

# London Borough of Tower Hamlets

## Consolidated Draft Local Plan Examination

### MAIN MATTERS, ISSUES AND QUESTIONS WITH DRAFT HEARINGS PROGRAMME

Inspectors

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Hearings commence 1000 Tuesday 7 July 2026

Tower Hamlets Town Hall  
160 Whitechapel Road,  
London E1 1BJ

This programme should be read in conjunction with  
the Inspectors' Guidance Note

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The Examination Library is managed by the Programme Officer and contains all submission documents, representations and information relating to the examination. It will be updated as further documents are submitted. Documents can be downloaded from the examination website. In the run up to the examination paper copies can be provided if necessary, by contacting the Examination Office, C/O PO Services, Unit 162298, PO Box 7169, Poole, Dorset BH15 9EL

## Important Notes

- Participants should only respond to the questions which directly relate to their previously submitted written representations on the plan. Please clearly indicate in your statement(s) the question(s) you are answering.
- Further statements should be proportionate in length to the number of questions being answered and should not, in total, exceed 3,000 words per Matter.
- The plan is being examined as submitted by the Council. Therefore, at this stage, it is not necessary to consider the merits for development of sites not included in the plan (“omission sites”). Should it be determined that there is a need for additional or different sites to be allocated, we will, in the first instance, ask the Council to consider how it would wish to proceed with the Examination.
- The questions concerning soundness are primarily focussed on the plan’s policies. Insofar as they relate to the plan’s soundness other elements of the plan, including the supporting text, will be considered as part of the discussion of the relevant policies.

## TIMETABLE

*The Main Matters (MM) are set out in detail below.*

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### WEEK 1

#### **Day 1 – 1000 - Tuesday 7 July 2026**

- Inspectors’ Opening Statement
- Council’s Opening Statement
- Main Matter 1 – Legal Requirements and Overarching Issues
- Main Matter 2 – Vision and Objectives and Delivering the Local Plan (Policies DV1 to DV8)

#### **Participants [Day 1]**

Tower Hamlets and TBC

#### **Day 2 – 1000 - Wednesday 8 July 2026**

- Main Matter 3 – Homes for the Community (Policies HF1 to HF9)

#### **Participants [Day 2]**

Tower Hamlets and TBC

**Day 3 – 1000 - Thursday 9 July 2026**

- Main Matter 6 – Inclusive Economy and Good Growth (Policies EG1 to EG6)
- Main Matter 7 – Town Centres (Policies TC1 to TC8)

**Participants [Day 3]**

Tower Hamlets and TBC

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**WEEK 2**

**Day 4 – 1000 - Tuesday 14 July 2026**

- Week 1 Inspectors' Recap/LBTH Update
- Main Matter 5 – People, Places and Spaces (Policies PS1 to PS5)

**Participants [Day 4]**

Tower Hamlets and TBC

**Day 5 – 1000 – Wednesday 15 July 2026**

- Main Matter 5 – People, Places and Spaces (Policies PS6 to PS11)

**Participants [Day 5]**

Tower Hamlets and TBC

**Day 6 – 1000 – Thursday 16 July 2026**

- Main Matter 4 – Clean and Green Future (Policies CG1 to CG11)

**Participants [Day 6]**

Tower Hamlets and TBC

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**WEEK 3**

**Day 7 – 1000 – Tuesday 29 September 2026**

- Week 2 Inspectors' Recap/LBTH Update
- Main Matter 14 – Site Allocations – Leaside
- Main Matter 15 – Site Allocations – Isle of Dogs and South Poplar

**Participants [Day 7]**

Tower Hamlets and TBC

**Day 8 – 1000 – Wednesday 30 September 2026**

- Main Matter 12 – Site Allocations – City Fringe
- Main Matter 13 – Site Allocations – Central

**Participants [Day 8]**

Tower Hamlets and TBC

**Day 9 – 1000 – Thursday 1 October 2026**

- Main Matter 9 – Biodiversity and Open Space (Policies BO1 to BO7)

**Participants [Day9]**

Tower Hamlets and TBC

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**WEEK 4**

**Day 10–1000 - Tuesday 6 October 2026**

- Inspectors' unaccompanied site visits

**Day 11 –1000 – Wednesday 7 October 2026**

- Main Matter 11 – Reuse, Recycling and Waste (Policies RW1 to RW3)

**Participants [Day 11]**

Tower Hamlets and TBC

**Day 12 -1000 - Thursday 8 October 2026**

- Main Matter 10 – Movement and Connectivity (Policies MC1 to MC5)
- Main Matter 8 – Community Infrastructure (Policies CI1 to CI5)
- Main Matter 16 – Monitoring

**Participants [Day 12]**

Tower Hamlets and TBC

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***Please note***

*Timings - whilst the start time for each day is fixed, the morning, afternoon, and lunch breaks and close of sessions are dependent on the discussions during the hearing and therefore may be subject to change.*

*The Inspectors have set out their Main Matters and Issues below. These are based on the main headings and chapters of the Tower Hamlets consolidated Local Plan*

*2025. This will allow everyone who wishes to make representations at the Hearing to participate at the appropriate time.*

*The hearings programme is draft and maybe subject to minor changes please ensure that you keep updated at the examination website.*

## **MAIN MATTERS, ISSUES AND QUESTIONS (MIQs)**

### Abbreviations

THLP	Tower Hamlets – Consolidated Draft Local Plan
LP	The London Plan 2021
NPPF	National Planning Policy Framework

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## **Main Matter 1 – Legal Requirements and Overarching Issues**

### **London Plan**

- Is the THLP in ‘general conformity’ with the LP as required by the provisions of Section 24 of the Planning and Compulsory Purchase Act 2004?

### **Does the THLP meet all other legal requirements, specifically:**

- Does the content and timescale for preparation of THLP accord with the latest version of the Local Development Scheme?
- Has the THLP consultation complied with the Statement of Community Involvement and public consultation requirements in the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Has the THLP been subject to a Sustainability Appraisal (SA) and have the requirements for Strategic Environmental Assessment been met? Is it clear how the SA influenced the final plan and dealt with mitigation measures?
- Have the requirements for appropriate assessment under the Habitats Regulations been met? Have the results of the Habitats Regulations Assessment been carried forward in the THLP?
- Has the preparation of the THLP complied with the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Does the ‘Policies Map’ correctly illustrate geographically the application of policies of the THLP?

### **Consistent with National Policy**

Does the THLP accord with national policy for plan making in the NPPF, specifically:

- Does the THLP contribute to the achievement of the three dimensions of sustainable development – economic, social, and environmental?
- Has it been positively prepared ‘in a way that is aspirational but deliverable’? (Paragraph 16 of the NPPF)
- Is the THLP consistent with the NPPF in all other respects? Or if not, what is the justification for any inconsistency?
- Do the policies in the THLP provide a clear indication of how a decision maker should react to a development proposal?

## **POLICIES**

### **Main Matter 2 – Vision and Objectives and Delivering the Local Plan (Policies DV1 to DV8)**

- Do the Vision and Objectives, together with the Delivering the Local Plan Policies set out a clear Spatial Strategy for the London Borough of Tower Hamlets that is justified by appropriate available evidence, having regard to national policy and guidance, the London Plan, and the local context?
- Is the plan period sufficiently defined i.e. clearly written and unambiguous?
- Are the Delivering the Local Plan policies likely to be effective and will they ensure the delivery of the identified economic, social, and environmental objectives within the Plan period?

### **Main Matter 3 – Homes for the Community (Policies HF1 to HF9)**

- In setting a minimum requirement of at least 52,095 total net new homes across the Borough for the plan period 2023-2038, does THLP Policy HF1 make adequate provision to meet the Borough’s housing needs and does the plan clearly set out a delivery trajectory that is achievable?
- Is the plan consistent with the Government objective of significantly boosting the supply of homes, as expressed in the NPPF?
- Do the Borough’s latest HDT results have implications for the housing delivery and trajectory expectations in the submitted plan?
- Does the submitted evidence including past delivery support the Borough’s approach to housing delivery?
- Does the Plan adequately address the needs for all types of housing and the needs of different groups in the community?

- Is the requirement for affordable housing in the Borough adequately addressed by the THLP?
- Are the affordable housing requirements for the Borough clearly justified by appropriate available evidence having regard to national guidance and local context and are they in general conformity with the LP?
- Are the policies relating to Housing positively prepared ‘in a way that is aspirational but deliverable’?
- Are the housing policies clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?

#### **Main Matter 4 – Clean and Green Future (Policies CG1 to CG11)**

- Are the policies relating to Clean and Green Future justified by appropriate available evidence, having regard to national guidance and local context; and are they in ‘general conformity’ with the LP?
- Do the policies impose requirements that go beyond, or differ from the LP, national policy, and the Building Regulations? If so, in what specific ways do they depart from national standards, what is the justification for doing so, and are these departures consistent with the NPPF, PPG, and the Written Ministerial Statement of December 2023?
- Are the policies relating to Clean and Green Future positively prepared in an aspirational yet deliverable manner, and are they therefore effective?
- Are the Clean and Green Future policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?
- Are the cumulative requirements of the policies, individually and in combination, technically feasible and financially viable across a range of development types and site contexts, and do they avoid undermining the deliverability of the Local Plan as a whole?

#### **Main Matter 5 – People, Places and Spaces (Policies PS1 to PS11)**

- Are the policies relating to People, Places and Spaces justified by appropriate available evidence, having regard to national guidance and local context; and are they in ‘general conformity’ with the LP?
- Are the policies relating to People, Places and Spaces positively prepared in an aspirational yet deliverable manner, and are they therefore effective?
- Are the People, Places and Spaces policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

- Is Policy PS2 (Tall Buildings) consistent with Policy D9 of the LP and is it informed by a proportionate evidence base?
- Are the policies relating to Tall Buildings clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?
- Are policies PS6, PS7 and PS8 justified by appropriate available evidence, having regard to national guidance and local context; and are they in 'general conformity' with the LP?
- Do the policies set a positive strategy for the conservation and enjoyment of historic environment in a manner appropriate to its significance?
- Are Policies PS6, PS7 and PS8 clearly defined and unambiguous in regard to the setting of heritage assets so that it is evident how a decision-maker should react to development proposals in a manner consistent with the statutory requirements in the Planning (Listed Buildings and Conservation Areas) Act 1990 and which gives sufficient protection to heritage assets?
- Are the Heritage policies in particular PS6, PS7 and PS8 clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

#### **Main Matter 6 – Inclusive Economy and Good Growth (Policies EG1 to EG6)**

- Are the policies relating to Inclusive Economy and Good Growth justified by appropriate available evidence, having regard to national guidance and local context; and are they in 'general conformity' with the LP?
- Are Policies EG1 to EG6 positively prepared in an aspirational yet deliverable manner, and are they therefore effective?
- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

#### **Main Matter 7 – Town Centres (Policies TC1 to TC8)**

- Are the policies relating to Town Centres justified by appropriate available evidence, having regard to national guidance and local context; and are they in 'general conformity' with the LP?
- Are Policies TC1 to TC8 positively prepared in an aspirational yet deliverable manner, and are they therefore effective?

- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

### **Main Matter 8 – Community Infrastructure (Policies CI1 to CI5)**

- Are the requirements for Community Infrastructure set out in Policies CI1 to CI5 justified by appropriate available evidence, having regard to national guidance, and local context, and are they in ‘general conformity’ with the LP?
- Are the policies relating to Community Infrastructure positively prepared in an aspirational yet deliverable manner, and are they therefore effective?
- Are the Community Infrastructure policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

### **Main Matter 9 – Biodiversity and Open Space (Policies BO1 to BO7)**

- Are the policies relating to Biodiversity and Open Space justified by appropriate available evidence, having regard to national guidance and local context; and are they in ‘general conformity’ with the LP?
- Are the policies relating to Biodiversity and Open Space positively prepared in an aspirational yet deliverable manner, and are they therefore effective?
- Is the Biodiversity Net Gain requirement in Policy BO4 justified and consistent with national policy?
- Is the Urban Greening Factor requirement in Policy BO5 justified and clearly drafted?
- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

### **Main Matter 10 – Movement and Connectivity (Policies MC1 to MC5)**

- Are the requirements for Movement and Connectivity set out in Policies MC1 to MC5 justified by appropriate available evidence, having regard to national guidance, and local context, and are they in ‘general conformity’ with the LP?
- Are the policies relating to Movement and Connectivity positively prepared in an aspirational yet deliverable manner, and are they therefore effective?
- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

### **Main Matter 11 – Reuse, Recycling and Waste (Policies RW1 to RW3)**

- Are the requirements for Reuse, Recycling and Waste set out in Policies RW1 to RW3 justified by appropriate available evidence, having regard to national guidance, and local context, and are they in ‘general conformity’ with the LP?
- Are the policies relating to Reuse, Recycling and Waste positively prepared in an aspirational yet deliverable manner, and are they therefore effective?
- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

### **SITE ALLOCATIONS**

#### **Main Matter 12 – Site Allocations – City Fringe**

- Are the site allocation policies for the City Fringe justified by appropriate available evidence, having regard to national guidance and local context; and are they in ‘general conformity’ with the LP?
- Do the housing site allocations show how they will contribute to the achievement of the THLP’s overall housing requirement over the plan period and the timescale for delivery?
- Is it clear how the expectations for employment, commercial, retail, social and community infrastructure will contribute to an evidenced need?
- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

#### **Main Matter 13 – Site Allocations – Central**

- Are the site allocation policies for the Central justified by appropriate available evidence, having regard to national guidance and local context; and are they in ‘general conformity’ with the LP?
- Do the housing site allocations show how they will contribute to the achievement of the THLP’s overall housing requirement over the plan period and the timescale for delivery?
- Is it clear how the expectations for employment, commercial, retail, social and community infrastructure will contribute to an evidenced need?
- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

### **Main Matter 14 – Site Allocations – Leaside**

- Are the site allocation policies for the Leaside justified by appropriate available evidence, having regard to national guidance and local context; and are they in ‘general conformity’ with the LP?
- Do the housing site allocations show how they will contribute to the achievement of the THLP’s overall housing requirement over the plan period and the timescale for delivery?
- Is it clear how the expectations for employment, commercial, retail, social and community infrastructure will contribute to an evidenced need?
- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

### **Main Matter 15 – Site Allocations – Isle of Dogs and South Poplar**

- Are the site allocation policies for the Isle of Dogs and South Poplar justified by appropriate available evidence, having regard to national guidance and local context; and are they in ‘general conformity’ with the LP?
- Do the housing site allocations show how they will contribute to the achievement of the THLP’s overall housing requirement over the plan period and the timescale for delivery?
- Is it clear how the expectations for employment, commercial, retail, social and community infrastructure will contribute to an evidenced need?
- Are the policies clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

### **Main Matter 16 – Monitoring**

- Will the Council’s monitoring and review processes for the THLP be effective in assessing the success or failure of delivery and what alternatives might reasonably be provided if necessary?