

UPDATE REPORT, STRATEGIC DEVELOPMENT COMMITTEE. 2nd Dec 2020

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/19/02373	Bow Common Gasworks	<p>In Outline, with all matters reserved, for a comprehensive phased mixed-use development comprising demolition of existing buildings and structures, for the uses set out in the report</p> <p>In Full, for a comprehensive phased development comprising demolition of existing buildings and structures, and residential (Use Class C3) flexible residential facilities and commercial uses (Use Classes A1, A2, A3, A4, B1, C3, D1 and D2) together with public open space; public realm works and landscaping; car and cycle parking; servicing arrangements; sustainable energy measures; formation of new pedestrian and vehicular access and means of access and circulation within the site; and site preparation works</p>

1.0 Clarifications

Additional Representations

- 1.1 Two additional representations have been submitted and are summarised below.
- 1.2 Kenneth Greenway submitted comments on behalf of the trustees of Tower Hamlets Cemetery Park. The FOTHCP maintain concerns regarding the scale of development and the impact on the Cemetery as well as the impact of construction. Further clarity is also sought with regards the proposed mitigation measures and how these would be implemented and secured
- 1.3 A representation by a local resident raised issues regarding the accuracy and reliability of the overshadowing analysis submitted as part of the application.
- 1.4 Further concerns were raised in relation to the dwelling mix proposed within the market sale units, the overall scale of the development and the impact on conservation and ecology.
- 1.5 The representation raised concerns regarding the assessment of equalities within the officers report particularly regarding the impact on the park which would be utilised by people from lower income backgrounds and regarding the availability of internal consultee comments.

Clarifications and Corrections

- 1.6 Paragraphs 7.440 and 7.441: These paragraphs should be deleted and replaced with the following:

“The CIL Regulations (as amended) (the ‘Regulations’) allow the Council, as charging authority, to accept full or part payment of CIL liability in respect of the development by way of provision of land and/or infrastructure, in accordance with the relevant requirements set out in the Regulations. The proposed development includes the provision of strategic open space (as required in the Site Allocation) and a 6th Form Centre. The Council and the developer propose to enter into an agreement in writing to apply the cost of providing this strategic infrastructure as a payment (full or part, depending on the value to be ascertained and agreed between the Council and developer) towards the CIL payable for the development.”