

**25 January 2024**

# **Aberfeldy Estate**

**Local Planning Authority: Tower Hamlets**

**Local Planning Authority reference: PA/21/02377**

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## **Context**

1. This addendum sets out various factual updates, clarifications and corrections which need to be considered in conjunction with the Representation Hearing Report originally published on 18 January 2024 (GLA ref: GLA/2023/0300/S3).

## Updates - consultation

2. Since the report was published, the following summarised representations have been received:

## **Unmesh Desai AM**

3. I am writing regarding the development of the Aberfeldy Estate in Tower Hamlets in my constituency.
4. The scheme has been called in for consideration following the application's rejection by Tower Hamlets Council, despite officers' recommending the scheme for approval. I have received representations from residents both in favour and in opposition to the scheme and as the local Assembly Member I've summarised the key issues that have been raised with me below.
5. Residents in favour of the scheme have written to me to highlight the large amount of support the scheme received from local residents, with over 90% of residents voting in favour of regenerating the site, as the new site will deliver a higher quality of home that currently exists. Plus, the air quality benefits that the scheme will bring, particularly the closure of the A12 underpass to traffic. They are also supportive of the Aberfeldy Street masterplan and the improved connectivity that would be brought about should the scheme be approved.
6. However, other residents have written to me to express their concerns about the closure of the underpass to traffic, which would be necessary if the scheme were to be approved. There are also anxieties around the number of social homes that will be built, with residents believing that more should be built as part of the scheme and the impact on the wider community in terms of education and health

provision, plus the height and density of the proposed scheme. The particular concern appears to be centred around the closure of the underpass.

7. I hope you will consider the views when you make your decision at the public hearing. I know your decision will be based on planning grounds and principles and this has to be respected by all.

#### **Representation from More Life Home CIC**

8. Welcome the proposed masterplan, which will be transformational for the Aberfeldy community. In particular, excited to see the plans for Aberfeldy Street, working with businesses to transition into the new scheme and offering a range of shops, places to eat and drink, community and creative facilities for the locals.
9. There is a need to unite the different communities within Aberfeldy. We have seen the care and attention that Poplar HARCA and EcoWorld have put into the Aberfeldy Village scheme and how they are working to support the community to come together, particularly with new parks, the new community centre and expanded health centre. People in Tower Hamlets are in desperate need of high-quality homes suitable for their needs and this masterplan aims to address this.

Paragraph	Proposed amendment/ correction	Comment
<b>Page 1, and paras 117, 128, 431</b>	The detailed scheme comprises the construction of buildings 5-11 storeys <u>+ ground</u> in height + ground	For clarification purposes
<b>Page 2</b> <b>Plans and Reference numbers</b>	<p>Plans which are removed from approved drawing list</p> <p><del>3663 - LB - ZZ - 00 - DR - A - 000012</del></p> <p><del>Threads of the Masterplan New</del></p> <p><del>Drawing 3663 - LB - ZZ - 01 - SK - A - SK00188</del></p> <p><del>Potential Winter Garden Locations 2</del></p> <p><u>Plan reference updates</u></p> <p>A303 MCO BF ZZ DR A 06310 &amp; 06350 Revision <b>P05</b> rather than P03</p> <p>AVL-LDA-SBX-XX-XXDR-L-0208, 0209 &amp; 0210 are Revision <b>P01</b> rather than 4</p> <p>Detailed Landscape Proposal dwgs are version <b>P02</b> rather than 2</p>	For clarification purposes (typographical error)
<b>Page 2 – recommendation part i</b> <b>And</b> <b>iv.</b>	<p>Reference should be <b>PA/21/02377</b> and not <b>21/02193/FULL</b></p> <p>Amended date to be <b>16<sup>th</sup> February 2024</b></p>	For clarification purposes (typographical error)
<b>6 &amp; 7</b>	376 <b>370</b> - habitable rooms of low-cost rented rooms.	Actual figures in bold
<b>20</b>	The play target by the calculation in the DAS addendum Nov 23 is <b>7,241m<sup>2</sup></b> instead of 7,710m <sup>2</sup>	For clarification purposes

<b>Table 2 (page 33)</b>	2-bed hab rooms 276, should be <b>282</b> . 3-bed states 660, should be <b>672</b>	Actual figures in bold
<b>Table 8 (page 54)</b>	Replace 9 social rent studios as <b>0</b>	Actual figures in bold
<b>101</b>	States that site not specifically identified for tall buildings. Site is identified for tall buildings up to 80m in the Reg 18 Local Plan.	For clarification purposes
<b>319</b>	'Proposed development would deliver a maximum of <b>134,176 sqm</b> of residential floorspace' – this is the total residential floorspace of the outline phases only (GEA inc. residents hub). Corresponding value for the whole development is <b>164,515 sqm</b> .  In addition, uplift is <b>23.1 %</b>	For clarification purposes in bold
<b>370</b>	Scheme at SDC said to have proposed 132,201 sqm residential floorspace – this was the total residential floorspace of the outline phases only (GEA inc. residents hub).  Proposed residential floorspace for masterplan including Phase A at SDC was 162,923 sqm.	For clarification purposes
<b>371 &amp; 404</b>	'Revised outline <b>and detailed</b> scheme housing mix'	'and detailed' (bold) added for clarification purposes
<b>382</b>	<b>92.2% 92.04%</b> social rent offer	Actual figures in bold
<b>Table 11 (page 105)</b>	Low cost rent should state <b>+13,742sqm (NIA)</b>  Total should state <b>18,685sqm (NIA)</b>	Actual figures updated in bold

<b>237</b>	Insert <b>East End Advertiser</b> in place of West London Gazette	For clarification purposes in bold
<b>238</b>	At the time of writing, a total of 2,376 <b>2,378</b> responses were received through the GLA's planapps website to both the notification letter (dated 2 June 2023) and the November 2023 consultations, of which <b>937</b> 936 responses objected to the application, 1,427 responses were in support and <b>14</b> 13 responses were neutral representations.	An additional two representations have been received through the GLA planapps website which representations raise the same issues summarised
<b>361</b>	<b>Open Space</b> section paras 503 - 508	Para reference added
<b>Title to paragraph 689</b>	Conclusions on Daylight <b>and</b> Sunlight <b>and overshadowing</b>	Amended title as overshadowing conclusions covered in paragraph 688
<b>845</b> <b>Transport</b>	The left image in Figure 23, below, indicates the indicative structural changes to the underpass at an opening point where it can be seen that the underpass has a width of 10.5 metres and the ground level would be raised up by 2 metres leaving a 3.3m headroom. By comparison the existing Abbott Road pedestrian subway is 3 metres wide and with <b>3.3-2.3</b> metres headroom. The image to the right depicts a CGI visualisation of the underpass where a shared walking/cycling route rather than a segregated route is envisaged.	Matters of clarification and correction of typographical error.
<b>942</b>	paragraphs 633 – 635 instead of <b>TBC</b>	Paragraph reference updated.
<b>947</b>	<del>In addition to the conflict with heritage policies identified above, there would be some minor conflict in relation to daylight and sunlight impacts, as well as play space and open space provision.</del>	Paragraph deleted as covered in paragraph 946 ie unnecessary repetition

948	<p>Subject to conditions, the proposed development also meets all other relevant development plan policies, including SD1, SD10, D1, D2, D3, D4, D5, D6, D7, D8, D10, D11, D12, D14, H1, H4, H5, H6, H7, H8, H9, H10, H16, S1, S2, S3, <b>S4</b>, S5, S6, E1, E2, E3, E9, E11, HC1, HC2, HC3, HC4, HC6, HC7, G5, G6, G7, G8, SI1, SI2, SI3, SI4, SI5, SI6, SI7, SI12, SI13, T1, T2, T3, T4, T5, T6, T6.1, T6.2, T6.3, T6.4, T6.5, T7, T9 and DF1 of the London Plan (2021), and Policies S.SG1, S.SG2, D.TC2, DEMP.2, S.TC1, S.H1, S.CF1, D.CF2, D.CF4, S.DH1, D.DH2, D.DH4, D.DH6, D.DH7, D.DH4, S.DH5, D.DH6, S.H1, D.H2, <b>D.H3</b>, D.DH8, D.ES9, S.TR1, D.TR2, D.TR3, D.TR4, S.ES1, D.ES2, D.ES3, D.ES4, D.ES5, D.ES6, D.ES7, D.ES8, D.ES9, D.ES10, S.MW1, D.MW2, and D.MW3 of the Tower Hamlets Local Plan (2020).</p>	<p>Reference to Policies in bold deleted as a typographical error</p>
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