

STATEMENT OF COMMON GROUND

**Between the London Borough of Tower Hamlets and Westferry
Developments Ltd**

**In respect of representations relating to Westferry Printworks site
allocation (4.12)**

**London Borough of Tower Hamlets
Local Plan**

**Statement of Common Ground – Westferry Printworks,
Westferry Developments Ltd**

Tower Hamlets Local Plan Examination in Public

Date: July 2018

Parties: London Borough of Tower Hamlets (LBTH) and Westferry
Developments Ltd (WD)

In relation to the representations submitted by Westferry Developments Ltd to regulation 19 consultation response on 13th November 2017, the following matters have been considered:

1. Site allocation boundary
2. Mix of uses
3. Employment
4. Inclusion of retail use
5. Strategic open space
6. Leisure facility
7. Location of sport and recreational space
8. Family housing provision
9. Tall buildings
10. Design principles
11. Viability and delivery considerations
12. Other

Agreed Actions

Strategic open space

- For clarification, accuracy and consistency, it is proposed to amend the wording as follows: Strategic open space (a **minimum** of 1 hectare).

Tall buildings

- A minor modification will be proposed to exclude the reference to tall building zone designation as follows
 - ~~comply with the requirements of the Millwall Inner Dock tall building zone designation (as set out in policy D.DH6), where tall buildings are proposed within this zone.~~

Employment re-provision

- A minor modification (MM305) has been proposed that the wording can be amended to say:
Employment: ~~re-provision of existing employment y way of intensifying employment job numbers~~ **A range of employment space sizes, including small-to-medium enterprises.**

Outstanding Issues

Site allocation boundary

- WD: The geographical extent of the site allocation should accord with the red line boundary of the consented scheme and ownership boundary.
- LBTH: It is not considered necessary to reflect the ownership/ planning application boundary of the site because the allocation looks at a wider context.

Mix of uses

- WD: Incorporate retail uses into housing-led mixed-use scheme.
- LBTH: It is not considered necessary to state that the mix of the development should be housing-led with specific uses. Details regarding the mix of the development would be discussed through the development management process.

Location of sport and recreational space

- WD: The location of sport and recreation space adjacent to Millwall Outer Dock is overly prescriptive and inconsistent with the consented scheme.
- LBTH: It is necessary to locate the open space adjacent to the Millwall Outer Dock as this will create better integration between the borough's open and water spaces and promote safer and more enjoyable public access to the dock.

Leisure facility

- WD: The inclusion of the leisure centre sets requirements for the site that are not deliverable.

- LBTH: The site allocation requires the 're-provision' of the existing leisure centre to meet the needs identified in the Infrastructure Delivery Plan. on site

Family housing provision

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

Viability and delivery considerations

- WD: The infrastructure requirements are extensive and it should be included in the delivery considerations that the provision of these is subject to viability.
- LBTH: Viability is already addressed in policy D.SG.5 of the Local Plan in line with the London Plan and NPPF. The plan must be considered as a whole.

Design principle

- WD does not agree that clear lines of sight between Millharbour and Millwall Outer Dock should be a design principle for the site allocation as this consideration is not justified.
- LBTH: This design principle reflects the findings set out in the Site Allocations – Heritage Assessment (SED66).

Signed on behalf of Westferry Developments Limited

Richard Martin.....

Date: *26/7/18*

Signed on behalf of London Borough of Tower Hamlets

Philip Wadsworth.....

Date: *27/7/18*