

# **Tower Hamlets Local Plan: 2031**

## **Managing growth and sharing benefits**

### **Summary of Key Supporting Evidence Base Studies**

**October 2017**

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## **Role of this document**

This document sets out a summary of each of the key supporting studies that have been developed, or are currently in development, as part of the evidence base informing the Tower Hamlets new Local Plan. These studies are being developed by officers from the London Borough of Tower Hamlets and by appointed consultants.

For each evidence base document, the following information is provided:

- Document title.
- Lead author.
- Tower Hamlets lead.
- Purpose of the study.
- Stage of production.
- Key outputs.
- Key recommendations or findings.
- Informed policies.
- Next steps.

This document provides a high level summary only; for detailed information on each study, please refer directly to the relevant document which are available on the Tower Hamlets e evidence base webpage at [https://www.towerhamlets.gov.uk/lgnl/local\\_plan/evidence\\_base.aspx](https://www.towerhamlets.gov.uk/lgnl/local_plan/evidence_base.aspx).

As part of the Local Plan (regulation 19) public consultation, comments are welcomed on the supporting evidence base studies. Following consultation, these studies will be submitted together with the Local Plan and representations received during the consultation to the secretary of state. After this consultation period, additional studies may be identified which will be prepared as part of the examination.

<b>Evidence base title</b>	<b>Integrated Impact Assessment (IIA)</b>
<b>Purpose</b>	Incorporates the following impact assessments of the Local Plan to meet European and national requirements and best practise approaches: <ul style="list-style-type: none"> <li>• Sustainability Appraisal and Strategic Environmental Assessment;</li> <li>• Health Impact Assessment</li> <li>• Equalities Impact Assessment</li> <li>• Habitats Regulations Assessment</li> </ul>
<b>Lead author</b>	AMEC Forster Wheeler
<b>LBTH lead</b>	Ellie Kuper Thomas
<b>Stage of production</b>	Completed to assess the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• A Sustainability Appraisal and Strategic Environmental Assessment: a process for assessing the social, economic, and environmental impacts of the Local Plan and aims to ensure that sustainable development is at the heart of the plan-making process.</li> <li>• A Health Impact Assessment: high-level assessment of the possible health impacts of the Local Plan.</li> <li>• An Equalities Impact Assessment: high-level assessment of the possible equalities impacts of the Local Plan.</li> <li>• A Habitats Regulations Assessment: A screening exercise to determine if the Local Plan would generate an adverse impact upon the integrity of a European site.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• Ensure the contents of the draft Local Plan consider, support and enhance: <ul style="list-style-type: none"> <li>○ the component environmental, social and economic elements of sustainability;</li> <li>○ equality for all; and</li> <li>○ physical, mental and emotional health and well being</li> </ul> </li> <li>• Ensure the contents of the draft Local Plan do not create an adverse impact on the integrity of a European site (NB there are no European sites in the borough, but there are a number in the surrounding area).</li> </ul>
<b>Informed policies</b>	All policies, site allocations and content of the Local Plan
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Employment Land Review</b>
<b>Purpose</b>	This study seeks to assess the supply and demand balance of employment space in the borough, including future demand and the supply of sites and premises
<b>Lead author</b>	Peter Brett Associates
<b>LBTH lead</b>	Thomas Clarke
<b>Stage of production</b>	Completed draft to inform the Regulation 18 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To review relevant policies at national, regional and local levels</li> <li>• To assess the supply and demand for employment space taking into account permitted and potential developments</li> <li>• To assess the likely future demand for employment space in the borough</li> </ul>

	<ul style="list-style-type: none"> <li>• To review current land use designations</li> <li>• To review the impact of office to residential permitted development</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• The release of industrial land has come forward at a faster rate than planned for, creating a deficiency in supply. Therefore, further releases should be resisted.</li> <li>• The council should work with the Greater London Authority to better consider the role the remaining stock plays in supporting London's economy.</li> <li>• The borough's supply of 'value (office) stock' is under pressure from regeneration and permitted development.</li> <li>• Residential use is not appropriate in the commercial cores of the City of London or north of the Isle of Dogs.</li> <li>• Although Aldgate and Tower Gateway South are more mixed areas, the priority should be for office and strategic functions to accommodate eastward migration of the City of London.</li> <li>• The current 'catch-all' designations of the "Local Office Locations" are not appropriate, with a recommendation to replace with a locally-specific designation.</li> </ul>
<b>Informed policies</b>	Economy and jobs
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Town Centre Retail Capacity Study</b>
<b>Purpose</b>	This study seeks to assess the supply and demand balance of retail and commercial leisure space in the borough.
<b>Lead author</b>	Carter Jonas
<b>LBTH Lead</b>	Thomas Clarke
<b>Stage of production</b>	Completed to inform the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To review relevant policies at national, regional and local levels</li> <li>• To assess the supply and demand for retail and commercial leisure floorspace space taking into account permitted and potential developments</li> <li>• To assess the likely future demand for retail and commercial leisure floorspace in the borough</li> <li>• To review current town centre designations</li> <li>• To provide policy recommendations</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• There is potential for Canary Wharf to be re-designated as a Metropolitan Centre and Whitechapel to be re-designated as a Major Centre</li> <li>• There is merit in designating Redchurch Street as a 'specialist retail centre', and re-designating Columbia Road as it has similar characteristics.</li> <li>• There is potential to designate new neighbourhood centres to support areas of growth.</li> <li>• Up to 8,683 square metres of new retail floorspace can be supported in the plan period, with Whitechapel having the greatest capacity.</li> <li>• There is capacity for additional food and drink provision, although this</li> </ul>

	<p>should not be to the detriment of an appropriate balance of uses in the borough's centres.</p> <ul style="list-style-type: none"> <li>• There is capacity for an additional six cinema screens</li> </ul>
<b>Informed policies</b>	Town centres
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Waste Management Evidence (2016)</b>
<b>Purpose</b>	To assess the borough's capacity to handle current and projected waste arisings (waste generated) for all waste streams and London Plan apportionment targets. Explore available systems for managing dry mixed recyclables, food waste and residual waste from high density development.
<b>Lead author</b>	BPP Consulting
<b>LBTH lead</b>	Terunesh McKoy
<b>Stage of production</b>	Final
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To provide a baseline estimate of tonnes of waste arising in the Borough for all waste streams</li> <li>• To forecast estimate of tonnes of waste predicted to arise in the borough for all waste streams</li> <li>• To assess the borough's ability to meet London Plan apportionment targets and net self-sufficiency targets including an assessment of the suitability of sites and areas suitable for waste management</li> <li>• To understand and plan for waste movement beyond the borough boundaries.</li> <li>• To provide policy recommendations</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• Aim to achieve net-self-sufficiency at borough level for all waste i.e. all waste the borough creates is managed within the borough's boundaries.</li> <li>• Aim to meet the London Plan apportionment targets for household waste and commercial and industrial waste, through: <ul style="list-style-type: none"> <li>○ safeguarding existing operational waste sites;</li> <li>○ allocating the land of the safeguarded sites;</li> <li>○ identifying sites and areas of search to meet waste capacity and apportionment requirements;</li> <li>○ including a criteria based policy for determining applications for waste uses on non-allocated waste sites;</li> <li>○ the promotion of on-site waste management solutions; and</li> <li>○ exploring mechanism for working with London Legacy Development Corporation (LDDC) and the Greater London Authority (GLA) on this topic</li> </ul> </li> <li>• Identified there are a number of systems that can improve waste handling in high density development. Each of these systems have advantages and disadvantages when considered in the context of the council's existing waste disposal and collection arrangements and the specifics of a site. Council to consider these options.</li> </ul>
<b>Informed policies</b>	Waste management

<b>Next steps</b>	See below
<b>Evidence base title</b>	<b>Waste Management Evidence Base Review (2017)</b>
<b>Purpose</b>	<p>To review the waste management evidence base prepared for the regulation 18 consultation and address matters raised regarding:</p> <ul style="list-style-type: none"> <li>• the waste capacity that sites can accommodate; and</li> <li>• provide evidence regarding the following waste streams: agricultural waste, hazardous waste and waste water</li> </ul>
<b>Lead author</b>	Anthesis
<b>LBTH lead</b>	Terunesh McKoy
<b>Stage of production</b>	Final
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To review the waste management evidence base prepared for the regulation 18 consultation and, if necessary, provide a baseline estimate of tonnes of waste arising in the borough for all waste streams</li> <li>• To review the waste management evidence base prepared for the regulation 18 consultation and assess the borough's ability to meet London Plan apportionment targets and net self-sufficiency targets including an assessment of the suitability of sites and areas suitable for waste management</li> <li>• To provide policy recommendations</li> <li>• To provide evidence and recommendations regarding the following waste streams: agricultural waste, hazardous waste and waste water</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• Aim to meet the London Plan apportionment targets for household waste and commercial and industrial waste, through: <ul style="list-style-type: none"> <li>○ safeguarding existing waste sites (including those not currently operational but have been in the last 5 years). Where a site is not entirely used for waste purposes, the portion of the site that is involved in waste management will be safeguarded</li> <li>○ identifying areas of search (i.e. areas that are in principle, suitable for waste uses) to meet waste capacity and apportionment requirements</li> <li>○ promotion of on-site waste management solutions</li> </ul> </li> <li>• Continue to co-operate with other waste planning authorities to identify challenges to continuing waste movement and processing in the future.</li> <li>• Any changes to the London Plan are monitored and an assessment is undertaken to establish the implications for the borough, particularly in relation to the apportionment targets.</li> <li>• A policy that requires new developments to incorporate provision for the collection and storage of segregated waste to help boost recycling. Large scale developments should be required to produce a recycling and waste management strategy.</li> <li>• A policy that requires large-scale (and some small-scale where practical) residential developments to incorporate more innovative waste collection mechanisms such as compactors</li> </ul>

<b>Informed policies</b>	Waste management
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Waste Storage and Collection Systems – Supplementary Information</b>
<b>Purpose</b>	To inform and support the council’s approach to moving away from traditional wheeled bins in major residential developments to mass waste collection systems, including but not limited to: compactors, underground waste systems and underground vacuum systems
<b>Lead authors</b>	Waste management/transport/plan making officers
<b>LBTH lead</b>	Terunesh McKoy
<b>Stage of production</b>	Emerging: Additional evidence mainly relating to viability will be incorporated into the final document.
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>Outline the rationale and provide supporting evidence to support the council’s approach in terms of moving away from traditional wheeled bins</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>Major residential developments should incorporate mass waste collection systems that do not incorporate traditional wheeled bins.</li> </ul>
<b>Informed policies</b>	Waste management in development
<b>Next steps</b>	To undertaking a viability test on mass waste collection systems (e.g. underground refuse systems and vacuum systems) to identify whether there is a specific threshold for incorporating such systems into developments without rendering them unviable.

<b>Evidence base title</b>	<b>Parks and Open Space Strategy (2017-2027)</b>
<b>Purpose</b>	To provide a quantitative and qualitative assessment of the publicly accessible open spaces (including playing pitches and outdoor sports facilities) in the borough and to determine the demand for open space (including playing pitches and outdoor sports facilities) in the borough considering the anticipated population growth. The document also provides recommendations of measures and an action plan to enhance the quantity, quality, value and accessibility of the borough’s publicly accessible open spaces.
<b>Lead author</b>	London Borough Tower Hamlets – communities, localities and culture
<b>LBTH lead</b>	Rosica Kolarova
<b>Stage of production</b>	Completed
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>To assess the need for and provision of publicly accessible open spaces (including playing pitches and outdoor sports facilities) in the borough.</li> <li>To identify the current and projected future deficit in the provision of publicly accessible open spaces (including playing pitches and outdoor sports facilities) for the plan period.</li> <li>To identify specific areas in the borough which are acutely deficient in provision of publicly accessible open space.</li> <li>To identify challenges in meeting the open space standard of 1.2 hectares per 1000 residents.</li> <li>To identify options for prioritising investment in existing open space</li> </ul>

	<p>and ways of ensuring existing open space can be made more resilient for the future.</p> <ul style="list-style-type: none"> <li>• An action plan for parks and open spaces covering the first five years of the strategy</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• There is limited scope to provide additional open space in the borough and it will be important to protect existing provision through effective Local Plan policies.</li> <li>• Some areas will experience higher levels of population growth than others, many of which already have insufficient access to open space.</li> <li>• Opportunities for the creation of new publicly accessible opens open space and improvement of existing open spaces should be promoted through the planning process.</li> <li>• The provision of parks and open space in the borough (including the provision of playing pitches) can contribute to the improvement of the health of the borough residents.</li> <li>• The council should secure the delivery of new publicly accessible open space on development sites, wherever possible.</li> <li>• As the greatest population growth is expected to be within the wards of Blackwall and Cubitt Town, Canary Wharf, Whitechapel and Poplar, particular emphasis should be placed in improving the quality of existing and providing new publicly accessible open space in these areas.</li> <li>• New publicly accessible open space will be owned and maintained by the respective land owners, with public access to the space secured through legal agreements as part of the planning process.</li> <li>• New open spaces will need to function more effectively in order to address the diverse needs of people living in a high density area.</li> <li>• Tackling poor access (through investment in smaller sites to provide high quality neighbourhood sites and through investment in connectivity) will need to take place alongside efforts to secure new space in areas of deficiency.</li> <li>• Inform Local Plan site allocations to ensure sites are identified to bring forward new strategic open space of 1 ha and over which can cater for a range of uses including physical activity.</li> <li>• Ensure the Local Plan requires certain new developments to have health impact assessments as part of the planning application process.</li> </ul>
<b>Informed policies</b>	Open space policies, environmental policies, delivering placemaking policies, creating attractive and distinctive places.
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Water Space Study (2017)</b>
<b>Purpose</b>	To provide a qualitative assessment of the borough's water spaces and to highlight opportunities to enhance the water spaces of with regard to access and leisure, recreation, heritage, biodiversity and sustainable transport.
<b>Lead author</b>	Land Use Consultants (LUC)

<b>LBTH lead</b>	Rosica Kolarova
<b>Stage of production</b>	Completed
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To provide an assessment of the character and quality of the borough's water spaces</li> <li>• To identify the key challenges which need to be addressed to deliver the benefits of water spaces across the borough.</li> <li>• To provide an assessment of the need for water space enhancement in light of likely future development.</li> <li>• To recommend suitable locations for specific waterway support infrastructure, to facilitate appropriate uses of water spaces.</li> <li>• To recommend mechanisms to deliver water space enhancements, including through new development.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• The extent of water space should be protected – new buildings should not reduce, cover or over-sail water space.</li> <li>• Promote recognition of the borough's water spaces are a key part of the built and natural heritage, through working with partners and developers to reveal, protect and interpret the significance of these features.</li> <li>• Deliver water space enhancement alongside green grid opportunities through development, to ensure a high quality network of connected water spaces, attractive routes and multifunctional green space.</li> <li>• Recognise the potential for water spaces to help alleviate deficiency in access to nature.</li> <li>• All development adjacent to water space should recognise and conserve its importance as a valuable social, environmental and economic resource.</li> <li>• Development adjacent to water space should be considered holistically, recognising the context and character of the area in which the water space is located and enhance access for the local community.</li> <li>• Where appropriate, development should be set back from the water's edge to allow space for current or future public access needs, and to protect wildlife corridors.</li> <li>• The value of water spaces as wildlife habitats and ecological corridors should be reflected, and enhancement delivered through adjacent development.</li> <li>• Water-related functions should be encouraged as appropriate to the individual location and local constraints.</li> <li>• Access enhancements should ensure water spaces and their towpaths contribute to a permeable borough with attractive off-road routes, ensuring an appropriate balance of use by pedestrians and cyclists.</li> <li>• Development should deliver infrastructure that supports appropriate use of the water space, including wayfinding, interpretation, ramped access and cycle parking.</li> <li>• Enhance the borough's open spaces, while prioritising the identified sites which fall below the value and/ or quality benchmarks.</li> <li>• All publicly accessible open spaces should offer good access including step-free entrances, even and well located footpaths, and appropriate</li> </ul>

	<p>provision of furniture.</p> <ul style="list-style-type: none"> <li>• Prioritise improvement of access to identified publicly accessible open spaces which currently fall below the benchmark standard for access.</li> <li>• Ensure that open space will support a greater number of trees to contribute to urban cooling.</li> <li>• Replace areas of excess hard surfacing with porous paving or sustainable drainage systems.</li> <li>• Invest in smaller sites such as local and small local parks to sustain the intensity of use and to maintain features which are subject to over use.</li> <li>• Strengthen the open space network through enhancing incidental open spaces, such as amenity green spaces, to provide features which complement those contained within surrounding open spaces e.g. though the incorporation of natural play features, park furniture, tree planting or features of biodiversity interest.</li> <li>• Improve access to some of the borough cemeteries.</li> <li>• Ensure that borough's open space network is well promoted and well connected through the borough's green corridors and waterways.</li> </ul>
<b>Informed policies</b>	<p>Open spaces and water spaces  Design and historic environment  Environmental sustainability  Delivering place making including area-based visions, principles and site allocations</p>
<b>Next steps</b>	<p>To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.</p>

<b>Evidence base title</b>	<b>Strategic Housing Market Assessment (2014)</b>
<b>Purpose</b>	To objectively assess and evidence development needs for housing (both market and affordable) and provide evidence to inform local policies, plans and decision making.
<b>Lead author</b>	Opinion Research Services
<b>LBTH lead</b>	Martin Ling
<b>Stage of production</b>	Completed in 2014
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To provide evidence-based forecasts of need and demand for housing using population and household projections.</li> <li>• To identify and consider key market signals about the balance between demand for and supply of dwellings.</li> <li>• To determine the objectively assessed housing need and thereby identify the future quantity of housing needed including by type, tenure, and size.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• To meet housing need in the borough, the council will need to: <ul style="list-style-type: none"> <li>○ secure more than 60% affordable housing through development schemes; and</li> <li>○ secure more than 40% family homes across affordable and market tenures.</li> </ul> </li> </ul>
<b>Informed policies</b>	Housing
<b>Next steps</b>	This assessment was updated in 2017 to take account of new demographic

	understanding and changes resulting from national legislation and policy.
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<b>Evidence base title</b>	<b>Strategic Housing Market Assessment (2017)</b>
<b>Purpose</b>	To objectively assess and evidence development needs for housing (both market and affordable) and provide evidence to inform local policies, plans and decision making.
<b>Lead author</b>	Opinion Research Services (ONS)
<b>LBTH lead</b>	Ellie Kuper Thomas
<b>Stage of production</b>	Draft completed to support the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>To provide an update on the 2014 Strategic Housing Market Assessment in relation to new policy, new guidance and latest population projections</li> <li>To specifically assess the emergence of 'build-to-rent' products in the borough and provide a summary of any available regional research on this typology.</li> <li>To provide an updated analysis of the needs for older people housing (chapter 7), both in terms of a rising elderly population and the role and need for dedicated older people housing. This should also utilise the guidance provided in the Affordable Housing Supplementary Planning Guidance (GLA, May 2016).</li> <li>To provide a new assessment of the 'needs of people residing in or resorting to...places on inland waterways where houseboats can be moored' as per the requirements of paragraph 115 of the Housing and Planning Act 2016 and relevant guidance.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>The full objective assessed need for housing in Tower Hamlets to be 46,500 dwellings over the 15-year plan period 2016-31, equivalent to an average of 3,100 dwellings per year.</li> <li>This includes the objectively assessed need for affordable housing of 21,100 dwellings over the same period, equivalent to an average of 1,407 dwellings per year.</li> </ul>
<b>Informed policies</b>	Housing
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Housing Delivery Strategy</b>
<b>Purpose</b>	To demonstrate how London Borough of Tower Hamlets is seeking to maximise housing output and reduce the currently anticipated delivery shortfall against the housing target.
<b>Lead author</b>	LBTH Plan Making Team
<b>LBTH lead</b>	Ellie Kuper Thomas
<b>Stage of production</b>	Draft completed to support the regulation 19 version of the Local Plan

<b>Key outputs</b>	<ul style="list-style-type: none"> <li>Legislative requirements: outlines the regional and national policy framework shaping our approach to housing delivery.</li> <li>Housing need / demand: summarises the borough’s housing need and housing target.</li> <li>Housing supply: provides the borough’s historic and anticipated future housing delivery.</li> <li>Delivery considerations: outlines the challenges and constraints associated with delivering housing in the borough.</li> <li>Addressing the shortfall: provides details of a number of delivery approaches we are using to reduce the anticipated shortfall.</li> <li>Monitoring and response: sets out how we will monitor housing delivery and respond accordingly.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>For us (the council) to seek to maximise housing output, while acknowledging and responding to constraints on growth, including demand for other land uses, design and heritage constraints and infrastructure and connectivity limitations.</li> <li>For us to support the revised London Plan target which recognises these considerations and provides a more sustainable growth trajectory.</li> </ul>
<b>Informed policies</b>	Growth strategy Housing Delivering sustainable places: site allocations
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Five-Year Housing Land Supply and Housing Trajectory Statement</b>
<b>Purpose</b>	To set out the council’s five-year housing supply position (2017-2022) and fifteen-year local plan housing trajectory (2016-2031).
<b>Lead author</b>	LBTH Plan Making Team
<b>LBTH lead</b>	Patrick Harmsworth
<b>Stage of production</b>	Draft completed to support the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>Legislative requirements: outlines the regional and national policy framework requiring local planning authorities to identify and update annually a supply of specific “deliverable” housing sites sufficient to provide five years’ worth of housing supply against their housing requirement.</li> <li>London Plan housing requirement: The current London Plan (GLA, 2016) identifies a minimum housing target of 39,314 homes (equivalent to 3,931 homes per annum) for the borough between 2015 and 2025.</li> <li>Past housing delivery: setting out past housing delivery rates to determine the housing backlog and the additional ‘buffer’ requirement to apply to the five-year housing supply.</li> <li>Land supply assessment: Comprehensive assessment of the housing capacity and trajectory of all the borough’s planning permissions, site allocations and Strategic Housing Land Availability Assessment sites based on standardised methodology – forming the basis on the five-</li> </ul>

	year supply and fifteen-year trajectory.
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• The council is able to demonstrate a deliverable supply of 5.2 years or 21,922 homes over 1 April 2017 to 31 March 2022.</li> <li>• Tower Hamlets has a total housing requirement of 58,965 over the Local Plan period (2016-2031).</li> <li>• Tower Hamlets has a supply pipeline of 54,455 additional homes over the plan period (2016-2031). Around 27,000 of these homes are from sites currently under development or with planning permission. While there is a currently identified shortfall towards the end of the plan period to meet the London-wide need, we will work closely with our partners (including the Greater London Authority) to address this unmet need, taking account opportunities to increase the supply of housing as outlined in the Tower Hamlets Housing Delivery Strategy.</li> <li>• However, there is a sufficient supply of land to meet its objectively assessed housing need (46,458 homes) during the entire plan period.</li> </ul>
<b>Informed policies</b>	Housing policies, site allocations, growth strategy
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Gypsies and Travellers Accommodation Assessment</b>
<b>Purpose</b>	To assess the current and future need for gypsy and traveller accommodation in Tower Hamlets for the Local Plan period.
<b>Lead author</b>	Opinion Research Services (ORS)
<b>LBTH lead</b>	Ellie Kuper Thomas
<b>Stage of production</b>	Completed to inform the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To determine the updated planning definition of gypsy, traveller and travelling showperson to inform the methodology for data collection.</li> <li>• To gather data to determine whether households living on sites, yards, encampments and in bricks and mortar fall within the new planning definition of a gypsy, traveller or travelling showperson</li> <li>• To undertake a household survey findings showing demographics, identity, living arrangements</li> <li>• To identify current and future pitch provision based on the data collected</li> <li>• To assess the need for 'non-travelling' travellers in the borough</li> </ul>
<b>Key findings</b>	<ul style="list-style-type: none"> <li>• One household in the borough meets the definition of a traveller with additional need from this household for 1 pitch.</li> <li>• The evidence base was unable to determine the travelling status of 4 households. As such these households may need pitch provision and may need pitch provision related to concealed adult households. Associated need for this unknown entity could range from 0-4 pitches plus any additional need from concealed adults or households, or 5 year need arising from teenagers living in these households.</li> <li>• For those that do not meet the new definition, the evidence based has shown an additional need for 12 pitches over the 15 year period to 2031.</li> </ul>

<b>Informed policies</b>	Housing (gypsy and traveller accommodation)
<b>Next steps</b>	To be commented on during the Regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Strategic Flood Risk Assessment</b>
<b>Purpose</b>	To provide a robust assessment of both the borough's strategic flood risk and to assess the flood risk of identified development sites, to ensure that sites allocated for development in the future Local Plan pass the sequential and exceptions tests, thereby minimising flood risk.
<b>Lead author</b>	AECOM
<b>LBTH lead</b>	Ellie Kuper Thomas
<b>Stage of production</b>	Completed to inform the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To provide updated mapping of flood risk in the borough</li> <li>• To assess the risk of flooding within the borough from all sources. This assessment should take into account the impact of climate change.</li> <li>• To identify areas at risk from flooding; critical drainage areas; existing flood defences and measures, and assess their effectiveness.</li> <li>• To include information required to update the sequential and exception tests of identified development sites</li> <li>• Identify the potential impact of: <ul style="list-style-type: none"> <li>○ subterranean development on local drainage patterns, flooding and land instability;</li> <li>○ concentrations of high density development on local drainage patterns and capacity and flooding; and</li> <li>○ infill development of waterways (particularly docks) on flooding.</li> </ul> </li> <li>• To advise on the preparation of site specific flood risk assessments.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• Ensure the sequential test is undertaken for all strategic land allocations</li> <li>• Identify opportunities to create space for water through appropriate location, layout and design of development.</li> <li>• Existing flood storage areas (including docks) should be protected against loss.</li> <li>• Sustainable drainage systems should be included in all new developments and must aim to achieve greenfield run off rates. Developments in critical drainage areas must achieve greenfield run off rates.</li> <li>• Safeguard existing corridors of land along rivers and promote the setting back of development. As a minimum, an 8 metre and 16 metre buffer strip should be maintained along fluvial and tidal river corridors, respectively.</li> <li>• Ensure that developments at residual risk of flooding are designed to be flood compatible and/or flood resilient.</li> <li>• Basement dwellings should not be permitted in flood zone 3a (an area with a high probability of flooding).</li> <li>• Due to growing water scarcity in London, developments should seek to include water efficiency measures.</li> </ul>
<b>Informed policies</b>	Environmental sustainability (flood risk)

	Open spaces and water spaces Delivering sustainable places: site allocations
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Viability Assessment</b>
<b>Purpose</b>	To test the proposed policies within the Local Plan in order to ensure the site allocations and scales of development identified are not subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.  To assess the likely cumulative impacts on development of all proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards.
<b>Lead author</b>	BNP Paribas Real Estate
<b>LBTH Lead</b>	Joseph Ward
<b>Stage of production</b>	The council, with its appointed viability consultant, BNP Paribas Real Estate, has undertaken testing on the policies described in the Tower Hamlets Local Plan 2031: Managing Growth and Sharing the Benefits (Regulation 19 version).
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>To assess, in viability terms, relevant existing and proposed policies at national, regional and local levels and conclude whether the ability to develop in the borough would be threatened in viability terms.</li> </ul>
<b>Key recommendations</b>	The policies proposed in the Tower Hamlets Local Plan 2031: Managing Growth and Sharing the Benefits (regulation 19 version) can be generally viably accommodated by development across the borough.
<b>Informed policies</b>	All policies that might provide a financial burden on development.
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Infrastructure Delivery Plan</b>
<b>Purpose</b>	To set out an objectively assessed need for the provision of infrastructure in the borough and to help identify and coordinate infrastructure requirements. Also aims to clarify the council's funding position with regard to the provision of social infrastructure, including the identification of a funding gap.
<b>Lead author</b>	London Borough of Tower Hamlets – Infrastructure Planning Team
<b>LBTH lead</b>	Joseph Ward
<b>Stage of production</b>	Regulation 19
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>To provide a snapshot in time of the need for and provision of physical and social infrastructure in Tower Hamlets.</li> <li>To identify the locations that may be most suitable for the provision of social infrastructure.</li> <li>To identify potential social infrastructure projects to support the development of the borough.</li> <li>To identify the scale and extent of growth the borough is likely to be</li> </ul>

	<p>subject to up to 2030/31.</p> <ul style="list-style-type: none"> <li>• To identify a funding gap for the provision of social infrastructure.</li> </ul>
<b>Key findings</b>	<ul style="list-style-type: none"> <li>• Expected population growth over plan period</li> <li>• Technical need for social infrastructure</li> <li>• Identification of projects to meet the council's need.</li> </ul>
<b>Informed policies</b>	<p>Sustainable growth in Tower Hamlets  Community facilities  Open spaces and water spaces  Transportation  Delivering sustainable places: site allocations.</p>
<b>Next steps</b>	<p>To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.</p>

<b>Evidence Base Title</b>	<b>Strategic Transport Assessment</b>
<b>Purpose</b>	<p>To analyse the current and committed provision of transport and determine its capacity to support the projected number of new homes and jobs in the borough.</p> <p>To identify the necessary mitigation measures that are required to support the boroughs growth, which can be delivered as part of the planning process or strategic transport interventions.</p>
<b>Lead author</b>	JMP
<b>LBTH lead</b>	Simone Williams
<b>Stage of production</b>	Final draft to inform the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To assess the current transport accessibility and capacity demands by all modes.</li> <li>• To assess the level of growth that can be accommodated on the current transport network, including funded transport infrastructure improvements that are already underway.</li> <li>• To identify the cumulative impacts of existing and projected development on the current transport network and assess quality and capacity of the transport network and its ability to meet projected demand.</li> <li>• To identify transport and highway mitigation measures this will ensure that the projected growth in the borough can be accommodated in a sustainable manner.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• A significant step change in transport capacity (particular in relation to public transport, walking and cycling) is required to manage growth sustainably. This requires infrastructure investment and enhanced service provision on public transport, but will also require wider operational strategies to promote and encourage sustainable travel.</li> <li>• A transport movement hierarchy that prioritises active travel modes above public transport, which is subsequently above other motorised transport.</li> <li>• Promote movement of good and people by River, including improving interchange connections between river services and other modes of public transport.</li> </ul>

	<ul style="list-style-type: none"> <li>• Effective management of the existing highway network, to enable prioritised use of the network at peak times, in particular in relation to bus services.</li> <li>• Effective management of parking provision within borough, particular in areas of significant growth.</li> <li>• Prioritise on-site delivery and servicing within developments to reduce on-street kerbside servicing. Where limitations to on-site is demonstrated, manage the impact of freight servicing and deliveries across the borough through other sustainable methods, such as consolidation centres.</li> </ul>
<b>Informed policies</b>	Transportation and freight
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Parking and Freight Study</b>
<b>Purpose</b>	Additional parking and freight research to support the strategic transport assessment and the Local Plan with a specific focus on assessing the impact of applying revised parking provision standards to new developments to ensure that additional growth proposed in the Local Plan does not have an unduly detrimental impact on the safe and efficient operation of the highway network and local air quality.
<b>Lead author</b>	Systra
<b>LBTH lead</b>	Patrick Harmsworth
<b>Stage of production</b>	Completed to inform the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To assess the impact of off-street residential car parking on congestion and air quality.</li> <li>• To produce accessibility mapping to identify car parking need.</li> <li>• To assess the impact of residential car parking on viability.</li> <li>• To assess the impact of home deliveries.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• If the borough is to accommodate the level of growth proposed, then it will be necessary to implement the proposed parking standards to new Local Plan development.</li> <li>• The implementation of more stringent parking standards is considered to be one of the most impactful Local Plan policies with respect to managing congestion and air quality. It will also be one component of a wider transport strategy to reduce car use and support sustainable modes.</li> <li>• This is to ensure that new development does not contribute to increasing unsustainable levels of traffic congestion and air quality, on what is already forecast to be a congested network. The proposed standards are forecast to reduce 2031 Local Plan delays by over a minute at a number of junctions across the borough as well decreasing total vehicular emissions by between 1-3%.</li> </ul>
<b>Informed policies</b>	Transportation (parking and freight)
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Green Grid Strategy</b>
<b>Purpose</b>	To provide a comprehensive qualitative and quantitative assessment of the borough's green grid network and to identify and recommend interventions and new green grid projects required to support growth in a sustainable manner.
<b>Lead author</b>	Land Use Consultants (LUC)
<b>LBTH lead</b>	Rosica Kolarova
<b>Stage of production</b>	Completed in 2017
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To create a framework for the design and delivery of appealing walking routes and associated green infrastructure across Tower Hamlets.</li> <li>• To identify key opportunities and challenges for the borough's green grid.</li> <li>• To reflect the important role of the borough's green grid in public health and biodiversity.</li> <li>• Provide a strategy for stimulating and responding to the demand for investment in the green grid.</li> <li>• Include recommendations for green grid delivery.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• Maximise opportunities to create access to nature, natural play and educational elements along the green grid.</li> <li>• Promote green grid links through quiet streets and routes away from main roads and heavy traffic to protect pedestrians from poor air quality.</li> <li>• Promote the delivery of new and enhanced green links, including at identified strategic green grid projects.</li> </ul>
<b>Informed policies</b>	Open space and water spaces Design and historic environment Environmental sustainability Transport and connectivity Delivering sustainable places.
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Tall Buildings Study</b>
<b>Purpose</b>	Assess existing tall building policy in Tower Hamlets and recommend a new approach to minimise harm
<b>Lead author</b>	Urban Initiatives
<b>LBTH lead</b>	Gemma Hotchkiss
<b>Stage of production</b>	Final report completed to inform the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To identify the current policy baseline, existing and permitted tall buildings in the borough and how they relate to current policy and their surrounding context.</li> <li>• To make recommendations for a new Local Plan tall buildings policy, including principles to guide considerations in relation to tall buildings, the location of tall building zones and their characteristics and detailed commentary on design criteria for tall buildings in the borough.</li> </ul>
<b>Key</b>	<ul style="list-style-type: none"> <li>• Direct development to designated tall building zones in Aldgate, Canary</li> </ul>

<b>Recommendations</b>	<p>Wharf, Millwall Inner Dock, Blackwall and Leamouth.</p> <ul style="list-style-type: none"> <li>• Identify height restrictions for each tall building zone and the step down in height that would be appropriate, relative to the surrounding context.</li> <li>• Establish criteria for consideration of proposals for tall buildings proposed outside of these zones.</li> </ul>
<b>Informed policies</b>	Design and historic environment policies.
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Conservation Strategy</b>
<b>Purpose</b>	Set out a vision for guiding the conservation and enjoyment of the borough's historic environment over the next ten years, in line with the requirements of the National Planning Policy Framework.
<b>Lead author</b>	Chris Blandford Associates
<b>LBTH lead</b>	Michael Ritchie
<b>Stage of production</b>	Final version completed to inform the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To undertake a detailed review of the history of Tower Hamlets and its current socio-economic profile.</li> <li>• To audit the borough's heritage assets.</li> <li>• To analyse the key benefits that the heritage resource brings to the borough.</li> <li>• To analyse the key challenges facing the borough's historic environment.</li> <li>• To identify key stakeholders in the historic environment and outline their roles and responsibilities.</li> <li>• To provide a vision for the historic environment in Tower Hamlets and key aims and aims and objectives for delivering it.</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>• Understand and appreciate our rich heritage</li> <li>• Conserve and protect the borough's historic environment</li> <li>• Enjoy, celebrate and engage with our rich history.</li> <li>• Prioritise action for the delivery of the key aims of the strategy.</li> <li>• Monitor and evaluate the effectiveness of the strategy.</li> </ul>
<b>Informed policies</b>	Design and historic environment
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Joint Strategic Needs Assessment Strategic Planning and Health</b>
<b>Purpose</b>	To ensure health and wellbeing considerations are embedded within the Local Plan and ensure planning contributes towards delivering a healthier borough.
<b>Lead author</b>	London Borough of Tower Hamlets: Public health
<b>LBTH lead</b>	Ellie Kuper Thomas
<b>Stage of production</b>	Completed and has informed the regulation 19 version of the Local Plan
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To provide a borough health profile</li> <li>• To identify the main public health issues in the borough which can be</li> </ul>

	<p>influenced by the Local Plan</p> <ul style="list-style-type: none"> <li>• To summarise the available public health evidence regarding these issues</li> <li>• To provide Local Plan policy recommendations</li> </ul>
<p><b>Key recommendations</b></p>	<ul style="list-style-type: none"> <li>• The current Green Grid Strategy should be refreshed and incorporated in the new Local Plan.</li> <li>• A set percentage of community infrastructure levy income should be allocated to the green grid to enable an on-going programme of projects to be developed to deliver priority projects as identified by the refreshed Green Grid Strategy</li> <li>• New developments that will be used by sensitive receptors to poor air quality such as schools or healthcare facilities should be positioned at least 50 metres away from highly used roads.</li> <li>• Ensure sufficient guidance is in place so that developments meet or exceed the ventilation standards in the current Planning Approved document F to safeguard ventilation requirements in the event that the approved document is withdrawn or downgraded.</li> <li>• Adopt the principles contained in chapter 3 of the Active Design Guidance (New York, 2010).</li> <li>• Pedestrians, cyclists, and users of other transport that involve physical activity need the highest priority when developing or maintaining streets and roads.</li> <li>• Promote car-free residential developments</li> <li>• Require direct desire lines for walking and cycling, for example, through filtered permeability</li> <li>• Require high levels of well-thought-out cycle parking in developments</li> <li>• Encourage developments with a mix of uses, for example residential, retail, leisure and/or commercial uses to reduce the need to travel by car</li> <li>• Zero car parking in commercial developments (apart from accessible parking for blue badge holders)</li> <li>• Create lifetime neighbourhoods.</li> <li>• Restrict the over concentration of uses that detract from the ability of people to live healthy lifestyle such as hot food takeaways and betting shops.</li> <li>• Ensure the ten elements of a healthy street contained in the Transport For London's plan are taken into account when deciding application that will impact on a high street.</li> <li>• Adopt the GLA's standards for the quantum of dedicated play space required within new developments set out in supplementary planning guidance</li> <li>• Adopt the National Playing Fields Association's recommended play space guidance but only in relation of types of play space to be provided by new developments</li> <li>• Require developers to demonstrate they have used the Play England key design principles for creating successful play for any proposed play space on their development</li> <li>• A health impact assessment with scope and proposed methodology</li> </ul>

	<p>agreed with the council's public health department, should be carried out at an early stage, and submit it as part of their planning application, for:</p> <ul style="list-style-type: none"> <li>○ major developments or</li> <li>○ developments which contain any of the following uses: education facilities, health facilities, leisure or community facilities, publicly accessible open space, proposed A5 or sui-generis betting shop uses or</li> <li>○ developments in locations which have poor air quality (i.e. exceed and annual mean of 40 µg/m<sup>3</sup> of nitrogen oxide or 10 µg/m<sup>3</sup> of PM<sub>2.5</sub>) or are deprived with poor health outcomes.</li> </ul> <ul style="list-style-type: none"> <li>● Support sustainability measures to combat climate change such as requiring new developments to be energy efficient.</li> <li>● Support measures to limit the impact of development sites by controlling emissions from plant used on site.</li> </ul>
<b>Informed policies</b>	<p>Sustainable growth in Tower Hamlets  Design and historic environment  Housing  Town centre (food, drink, entertainment and night-time economy)  Community facilities (health)  Open spaces and water spaces  Environmental sustainability (air quality)  Transport and connectivity</p>
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Carbon Policy Evidence Base</b>
<b>Purpose</b>	To compare the cost of the GLA's zero carbon policy (which requires 35% reduction onsite) and the Tower Hamlets current zero carbon policy (which requires 45% reduction onsite).
<b>Lead author</b>	Etude
<b>LBTH lead</b>	Jonathan Taylor
<b>Stage of production</b>	Completed and has informed the regulation 19 draft
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>● To undertake a high level analysis of the LBTH carbon path</li> <li>● To compare GLA and LBTH energy policy for residential developments and their relative costs</li> <li>● To review data from planning applications</li> <li>● To review published reports on costs of achieving carbon reductions</li> <li>● To undertake energy modelling</li> <li>● To provide a cost assessment</li> <li>● To evidence review for non-residential developments</li> <li>● To produce final evidence report</li> </ul>
<b>Key recommendations</b>	<ul style="list-style-type: none"> <li>● There is a demonstrated need to have a carbon reduction policy to meet the council's requirements to mitigate and adapt to climate change in accordance with the Planning and Compulsory Purchase Act and London Plan (GLA, 2016).</li> </ul>

	<ul style="list-style-type: none"> <li>• The recommendations are for: <ul style="list-style-type: none"> <li>○ zero carbon residential development (minimum 45% reduction on site with the carbon gap up to 100% offset)</li> <li>○ 45% carbon dioxide emission reduction for non-residential development</li> </ul> </li> <li>• The minimum costs of achieving zero carbon compared with the most economic combination to achieve compliance with part L of the 2013 building regulations are between 0.6% and 2.4% of the reference costs. This is a slightly greater range than the 'Housing Standards review: Viability Assessment (GLA, May 2015)'. However, the GLA figure (1-1.4%) represented the financial carbon offsetting contribution only whereas the LBTH modelling (0.6-2.4%) represents the cost of achieving a 45% reduction on-site plus the required carbon offsetting contribution.</li> <li>• For non-residential development the continuation of a 45% reduction requirement is considered appropriate; this is below the 50% which was deemed viable in the 'Non-Domestic Carbon Reductions Target: Feasibility and Viability Study (GLA, 2015) '.</li> </ul>
<b>Informed policies</b>	Environmental sustainability (zero carbon)
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.

<b>Evidence base title</b>	<b>Site Selection Methodology Report</b>
<b>Purpose</b>	To provide a robust methodology that assists in the identification of suitable and deliverable sites to be allocated in the Local Plan to demonstrate how it is positively meeting future housing and employment needs and securing land for infrastructure to support the anticipated level of growth.
<b>Lead author</b>	Simone Williams
<b>LBTH lead</b>	Simone Williams/Terunesh McKoy
<b>Stage of production</b>	Final
<b>Key outputs</b>	A series of review and assessments of sites to allocate for housing, employment and infrastructure with the final output being a list of sites to allocate along with the land use and infrastructure requirements
<b>Key recommendations</b>	A list of sites to allocate including the land use and infrastructure requirements is set out in the Local Plan
<b>Informed policies</b>	Delivering sustainable places: site allocations
<b>Next steps</b>	To be commented on during the regulation 19 consultation, relating to the tests of soundness and legal compliance.