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QMUL091216

09 December 2016

By Email - yourviews@london.gov.uk

Dear Sir/Madam,

A CITY FOR ALL LONDONERS DIRECTION OF TRAVEL DOCUMENT REPRESENTATIONS ON BEHALF OF QUEEN MARY UNIVERSITY OF LONDON

CBRE Limited ('CBRE') has been instructed on behalf of Queen Mary University of London ('QMUL' hereafter) to submit representations to the Greater London Authority ('GLA') A City for all Londoners direction of travel document (2016) in respect to QMUL's aspirations for their campuses across London, and their commitment to the delivery of a Life Sciences Faculty, ('Med City') in Whitechapel. QMUL welcomes engagement with the GLA at this early stage of the plan making process.

BACKGROUND

Queen Mary University of London

By way of background, QMUL sits within the top 100 universities worldwide, and within the top 20 universities within the UK. The University was ranked 9th on the 2014 Research Excellence Framework. The University is one of the 24 leading UK universities represented by the Russell Group. QMUL is committed to strengthening and maintaining their global and UK position, and is committed to improving their facilities and campuses for current and future students.

The University is one of the UK's leading research focussed higher-education institutions with over 15,000 current students in the UK being taught a range of subjects across humanities, social sciences, law, medicine, dentistry, science and engineering. They have a strategic presence and are a major landowner in London, with campuses at; Mile End, Whitechapel, Charterhouse Square, and further accommodation at West Smithfield and Lincoln's Inn Fields.

Notwithstanding their requirements for growth of existing faculties, QMUL have an aspiration for the development of a Life Sciences Faculty and continue to promote their interests in land located to the south of Whitechapel Road at their Whitechapel campus. They are committed to a programme of widening participation in the research, treatment and improving circumstances and health outcomes for residents in East London, in particular for the residents of Towner Hamlets, but which will also have a direct benefit to London and the UK as a whole. The co-location of the University facilities and the Royal London Hospital provide the ideal strategic location for the development of a Life Sciences Faculty in Whitechapel. This has been supported

by the Med City vision which was initially detailed in the Mayor's 2020 Vision document and within LB Tower Hamlets Whitechapel Vision Masterplan document as detailed below.

Engagement to Date

At a local level, QMUL continues to engage on a regular basis with the LB Tower Hamlets on their future aspirations. They have also engaged with the GLA on previous consultations of the London Plan and supplementary planning documents.

In particular, in 2014 the University wrote in support of the allocation of 'Med City' in the Further Alterations to the London Plan, being wholly supportive of the inclusion of specific policies which would support the growth and development of a medical research cluster within Whitechapel, and along the corridor that stretches from Whitechapel along the Euston Road to Imperial West at White City. This was supported by earlier representations in relation to the 'City Fringe Opportunity Area Planning Framework' which specifically outlined the importance of the 'Med City' initiative and the allocation of sites within the City Fringe at Whitechapel for this purpose.

The current London Plan makes specific reference to the development of 'Med City' (Para 3.96) and the development of a cluster of academic health and science expertise stretching along the Euston Road from Whitechapel to Imperial West at White City. Further support for the initiative has been achieved through the development and adoption of the Whitechapel Vision Masterplan and its overall vision to 'create a globally significant research campus'.

In June 2016 as part of the early engagement on the emerging London Plan QMUL submitted representations to the GLA Call for Sites. This engagement with the Call for Sites process further outlined the University's commitment to the development of Med City and the Life Sciences Faculty in Whitechapel.

REPRESENTATIONS

Global City & Life Sciences

QMUL welcomes the Mayors commitment to strengthening London as a Global City, and the part that life sciences plays as a key economic sector. The University agrees with the statement that London continues to be an attractive base for companies for a wide number of reasons not least the *"the close proximity of businesses across all sectors in the centre, and the most highly skilled and ambitious people in the world choosing to live and work here"* alongside others.

In light of the above statement, QMUL would like to reiterate their commitment to delivering a Life Sciences Faculty at Whitechapel, strengthening the cluster of science, medicine and research which already exists in this area. The University welcomes the Mayors commitment to ensuring the retention and attraction of talented individuals. Med City would play an instrumental role in the draw of talented individuals in research, science and medicine fields at a student, researcher and professional level.

The University welcomes the opportunity to engage with the Mayor about realising their aspirations and ensuring their needs are reflected in the future strategic policy framework.

Housing

The University is fully aware of the housing pressures within London and is aware of the Mayors commitment to increasing the provision of affordable housing and the range of affordable housing products.

The development of Med City and a Life Sciences cluster at Whitechapel would require not only the construction of medical research facilities but would rely on the supporting infrastructure for the employees, academics and students. A key component of this is a need to provide dedicated key worker housing.

A large percentage of the academics employed at QMUL fall within the defined key worker income bracket, along with a large number of the other key staff employed by the University. QMUL consider that the provision of key worker housing provides an alternative form of affordable housing, and should be considered as such when considering the emerging London Plan.

During the previous Examination in Public to the London Plan in response to evidence presented by QMUL, the GLA acknowledged that specific types of University staff and researchers would be considered as 'specialist' workers but that support for these sectors should be promoted through local need having regard to individual Borough housing strategies. Given the acknowledgement from the GLA, QMUL engaged with LB Tower Hamlets in relation to their Housing Strategy in October 2016 re-affirming the need for key worker housing to be included within the definition of affordable housing.

Accordingly, QMUL believe that the affordable housing definition should be expanded to encompass the 'key worker' housing products, especially as the delivery of this type of housing would be a key component and supporting infrastructure for the Global City aspiration.

We hope the above representations and comments provide valuable insight into the aspirations of QMUL. We would welcome further opportunities to engage with and discuss the development of the emerging London Plan, and would welcome the opportunity to meet with you if that would be of assistance.

Should you require any further information or require clarification on any aspect then please do not hesitate to contact me or my colleague Hannah Blunstone (020 7182 2208).

Yours faithfully,



PAUL WILLMOTT
SENIOR DIRECTOR

Cc.

Mr N Davie, Mr D Curtis & Mr R Tuke – QMUL