

APPENDIX 3 – SELF-BUILD SITES UNDER CONSIDERATION

1. SELF-BUILD SITES

- 1.1 Following an ongoing internal review of its land and a recent survey by Urban R&D, officers have identified 8 potential self-build sites. Identification of these sites came in response to the mayoral pledge to help facilitate up to 50 units of self-build.
- 1.2 In January 2019, LBTH received a grant of £75k from the GLA as part of its Small Sites Programme. This funding will cover the cost of due diligence surveys on all of the 8 sites.
- 1.3 After undertaking a number of site surveys and receiving planning input from the LPA, officers will select 2 sites to commence further consultation on and actively consider for disposal in line with the Borough's emerging self-build policy. Future sites will similarly come forward in groups of two.

2. GLA SMALL SITES PROGRAMME

- 2.1 Through supporting public landowners to undertake due diligence and site identification work, the small sites programme aims to provide a streamlined service for public sector landowners and has two interrelated aims:
 - 1) to bring small publicly owned sites forward for residential-led development; and
 - 2) to invigorate new and emerging “sources of supply” including small developers, small housing associations and community-led groups.

Taking sites through the programme

- 2.2 It is expected that sites taken through the programme will be marketed with a good level of reliable due diligence in place, in order to remove uncertainty for bidders and achieve more credible offers for landowners.
- 2.3 Sites will be marketed with clear, standardised contractual terms which have been developed specifically for the programme to provide a proportionate level of control, with simplicity and efficiency in mind.
- 2.4 This is exemplified by the standard long leasehold subject to planning and

finance model, meaning the site is retained by the landowner until development has commenced. It also provides the landowner with continuing influence over the land and thus minimises risk.

- 2.5 Landowners may choose from a set of standard contracts and have the ability to include covenants limiting the use of the site to affordable and/or community-led housing, for example. In the case of LBTH, strict covenants will be placed on the lease as set out in the policy.

3. SITES UNDER CONSIDERATION

- 3.1 The 8 sites listed below are currently being considered for future disposal for self-build. Funding has been received by the GLA to undertake due diligence on each of the sites to better determine their suitability for housing.

Site Location	Ward
1) Smythe Street, E14 0HD	Poplar
2) Pigott Street, E14 7DN	Mile End
3) Lark Row, E2 9JA	St Peter's
4) Christian Street, E1 1AY	Whitechapel
5) Land adjacent to 251-257 Brick Lane, E2 7ED	Weavers
6) 82 Mile End Road, E1 3AR	Stepney Green
7) Land behind Greaves Cottages, Coltman St, E14 7LN	St Dunstan's
8) Dora Street, E14 7TP	Mile End

Consultation

- 3.2 195 letters were sent to residents living in close proximity to the 8 sites listed above. The letter informed residents that the site has been identified as having the potential to provide a small number of additional affordable homes and site investigations will be taking place to determine suitability.

- 3.3 To date officers have received 11 responses to the letters relating to the 8 sites. 6 responses detailed concern over any potential development; 3 responses were neutral and requested to be kept in form of progress; and 2 responses were positive. The most vociferous opposition to site 7 with residents citing loss of car parking and rights of lights issues..
- 3.4 Following completion of site investigations and DLT & CLT approval for the self-build policy, a period of consultation will begin with neighbouring residents prior to seeking a cabinet decision. Consultation will be co-led with Community Led Housing London. Cognisant of the resources required to deliver effective consultation, it is felt that a maximum of two sites will be consulted on and therefore considered for disposal at any one time.

Due Dilligence

- 3.5 Survey reports have been completed for 5 of the 8 sites and we're expecting the reports for the final three sites to be completed by the end of August. From the due diligence that has been completed to date, planners have raised concern over a few of the sites. Namely, Dora St, the land behind Greaves Cottages and Mile End Road. Their concern predominantly focuses on the loss of open space, and owing to the size of the proposed developments little could be offered in terms of better quality reprovision within the immediate area. In the case of Mile End Road, concern was focused on the proximity of the site to a listed building to the east and the east-facing residential windows, along with the busy commercial location of the site.
- 3.6 In light of this, officers anticipate that the first two sites to be consulted on will be (provided planning endorsement and no adverse results from remaining due diligence):
- Lark Row (2019)
 - Christian Street (2019)

The following two sites will follow in 2020:

- Smythe Street (2020)
 - Pigott Street (2020)
- 3.7 Site images and locations of the four sites above have been appended to this document.

Site 1

Location: Smythe Street, E14 0HD
Ward: Poplar



Planning Summary:

Taking into account the likely separation distances necessary and the preferred orientation of a proposed building, it is considered that the site could possibly accommodate 1 or 2 units, depending on unit mix, within one building block that has a footprint comparable with a single regularly sized 3 or 4 bedroom house. A 3rd unit seems difficult to achieve, mindful of the need to avoid single aspect units or units within narrow frontages.

Due Dilligence Summary:

The site is currently a vacant and publicly accessible plot of land with overgrown with shrubs and a mature tree present to the southern border. The Site was previously developed as housing which was demolished between 1950 and 1962, therefore Made Ground is anticipated to be present. Identified potential off-site sources of contamination include railway sidings, electric substations, historic timber works, laundry/dry cleaners and a fire station. Given the position of these sources relative to the site

Site 2

Location: Pigott Street, E14 7DN
Ward: Mile End



Planning Summary:

Pending – to be completed by end of August.

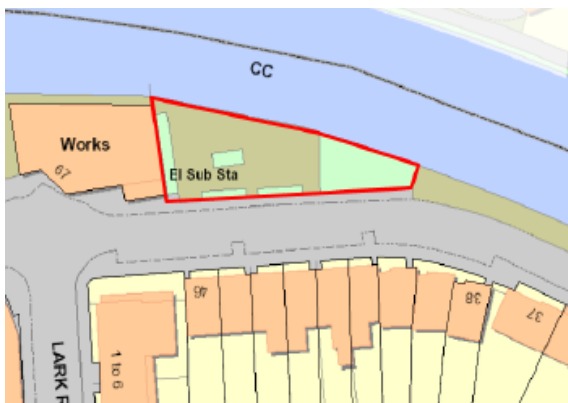
Due Dilligence Summary:

Pending – to be completed by end of August.

Site 3

Location: Lark Row, E2 9JA

Ward: St Peter's



Planning Summary:

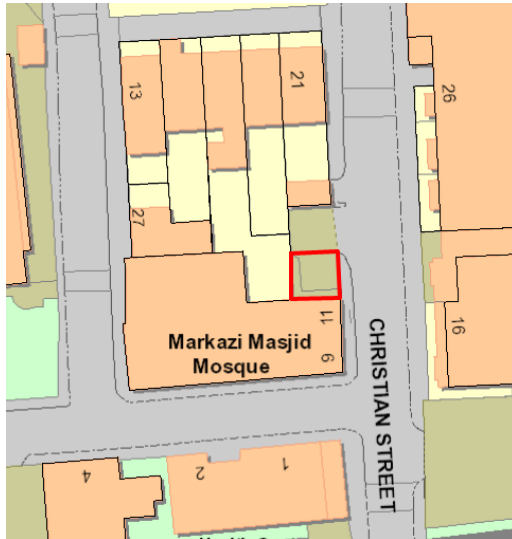
The site was left as a vacant, undeveloped plot of land following the construction of the Wellington Estate to the south. Subsequently the site was prone to being used for informal dumping and car parking, and was generally detrimental to the visual amenity of the locality. The Council is the landowner of the site and created a temporary park, as a regeneration project, by introducing planters and shrubbery. This site is not formally designated or protected as parks or open space land, and the Parks and Open Spaces team have no objections to the pre-application. Therefore the land could potentially be developed, subject to agreement with the landowner and compliance with all other policy considerations.

Due Dilligence Summary:

Pending – to be completed by end of August.

Site 4

Location: Christian Street, E1 1AY
Ward: Whitechapel



Planning Summary:

Previously approved scheme consisted of a 3 storey building with a rear dormer in the pitched roof. This provided a commercial unit at ground floor and residential accommodation over the first, second and loft floors. However the previous proposal appears to have taken up a greater footprint than the proposed site area. In light of the above, it is considered that the site could potentially accommodate 1 or 2 residential units, depending on unit types.

Due Dilligence Summary:

The Site was previously developed as a sugar refinery and later redeveloped into terraced housing by 1916, therefore Made Ground is anticipated to be present and potential contamination related to the Sites previous industrial use may be present. Based on the current data, there are no known pre-19th century heritage assets located within the Site itself. However, there are 158 non-designated heritage assets recorded within 500m of the Site.