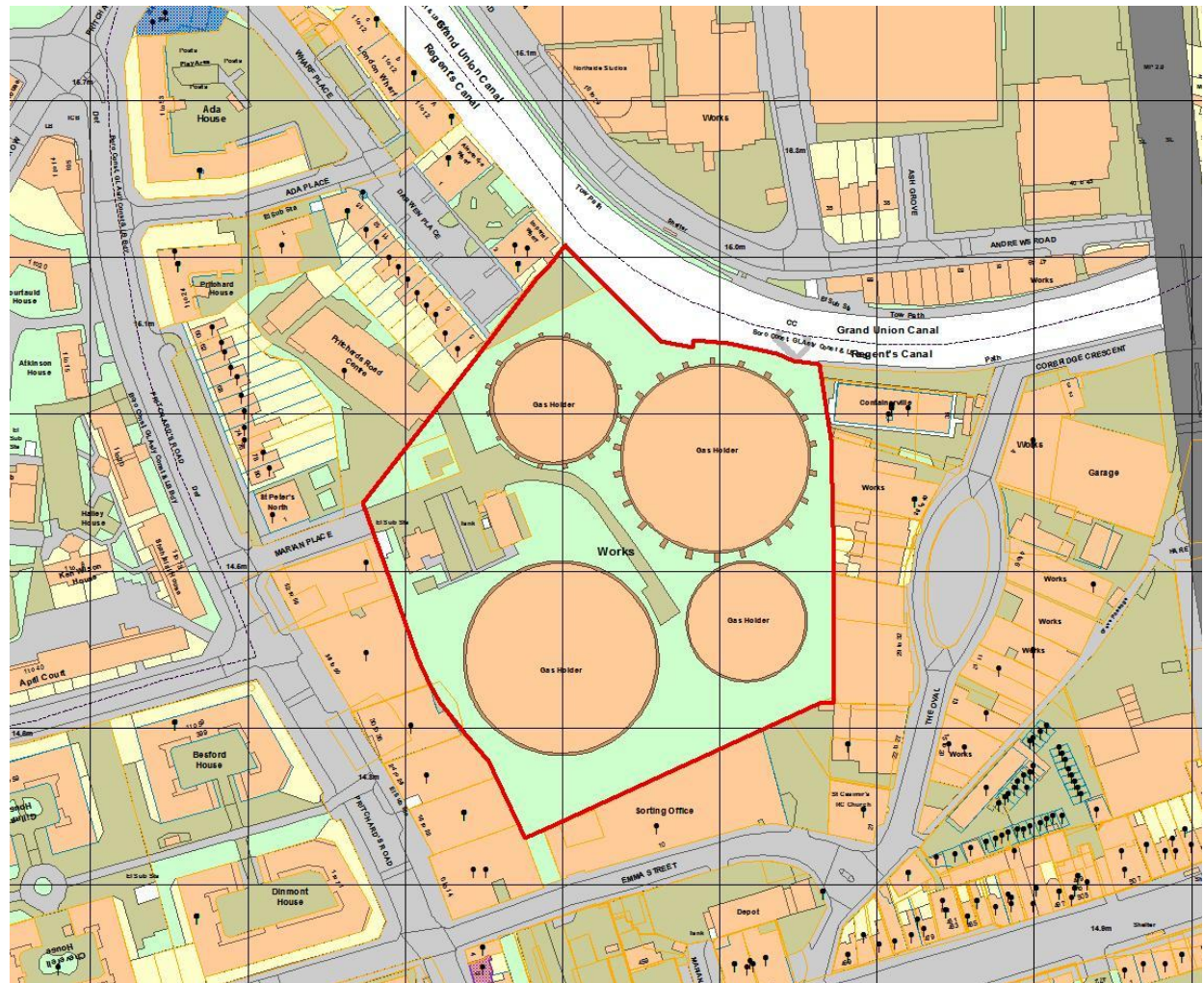





Application for Planning Permission

Reference	PF/19/00061
Site	Bethnal Green Holder Station, Marian Place, London
Ward	St. Peters
Proposal	Demolition of existing buildings and decontamination/remediation of the site to facilitate redevelopment to include the retention and refurbishment of two gasholder frames and a mixed-use development comprising 5 buildings ranging between 6-13 storeys (up to 63m AOD) to contain 565 residential dwellings and up to 4,000sqm (GIA) non-residential floorspace in flexible A1-A4, B1 and D Use Classes (max. provision of up to 175sqm A1/A2, up to 1,200sqm A3/A4, up to 2,500sqm of B1(a) and up to 600sqm of D1/D2 use class floorspace), together with access, car and cycle parking, associated landscaping and public realm, public open space and works to the existing canal wall, Pressure Reduction Station and existing gasholders.
Applicant	St. William Homes
Architect/agent	Rogers Stirk Harbour + Partners/Lichfields
Case Officer	Adam Garcia
Key dates	Pre-application request submitted 22 August 2018 Programme of meetings began 1 November 2018 Planning application likely to be submitted by December 2019

SITE PLAN



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<ul style="list-style-type: none"> Planning Application Site Boundary Other Planning Applications Consultation Area Land Parcel Address Point Locally Listed Buildings Statutory Listed Buildings 	<h3>Planning Applications Site Map</h3> <h4>PF/19/00061</h4> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process</p>	 <p>TOWER HAMLETS</p> <p>London Borough of Tower Hamlets</p>
	<p>Scale : 50m grid squares</p>	<p>Date: 12 November 2019</p>

1. BACKGROUND

- 1.1 The National Planning Policy Framework and the National Planning Practice Guidance promote early engagement between developers and Local Planning Authorities at the pre-application stage, prior to submitting a planning application. The Council welcomes pre-application discussions and has a well-established process to facilitate this. In March 2019 the Council's Development and Strategic Development Committees considered a draft protocol for pre-application presentations. The protocol is now incorporated in the Committee Terms of Reference. The Council's updated Statement of Community Involvement also highlights the importance of pre-application engagement and the role of elected members and local communities in this stage of the planning process.
- 1.2 This report updates the Strategic Development Committee on progress made and issues identified in respect of pre-application discussions for the proposed redevelopment of the Marian Place former gas holder site.

2. DESCRIPTION OF THE PROPOSAL

- 2.1 The proposal involves the demolition of existing buildings and subsequent decontamination and remediation works to release the site for redevelopment.
- 2.2 Both the existing gasholder frames (No's. 2 and 5) are to be refurbished and retained with two buildings constructed within them. The new building within the larger gasholder frame (No. 5) will comprise a split volume. The new building within the smaller gasholder frame (No. 2) will comprise a solid volume.
- 2.3 3 new buildings are proposed to the south of the site. All buildings are proposed as cylindrical volumes to reflect the former use of the site.
- 2.4 An expansive publicly accessible open space is proposed at the centre of the site with further public realm along the canal at the edges of the site.
- 2.5 The development will be residential-led with 565 new residential dwellings. At ground and lower ground floor levels up to 4,000sqm (GIA) of non-residential floorspace in flexible A1-A4, B1 and D Use Classes (max. provision of up to 175sqm A1/A2, up to 1,200sqm A3/A4, up to 2,500sqm of B1(a) and up to 600sqm of D1/D2 use class floorspace) is proposed.
- 2.6 Marian Place will form the main entrance to the site with new access provided from Emma Street and the canal from Corbridge Crescent.
- 2.7 Car and cycle parking is proposed at basement level under new buildings C and D.

3. SITE AND SURROUNDINGS

- 3.1 The pre-application site is located at the northern edge of the Borough, adjacent to the boundary with the London Borough of Hackney. The site measures 1.82 hectares in area and was previously used for the storage of gas operated by National Grid
- 3.2 The site is located immediately to the south of the Regent's Canal and is some 100 metres to the west of the Network Rail / London Overground railway viaduct. The height and scale of surrounding buildings typically ranges between two and five storeys in height. The buildings that bound the immediate vicinity of the site to the south, west and east are predominantly in light industrial and commercial use, whilst nearby buildings fronting onto Cambridge Heath Road and Hackney Road typically includes retail units at ground level with

residential on the upper floors. The north west edge of the site is bound by some low rise residential dwellings as well as the Council operated Pritchard's Day Centre, a little further to the west of the site social housing blocks predominate the area.

- 3.3 The site is in close proximity to 1-3 Corbridge Crescent and 1-4 The Oval, London, E2 9DS, where planning permission was granted on appeal in April 2018 for two schemes. One including 51 residential units and another with 57 residential units both with associated ground floor commercial and community floorspace. These are the first consents for a substantial residential scheme within the Health and Safety Executive's Inner Zone and as such are subject to a Grampian condition which prevents occupation until such time as the Hazardous Substance Consent (HSC) is revoked.
- 3.4 The surrounding public highway is constrained in terms of the limited width of the carriageway and footway on Marian Place (the primary entrance to the site) and also the layout of The Oval. There is also an entrance to the site from Emma Street which is even more constrained in width. The highway network within the site allocation is generally constrained. Corbridge Crescent is closed to vehicular traffic at its north-eastern end, resulting in a 'dead end' street, with vehicles entering Corbridge Crescent having to turn around and exit southwards via The Oval. As such, there is no direct vehicular access from Corbridge Crescent to Cambridge Heath Road
- 3.5 The Oval is a protected London Square which is a narrow ellipse in plan form. The Council have undertaken public realm improvements to The Oval in recent years and created an outdoor event space.
- 3.6 The site lies to the north of the Cambridge Heath Neighbourhood Centre, the boundary of which includes a number of small scale retail units on both Hackney Road and Cambridge Heath Road and is centred around the intersection of these roads, together with the adjacent Cambridge Heath London Overground / National Rail Station
- 3.7 The site is subject to a Hazardous Substances Consent (HSC) deemed to have been given by the Council on 1992 and continued by two further consents granted on 22 January 2001 (application ref: PA/00/01825) and 26 June 2002 (application ref: PA/02/00453) for the storage of natural gas. It is understood that the site has been decommissioned from use since May 2012 by the operator. On account of the HSC the site is subject to the inner zone of the Health and Safety Executive's Consultation Zone
- 3.8 The site is within the **Marian Place Gas Works and The Oval site allocation** which, within the Tower Hamlets Local Plan 2031 – 'Managing growth and sharing the benefits', designates the former gas works, the Oval and their surroundings for a comprehensive mixed use development to provide a strategic housing development, a strategic open space, and employment floorspace suitable for the needs of small-medium enterprises, start-ups and creative and tech industries.
- 3.9 The site forms part of the City Fringe/Tech City Opportunity Area Framework adopted by the Mayor of London on 31 December 2015. The OAPF identifies the site as part of the Outer Core Growth Area where a significant amount of employment floorspace is expected as part of mixed use schemes.
- 3.10 A request for an Environmental Impact Assessment (EIA) Scoping Opinion was received by the Council on 24 May 2019. It was determined by the Applicant that the Proposed Development is likely to generate significant effects and therefore constitutes 'EIA Development'.

- 3.11 The Scoping Opinion was issued by LBTH on 11th July 2019. An Environmental Statement (ES) must be submitted as part of the planning application for the proposed development in line with the requirements of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The ES must be based on the Scoping Opinion in so far as the Proposed Development remains materially the same as the Proposed Development as described in the Scoping Report.

4. RELEVANT PLANNING HISTORY

Application site

- 4.1 PA/18/01067: *Application for revocation of hazardous substance consent*. The Council submitted the Revocation Order to the Secretary of State for Housing, Communities and Local Government on 06 November 2019. Pending confirmation.

5. PUBLICITY AND ENGAGEMENT

- 5.1 The applicant has undertaken their own public consultation events which have included the following:
- 5.2 Street pop-up events held on:
- Wednesday 6 March | 11:00 – 15:00
 - Friday 8 March | 12:00 – 16:00
 - Saturday 9 March | 11:00 – 15:00
- 5.3 Guided walk and talks around the Marian Place neighbourhood held on:
- Monday 1 April | 11:00 – 13:00
 - Monday 1 April | 17:00 – 18:30
 - Saturday 6 April | 14:00 – 15:30
- 5.4 Public exhibition held at the Redeemed Christian Church of God Place of Victory Church held on:
- Saturday 11 May 2019 | 11:00am – 4:00pm
 - Monday 13 May 2019 | 3:00pm – 7:00pm
 - Tuesday 14 May 2019 | 11:00am – 3:00pm
- 5.5 A website has also been set up where members of the public are able to submit comments on the proposals.

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 The Development Plan comprises:

- The London Plan 2016 (LP)
- Tower Hamlets Core Strategy 2010 (SP)
- Tower Hamlets Managing Development Document 2013 (DM)

6.2 The Emerging Development Plan comprises:

- The Draft London Plan (DLP)
- Managing Growth and Sharing the Benefits - Tower Hamlets Local Plan 2031

6.3 The Planning Inspectorate confirmed on 20 September 2019 that the Draft Local Plan '**Tower Hamlets 2031: Managing Growth and Sharing the Benefits**' is sound. The policies contained therein now carry very substantial weight, pending formal adoption of the document by the Council, anticipated in January 2020.

6.4 If a planning application is submitted it is likely that this will be determined in the context of the policies in the draft Local Plan.

6.5 The weight carried by the emerging policies within the **Draft New London Plan** is currently generally moderate as the document has been subject to examination in public and main modifications were published on 15 July 2019. Policies which have not been subject to substantial objections are considered to have substantial weight.

6.6 Other policy and guidance documents relevant to the proposal are:

- The National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- BRE - Site Layout Planning for Daylight and Sunlight (2011)
- Regent's Canal Conservation Area Character Appraisal and Management Guidelines (2009)
- City Fringe Opportunity Area Planning Framework (2015)
- London Housing SPG (updated 2017)
- London Housing Affordable Housing and Viability SPG (2017)
- LBTH Planning Obligations SPD (2016)

7. PLANNING ISSUES

7.1 The following key planning issues have been identified at the pre-application stage.

Land Use

7.2 The Marian Place Gas Works and The Oval site allocation requires housing and employment floor space to be provided as part of any prospective development. The site is the largest site within the allocation. Other land ownerships are also included. The developer is proposing 565 new homes and 4000sqm (GIA) of non-residential floorspace including 2500sqm of B1 floorspace. The design of the proposed development will need to demonstrate that the future potential development of other land parcels within the site allocation is not compromised.

- 7.3 The draft Local Plan policies for affordable work space will apply to the proposed development.

Housing

- 7.4 Local Plan policies require at least 35% affordable housing to be provided in broad alignment with the Council's prescribed housing mix as set out in the Emerging Local Plan. The London Plan requires the maximum reasonable amount, subject to viability, to be provided. The developer has indicated that 35% affordable housing would be provided on site in line with the Council's 70:30 tenure split in favour of affordable rented tenure. Further details of the housing mix are currently the subject of further discussion with the applicant. These discussions focus on the applicant seeking to provide a greater number of larger sized affordable housing units within the affordable rented tenure as compared against Local Plan policy targets whilst simultaneously exploring the provision of more smaller sized homes in the market and intermediate tenure and less family sized units than policy targets in these market and intermediate tenures.

Design & Heritage

- 7.5 Planning policy requires high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets. An essential design principle, as set out within the **site allocation**, is to retain, re-use and enhance existing heritage assets, including gasholders no. 2 and no.5. The developer is proposing to retain both gasholder frames and construct radial buildings within them whilst proposing 3 new buildings to the south of the site. The layout shows an expansive publicly accessible open space at the centre of the site with further public realm along the canal at the edges of the site.

Neighbouring Amenity

- 7.6 Planning policy seeks to protect and where possible improve the amenity of surrounding neighbouring properties and provide a good standard of amenity for all future occupants of development proposals. The application will be accompanied by necessary technical documents, such as daylight and sunlight assessments and noise reports which will be reviewed by the Council's relevant specialist teams.

Transport and Servicing

- 7.7 Planning policies promote sustainable modes of travel and limit car parking to essential user needs. They also seek to secure safe and appropriate servicing. The application proposes cycle parking across the site to serve the new buildings which will be located within buildings C and D. A substantial level of on-site parking is proposed, blue badge and non-blue badge car parking spaces are also proposed. Servicing arrangements are being worked through and are expected to be sent to the Council's Highways Team for consideration prior to an application being submitted.

Environment

- 7.8 Planning policies seek to secure a range of sustainable development outcomes including net biodiversity gains whilst not impacting on existing protected species; the implementation of efficient energy systems which seek to minimise carbon emissions and to secure effective strategies for addressing matters relating to contaminated land and sustainable urban drainage.

- 7.9 The developer has sought initial advice from the Council's Biodiversity and Energy Efficiency colleagues and will be providing necessary technical information pertaining to the above matters, within the Environmental Statement.

Infrastructure Impact

- 7.10 The proposed development will be liable to the Council's and the Mayor of London Community Infrastructure Levies (CIL) and planning obligations to be secured under Section 106 of the T&CP Act 1990,

8. RECOMMENDATION

- 8.1 The Committee notes the contents of the report and pre-application presentation.
- 8.2 The Committee identifies any other planning and design issues or material considerations that the developer should take into account at the pre-application stage, prior to submitting a planning application.

9. APPENDIX – IMAGES



