as employment space.
- It is agreed that the following wording will be included within the delivery considerations:

Given the nature of the gasholders, they fall outside of the definition of sui generis industrial functions. As such, there is no requirement to re-provide the gasholder floorspace as employment space.

- It is agreed that the following modification will be made to part 4 (f) of policy D.EMP.4

Provides a range of units including industrial floorspace, small-to-medium enterprise space ~~and~~ or studios to meet the needs of creative industries within the Cambridge Heath LEL.

Design principles (tall buildings)

- It is agreed that the following wording should be included for the purpose of context and clarification:
- It is proposed that the following sentence is inserted as part of paragraph 3.75:

This includes proposals involving tall buildings located within site allocations where these are considered to be appropriate and in line with relevant policies.

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”.

Delivery considerations

- The following modifications have been proposed (MM228) relating to the delivery consideration:

Development should ~~acknowledge~~ ~~address the associated costs of decommissioning the gasworks and the temporary relocation of any significant equipment and address any environmental pollution and on site decontamination requirements and land contamination~~ caused by the gasworks.

Infrastructure requirements

- Strategic open space (minimum of 1 hectare).

It is acknowledged that the site allocation is in multiple land ownership and it is not expected that all of the open space is delivered within the site that St. William currently have an interest in. The site allocation maps are indicative and the exact location of open space will be agreed through the development management process.

Outstanding Issues

Heritage

- LBTH: The amended wording below provides clarity in terms of what is expected to be retained (MM226).

"retain, reuse and enhance the following existing heritage assets, the ~~gasholders and associated structures~~ gasholders no.2 and no.5, Victorian buildings adjacent to Regents Canal, and Georgian cottages, including the associated ~~settled pebbled~~ street and railings

- St. William: Given the land ownership and viability constraints of the site, the requirement is too restrictive. The Gasholders are located within a Conservation Area and the tests of the Conservation Area will apply to assess their retention. A blanket retention could restrict other benefits which may be of higher priority and could prevent the site coming forward.
- LBTH: Gasholders no.2 and no.5 are heritage assets and while they are non-designated they play a significant role with regards to the setting of the Regents Canal conservation area.

Design principles

- The following wording has been proposed in relation to the design principles (MM230):

Respond positively to the ~~existing~~ special character of the Regents Canal conservation area and its setting, scale, height, massing and fine urban grain of the surrounding built environment, and specifically integrate heritage assets on site ~~and in the surrounding area~~.

- St. William: Remove the reference to scale, massing and fine urban grain
- LBTH: The reference to scale, height, massing and fine urban grain because the inclusion of the wording will help to ensure that design proposals positively take this into account. The wording is flexible enough to allow for development not to have a fine urban grain, or low massing; it simply needs to respond well to it.

Maximise the provision of family housing

- St. William: Given the location and constraints of the site allocation it may not be appropriate for the provision of family housing to be maximised.
- LBTH: This is a good place making and health and well-being aspiration whereby we are seeking to maximise the provision of family housing on site allocations with strategic open space.

Open space

- The site allocation requires the following:

Provide a minimum size of 1 hectare of consolidated open space which is designed to be usable for sport and recreation.

- St. William: Remove the reference to sport. Given the constraints of the site and the way in which the open space is expected to come forward, it is not envisaged that the open space will be suited for formal sports.
- LBTH: Sport and recreation is an important function of open space as identified in the Open Space Strategy. The exact details of how the open space will function will be agreed through the development management process.

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.

Tall buildings

- St. William: The design principles should include reference to tall buildings as being appropriate in this location due to the density that is required in order to deliver a viable development
- LBTH: It is not considered necessary to reference tall buildings. Details relating to tall buildings are covered by policy D.DH6 and will be addressed through the development management process.

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


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Date: 26/7/18.....

Signed on behalf of London Borough of Tower Hamlets


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