
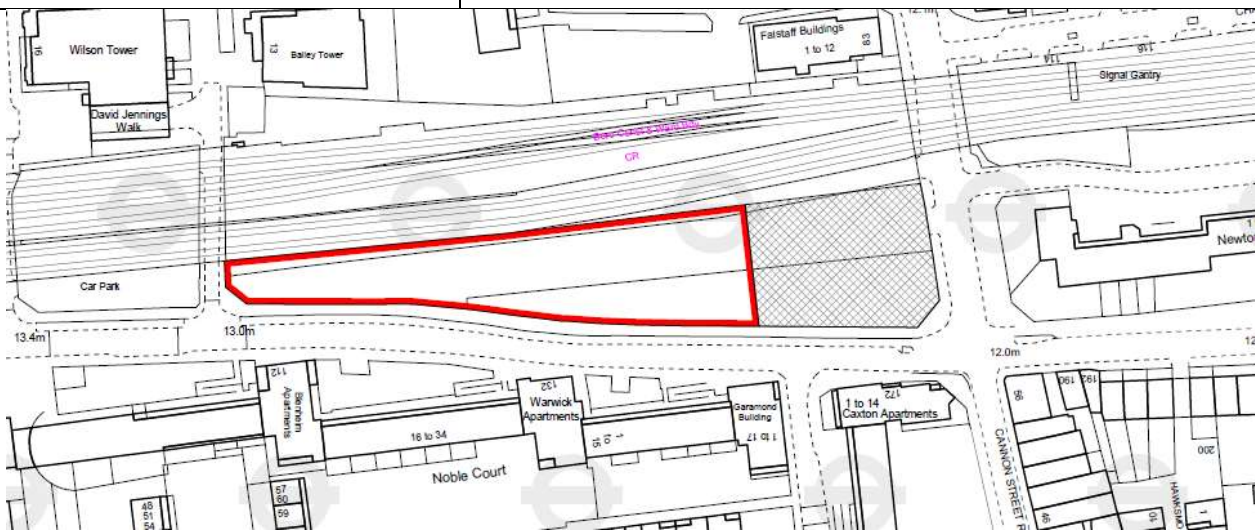


1. PROPERTY DETAILS		
Site Name & Address	Land at Cable Street, Shadwell, E1 8HX	
Unique Ref (PAR)	2363	
Borough	Tower Hamlets	
Zone (TfL)	2	
Site Area (acres)	Approx. 0.51 (2048 sq. m)	
Location and Site Plan		
Existing Use	<ul style="list-style-type: none"><li>- The site is a crane lifting point for the DLR on this route and is reserved for response teams. It has been used as a compound for works in the past, and prior to that is believed to have been a depot. The site to the east will be retained for operational requirements.</li></ul>	
2. TOWN PLANNING		
Planning Policy Documents	<ul style="list-style-type: none"><li>- Adopted: London Plan (consolidated with changes 2016), Core Strategy (2010); Managing Development Document &amp; Policies Map (2013).</li><li>- Emerging: Draft London Plan (2017), New Local Plan (Regulation 19 consultation concluded in late 2017); a draft for examination is currently being prepared.</li></ul>	
Site Allocations	<ul style="list-style-type: none"><li>- No site specific allocations.</li></ul>	
Housing zone or Opportunity Area	<ul style="list-style-type: none"><li>- Yes, City Fringe Opportunity Area.</li></ul>	
Heritage Designations	<ul style="list-style-type: none"><li>- Yes, Archaeological Priority Area and opposite (to the NW of) a Conservation Area (St George in the East).</li></ul>	
Flood Zone	<ul style="list-style-type: none"><li>- No</li></ul>	
Ecological Designations	<ul style="list-style-type: none"><li>- None</li></ul>	
PTAL	<ul style="list-style-type: none"><li>- 6a/6b</li></ul>	
Tall buildings permitted	<ul style="list-style-type: none"><li>- The site does not fall within an area suitable for tall buildings outlined within the Tower Hamlets Core Strategy and DMD. However, the site falls within an opportunity area, with an excellent PTAL rating and the surrounding context is primarily mid rise (5-9 storeys) so there may be scope for a taller building at this location.</li></ul>	
Car parking standards	<ul style="list-style-type: none"><li>- Car free development is promoted at sites with high PTAL in existing and emerging planning policy.</li></ul>	

LPA affordable housing target	Existing:				
		Threshold	Affordable Housing target (unit)	Affordable Housing Tenure Split	Provision Requirement
		10 units, or more than 1,000 sq m gross internal area	35%-50% subject to viability	70% Social Rented and 30% Intermediate	On site preferred
		9 units, or 999 sq m or less of gross internal area	n/a	n/a	No policy requirement
	Proposed:				
		Threshold	Affordable Housing target (unit)	Affordable Housing Tenure Split	Provision Requirement
		10 units	35%-50% subject to viability	70% Social Rented and 30% Intermediate	On site preferred
		Between 2 and 9 units	n/a	n/a	Contributions required – on a ‘sliding scale’ set out in the Planning Obligations SPD.
Other	<ul style="list-style-type: none"> <li>- A number of large mature trees occupy the southern boundary of the site.</li> <li>- The site is to the south of a number of railway arches.</li> <li>- Underutilised space in a high density area with excellent PTAL, in close proximity to the shops and facilities in Shadwell. The site falls within an Opportunity Area and the surrounding area is primarily mid height (5-9 storeys).</li> <li>- The site is in close proximity to raised tracks and so mitigation may be required to ensure residents’ amenity (particularly noise and vibration).</li> </ul>				
Planning Policy Overview	<ul style="list-style-type: none"> <li>- The site has good potential for a higher density residential development. Any development would need to be of high quality design and in keeping with the existing surrounding context (SP12, DM24).</li> <li>- Development would need to ensure that there is adequate daylight and sunlight provision and no unacceptable loss of privacy for the adjacent and proposed development (DM25).</li> <li>- The emerging Draft London Plan (2017) is a material consideration which will increase in importance as it progresses through consultations and examination. Draft policy H2 (Small sites) recognises that small sites (between 1 and 25 homes) should play a much greater role in housing delivery and that boroughs should pro-actively support the provision of well-designed new homes on them. The draft policy requires boroughs to apply a presumption in favour of infill development on vacant or underused small sites, unless it can be demonstrated that the development would result in an unacceptable level of harm to residential privacy, designated heritage assets, biodiversity or a safeguarded land use that outweighs the benefits of additional housing provision.</li> </ul>				
Planning History	<ul style="list-style-type: none"> <li>- No relevant planning history.</li> </ul>				
Local Planning Authority Feedback Email feedback from	<ul style="list-style-type: none"> <li>- <b>Principle of development:</b> The principal of residential development on this site is considered acceptable, subject to an assessment of detailed design against development plan policies.</li> <li>- <b>Preferred use:</b> Residential.</li> <li>- <b>Design:</b> The relationship with existing residential development opposite, including the effect on daylight,</li> </ul>				

Paul Buckenham,  
Development  
Manager at Tower  
Hamlets following a  
meeting. Feedback  
received on the  
05/06/2017

sunlight, sense of enclosure and privacy will influence the siting and form of buildings and the amount of development. Building heights should be informed by an appropriate response to local townscape context. The site includes a row of mature London plane trees that make a positive contribution to visual amenity. Detailed scheme design should, wherever possible, seek to retain these trees, and where it is not possible ensure suitable mitigation or replanting is provided.