

UPDATE REPORT, STRATEGIC DEVELOPMENT COMMITTEE. 19th January 2021

Agenda item no	Reference no	Location	Proposal / Title
4.1	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 One additional representation has been submitted from the Friends of Tower Hamlets Cemetery Park (FOTHCP) and is summarised below.
- 1.2 Kenneth Greenway submitted comments on behalf of the trustees of Tower Hamlets Cemetery Park. The FOTHCP are pleased to be involved within the decision-making process for the conditions related to lighting and construction impacts but want assurances there would be no financial implication for FOTHCP in relation to consultant costs.
- 1.3 FOTHCP wanted reassurance that the development and the lighting condition would pay special attention to the protection of nocturnal wildlife.
- 1.4 The additional financial contribution is welcome but there remains concern there will likely be some yet uncalculated costs related to the development.

Clarifications and Corrections

- 1.5 Since publication of the agenda, further legal advice has been received which recommended minor change to the wording of the proposed planning condition.

- 1.6 For completeness the amended wording with the changes highlighted is set out below.

Details of the private housing mix in the outline phases of the development shall be submitted to the Council for approval as part of each reserved matters application and be delivered. ~~The housing mix in the outline phases of the development shall be provided in accordance with the private residential mix set out as follows unless otherwise agreed in writing with the Local Planning Authority.~~

Unit size	<u>Permitted range</u> <u>Proposed range</u>
1 bed	20-40%
2 bed	40-60%
3 and 4 bed	10-20%

Reason: To ensure that the development takes account of Local Plan Policy D.H2 'Affordable housing and housing mix' and delivers an appropriate mix of housing within the private tenure. In assessing the detailed mix for Reserved Matters coming forward for an outline phase, consideration will be given to the following:

- a. *Meeting the affordable housing tenure split requirements;*
- b. *Meeting the affordable housing product requirements;*
- c. *Maximising the delivery of family affordable rented housing;*
- d. *On-site provision of social infrastructure in accordance with the Site Allocation 2.1 requirements (provision of a sixth form centre and 1ha consolidated open space);*
- e. *Changes in local housing need and market conditions; and*
- f. *Site accessibility and connectivity.*