Help shape the borough’s future - have your say on the new Local Plan

Managing growth and sharing the benefits
Regulation 19 Consultation
2 October – 13 November 2017

Tower Hamlets Local Plan 2031
Mayor’s introduction

I am keen that the new Local Plan is adopted as early as possible. It is very important to me that we receive your comments during this consultation.

We want to know where you think we have got it right and where you think improvements can be made to ensure we have the strongest possible plan to deliver a positive future for our borough.

This guide will tell you everything you need to know about the consultation and how to respond. It also provides a summary of the plan and what it will do. I look forward to hearing from you.

John Biggs
Mayor of Tower Hamlets

What is the Local Plan?

Tower Hamlets Local Plan sets out how our borough and will grow and develop over the next 15 years.

The Local Plan sets out how and where homes, jobs, community facilities, shops and infrastructure will be delivered to meet future needs and the type of places and environments we want to create. It also identifies land to be protected, such as open space.

Once adopted, it will be used to guide development and investment decisions across the borough.

What our Local Plan is doing for you

This plan will help deliver the following positive outcomes:

- Securing the affordable homes that people need.
- A new approach to estate regeneration.
- Ensuring that development happens in the right places at the right time.
- Supporting affordable employment space to help our entrepreneurs and businesses flourish.
- Making sure our town centres are places that people want to spend time in, where independent businesses are supported.
- Securing the infrastructure we need to support new development.
- Securing enough education and care facilities for our children.
- Managing the impacts of construction on communities.
- Protecting and celebrating our history and heritage.
- Improving our environment and delivering new and enhanced open spaces, including pocket parks.
- Promoting new pedestrian and cycle routes.
What is the purpose of this consultation?

This consultation is the last chance to comment on the content of the plan and how it has been prepared.

The consultation will run from **2 October to 13 November 2017**.

The Local Plan is really important because it will have big impact on the way we live and work and spend our leisure time.

This is your plan, so please let us know your views. We are very keen to hear from you.

What will this consultation cover?

This consultation is about whether you think the Local Plan is sound and meets the requirements set out in legislation (as explained below).

This consultation is known as ‘regulation 19’ stage. It represents the last chance you will have to comment on the Plan before it undergoes a public examination.

We will be holding workshops during the consultation to explain how you can get involved in this process.
How has the Local Plan been prepared?

Last year, we began thinking about what should be in the new Local Plan. We set out some ideas, and you told us whether you agreed with them and you raised other topics you thought we should include.

Your feedback helped us to create a draft plan, which we consulted you on between November 2016 and January of this year.

This plan has now been refined to reflect the views from the last consultation and the latest evidence.

What makes up the Local Plan?

This plan contains:

- a summary of the key trends, opportunities and challenges facing the borough
- a vision of what the borough will look and feel like in the future and how the benefits from this transformation can be shared
- a range of policies to guide future development and investment
- a list of the sites that will be brought forward to deliver new homes and jobs with associated infrastructure

- detail on how specific areas of the borough will grow and develop in the future, and how the plan will be implemented.

The plan also includes technical and supporting information to support policies and guide applicants.

Local Plan in numbers

- **Homes**: 54,455 units minimum
- **Retail and leisure floorspace**
  - 6,323m²
  - 19,224m²
  - 2,293m²
- **Employment floorspace and job numbers**
  - Office: 945,333 m² & 83,658 jobs
  - Industrial: 45,000 m² & 1,023 jobs
- **Infrastructure**
  - Health facility
  - Community/local presence facilities
  - Open Space
  - Leisure facility
  - Primary schools
  - Secondary schools
  - 6,323 m²
  - 19,224 m²
  - 2,293 m²
How this version of the Local Plan has changed since the previous consultation

In drafting this version, we have listened to the views of our residents and other stakeholders.

In particular, we have:

- developed a new policy outlining where significant growth will take place
- identified a series of zones to guide the location and scale of tall buildings, with an explanation of how this approach will be implemented
- identified new housing mix requirements, and included a new policy on houses in multiple occupation
- identified locations where offices and industrial businesses should be placed, and where residential uses might be appropriate
- strengthened our policy to promote new early education and care facilities as part of mixed-use developments, primary and secondary schools
- now require ‘non-traditional’ waste collection systems to be incorporated into new development, and we have updated our evidence base and approach to safeguarding waste sites
- amended the parking standards to reflect new evidence and increased focus on sustainable transport opportunities
- removed some potential site allocations and updated our infrastructure requirements.
How to make comments on this plan

This consultation gives you an opportunity to comment on how the Local Plan has been prepared and its content.

Although you are free to comment on any matter you choose, you will need to respond to the following questions which are set out in legislation and government guidance.

Is the plan sound?
To be sound, the plan must be

- **positively prepared** (i.e. seeking to meet objectively assessed housing, jobs and infrastructure needs)
- **justified** (the most appropriate strategy when considered against reasonable alternatives)
- **effective** (deliverable over the plan period and based on effective cross-boundary strategic priorities)
- **consistent with national policy** (to not conflict with the policies in the National Planning Policy Framework).

Is the plan legal?
The plan must also meet legal requirements set out in the regulations: it has been **prepared in accordance with our published timetable**; we have **appropriately consulted**; and we have **co-operated with others to address cross-boundary issues**; we have carried out an appraisal of its potential effects and **complies with European and national policy and legislation**.
You may have commented during previous consultations on the plan. If this is the case, your previous comments will not be passed onto the inspector because they informed the plan being consulted on at the time. If you feel your point is important and we have not resolved it, you will need to submit it again as part of this consultation.

If you are suggesting a change to the plan, this will need to be clearly justified with robust evidence. Where possible, you should provide alternative wording for any changes you wish to make.

If you would like to find out more about this consultation and how you can get involved, you are invited to come along to one of the following events:

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<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Venue</th>
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<tbody>
<tr>
<td>11 October 2017</td>
<td>6.30-8.30pm</td>
<td>Idea Store Whitechapel, 321 Whitechapel Road, London E11BU</td>
</tr>
<tr>
<td>19 October 2017</td>
<td>2-4pm</td>
<td>Bethnal Green Library, Cambridge Heath Road, London E2 0HL</td>
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Where to send your comments

The best way to respond is online via our consultation portal at http://towerhamlets-consult.objective.co.uk/portal. This will allow you to comment on individual parts of the document.

We will also accept representations via email or post using a response form. The form can be downloaded from our web site (www.towerhamlets.gov.uk/localplan) or collected from the Town Hall at Mulberry Place, 5 Clove Crescent, London, E14 2BG. Alternatively, you can phone us on 020 7364 5009.

Comments must be received no later than 5pm on Monday 13 November 2017. Unfortunately, we cannot receive any late responses.

To secure your place, please book online at: www.towerhamlets.gov.uk/localplan or email us at localplan@towerhamlets.gov.uk.
What happens following this consultation?

**Submission**
Your comments will be sent with this version of the plan to the government following this consultation.

**Examination**
The government will appoint an independent inspector to examine the plan to ensure it meet the requirements set out in national policy and legislation.

The inspector will conduct a series of hearing sessions as part of the examination process, and set out recommendations on how the plan might need to be revised.

Please note: those who are objecting to the plan may be asked to attend the hearings. Expert witnesses may also be called upon.

Programmes and agendas (including the dates and times of the hearings) will be published in advance to allow people to attend sessions of interest to them.

**Post examination**
The inspector will write a report setting out recommendations on how the plan might be revised.

These recommendations may require modifications (known as ‘main modifications’) to make the plan sound. These will be based on discussions during the examination.

We will need to incorporate such changes and consult on them over a minimum of six weeks.

A final report will then be issued.

**Adoption**
Once the examination has been completed, the Mayor of Tower Hamlets and our elected members will be asked to formally adopt the plan.

Once adopted, it will replace the policies set out in the borough's existing plan (Core Strategy and Managing Development Document) and will be used to guide and inform planning applications.

If you would like to be kept informed about the new Local Plan and other planning policy updates, please sign up to our mailing list at [www.towerhamlets.gov.uk/localplan](http://www.towerhamlets.gov.uk/localplan) or by emailing us at [localplan@towerhamlets.gov.uk](mailto:localplan@towerhamlets.gov.uk)

You can also follow us on social media during consultation:

- [twitter](https://twitter.com/towerhamletsnow)
- [Facebook](https://www.facebook.com/TowerhamletsCouncil)