

# **STATEMENT OF COMMON GROUND**

**Between the London Borough of Tower Hamlets and Thames  
Water**

**In respect of representations relating to site allocations**

**London Borough of Tower Hamlets  
Local Plan**

*\*As part of this drafting process, the council reserves the right to make any changes until all sign offs have been agreed by Senior Management and Members.*

## **Statement of Common Ground – Site Allocations**

### **Tower Hamlets Local Plan Examination in Public**

**Date:** July 2018

**Parties:** London Borough of Tower Hamlets and Thames Water

In relation to the representations dated 13<sup>th</sup> November 2017, submitted on behalf of Thames Water in response to the Local Plan regulation 19 consultation.

This Statement of Common Ground covers comments made in relation to water and waste for the site allocations within the Local Plan.

## Agreed Actions

### Site Allocation Site Specific Comments

#### Water responses:

- In relation to Thames Water's comments regarding the water network capacity, it is acknowledged that upgrades are likely to be required to serve the following sites:
  - Ailsa Street (site allocation 3.1).
  - Bow Common Gas Works (site allocation 2.1).
  - Chrisp Street Town Centre (site allocation 2.2).
  - Crossharbour Town Centre (site allocation 24.3).
  - Leven Road Gas Works (site allocation 3.2).
  - London Dock (site allocation 1.2).
  - Marian Place Gas Works and The Oval (site allocation 1.3).
  - North Quay (site allocation 4.9).
  - Westferry Printworks (site allocation 4.12).
  - Wood Wharf (site allocation 4.13).

In order to help to ensure that there is an adequate water supply, Thames Water will take the above into consideration when undertaking their strategic water resource planning and this will be set out in the emerging Water Resource Management Plan.

However, policy D.ES6 (Sustainable water use and infrastructure) (to be retitled) of the Local Plan satisfactorily addresses matters relating to water supply; part 3 states that:

*Major development is required to demonstrate that the local water supply and public sewerage networks have adequate capacity both on and off-site to serve the development, taking into consideration the cumulative impact of current and proposed development.*

As such, Thames Water does not have any objections to the information contained within the site allocations and agrees that this can be dealt with through the development management process.

- In relation to Thames Water's comments regarding insufficient information being provided in relation to the following sites that have complex water networks:
  - Billingsgate Market (site allocation 4.1)
  - Bishopsgate Goods Yard (site allocation 1.1)
  - Limeharbour (site allocation 4.4)
  - Marsh Wall East (site allocation 4.5)
  - Marsh Wall West (site allocation 4.6)
  - Millharbour (site allocation 4.8)
  - Millharbour South (site allocation 4.7)

- o North Quay (site allocation 4.9)
- o Reuters (site allocation 4.10)
- o Riverside South (site allocation 4.11)
- o Whitechapel South (site allocation 1.4)

It is agreed that details regarding the scale and density of developments within all site allocations within the Local Plan will be addressed through the development management process. We will continue to consult and work with Thames Water to ensure that developments do not have significant detrimental impacts on the water network. As stated above, the impacts on the water network are addressed in part 3 of policy D.ES.6. Tower Hamlets will continue to provide information to support Thames Water's strategic water resource planning.

As set out in the Tower Hamlets Infrastructure Delivery Plan ([SD06](#)), Thames Water have identified two new projects involving the provision of new water mains which will help to address capacity issues in the Isle of Dogs and South Poplar opportunity area.

#### Waste water responses:

- It is agreed that the comments relating to waste water infrastructure on all of the site allocations are also addressed in part 3 of policy D.ES6 and can be dealt with through the development management process where the council will apply the policy and continue to consult and work with Thames Water.

#### Specific wording of policy D.ES6 and its supporting text

- It is agreed that the title of policy D.ES6 will be amended to read 'Sustainable Water and Wastewater Management' to properly reflect the contents of the policy.

It is also agreed that the wording of paragraph 9.46 of the supporting text will need to be amended in order to reflect changes to the water charging regime following the introduction of new rules by the Water Services Regulation Authority (OFWAT). New wording to be proposed as a further minor modification as follows:

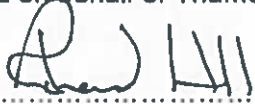
*9.46 In relation to part 3, major development (as defined in the glossary) is required to demonstrate that there is adequate capacity both on and off site to serve the development. ~~It may be necessary to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure.~~ Developers should contact Thames Water as early as possible (preferably in advance of the submission of a planning application) to discuss their development proposals and intended delivery programme*

*to assist with identifying any potential water and wastewater network reinforcement requirements in order for Thames Water to undertake the necessary upgrades. Where there is a capacity constraint, and no improvements are programmed by the water company (Thames Water), the proposed development will be required to provide for the appropriate improvements, which must be completed prior to occupation of the development. phasing conditions may be applied to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.*

Pursuant to the appropriate amendments to the wording of the title of policy D.ES6 and relevant parts of the supporting text (paragraph 9.46), Thames Water agree to support policy D.ES6 and its supporting text in relation to water and wastewater infrastructure, as it is in line with paragraphs 156 and 162 of the NPPF and paragraph: 001, Reference ID: 34-001-20140306 of the NPPG.

Overall, there are no objections from Thames Water relating to the site allocations in the regulation 19 version of the Local Plan

Signed on behalf of Thames Water



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Date: 19/7/18.....

Signed on behalf of London Borough of Tower Hamlets



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Date: 24/07/18

