

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and St. William

In respect of representations Bow Common Gas Works (site allocation 2.1), Leven Road Gas Works (site allocation 3.2) and Marian Place Gas Works and The Oval (site allocation 1.3)

**London Borough of Tower Hamlets
Local Plan**

Statement of Common Ground –Bow Common Gas Works, St. William

Tower Hamlets Local Plan Examination in Public

Date: October 2018

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

Issues Discussed

In relation to the representations dated 13th November 2017 submitted on behalf of St William in response to the Local Plan regulation 19 consultation and subsequent discussions as a result of the Examination in Public, the following matters have been considered.

1. Viability/deliverability

Agreed Actions

1. Viability and deliverability

- 1.1 For all of the St William's sites, both parties agree:
- a. the Council's viability assessments provide appropriate and proportionate evidence for the testing of the sites for Local Plan making purposes under the relevant PPG;
 - b. there is sufficient flexibility within the Local Plan to take the site forward, including the original text as supplemented by wording proposed under modification MJM26 (see paragraph 1.2 below) and amendments to policy D.SG5 (see paragraph 1.3 below); and,
 - c. that the site is developable in the Local Plan period in accordance with paragraph 47 of the National Planning Policy Framework (2012) and footnote 12¹ relating to development of sites beyond the first 5 years

1.2 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.

MJM26:

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.

1.3 Proposed wording for policy D.SG5 was discussed in hearing Matter 3 at the Examination in Public in order to allow flexibility to ensure deliverability of site allocations. The Council did not raise any objections to this amendment.

Proposed wording as presented by St. William at EiP:

Policy D.SG5: Developer contributions

1. Developments will be expected to:

- a. pay community infrastructure levy charges required by any charging schedules which are in operation for the area within which the development is located, including the Mayor of London's community infrastructure levy;*
- b. enter into section 106 agreements to provide affordable housing and make provision to mitigate the impacts of the development where necessary or appropriate, having regard to any relevant supplementary planning documents or guidance; and*
- c. for strategic site allocations where strategic/social infrastructure requirements are sought, the Council will apply policies flexibly to ensure that these sites are viable and deliverable.*

¹ Moved to Glossary of NPPF (2018)

d. submit a financial viability assessment as part of the planning application, where required, which may be subject to independent scrutiny by appointed experts, at the applicant's cost, where they do not meet planning policy requirements or do not propose to deliver required section 106 planning obligations.

Signed on behalf of St. William

Slawik

Date: *10-10-18*

Signed on behalf of London Borough of Tower Hamlets

Adette Males

Date: *10/10/18*