Tower Hamlets Local Plan 2031
Overview and Regulation 19 process

October 2017
Introduction & background

1. What is the Local Plan?
2. Journey so far
3. Feedback from the last consultation
4. Content
5. Vision and proposed strategy
6. Programme: next steps
What is the Local Plan?

• Provides a clear blueprint to guide and coordinate future growth and development to 2031

• Sets out how many new homes, jobs and services we need, and where and when they will be provided

• Sets out what our places will look and feel like in the future and explains how our needs and aspirations will be met

• Safeguards important heritage and natural assets

• Ensures development happens in the right places at the right time
# Tower Hamlets Local Plan: Journey so far

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Indicative date</th>
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<tbody>
<tr>
<td>First engagement and consultation</td>
<td>• Winter 2015/2016</td>
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<tr>
<td>Consultation on the draft plan</td>
<td>• November 2016 - January 2017</td>
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<tr>
<td>Publish the final draft plan</td>
<td>• October – November 2017</td>
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Feedback from last consultation

- New approach to waste collection
- New parking standards
- Clarification on new housing target
- Identifies where offices and industrial uses should go
- Defined zones to guide the location and scale of tall buildings
- New housing mix and HMO requirements
- Removed some site allocations and updated our infrastructure requirements
Tower Hamlets Local Plan: Content

Part 1: Context: where we are now and where we are going

Part 2: Vision and overarching objectives

Part 3: Theme-based policies to guide and manage future development (e.g. housing, jobs and infrastructure)

Overarching principles explaining how the vision and objectives will be achieved

Detailed criteria to determine planning applications

Part 4: Key growth areas and site allocations

Part 5: Delivery and monitoring
As London moves eastwards, Tower Hamlets will seek to share the benefits of this growth and make best use of its assets.

Vision & objectives

Tower Hamlets Local Plan
Vision and proposed strategy
Tower Hamlets Local Plan: 24 distinct places
Tower Hamlets Local Plan: Numbers

Homes
54,455 units minimum

Employment job numbers
Office: 83,658 jobs
Industrial: & 1,023 jobs

Infrastructure
6 Health facility
3 Community/local presence facilities: Idea Stores/libraries/archive facilities
1 Leisure facility
9 Primary schools
5 Secondary schools
## Tower Hamlets Local Plan: programme

<table>
<thead>
<tr>
<th>Key stages</th>
<th>Indicative milestone</th>
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<tbody>
<tr>
<td>Publication (regulation 19)</td>
<td>October - November 2017</td>
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<tr>
<td>Submission to secretary of state</td>
<td>February 2018</td>
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<td>Examination in public</td>
<td>Spring/Summer 2018</td>
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<td>Inspector’s report</td>
<td>Autumn 2018</td>
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<td>Adoption</td>
<td>Early 2019</td>
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Regulation 19 stage

- Also known as “publication” stage
- Formal stage of the plan process
- 6-week period of consultation
- Consultation runs to: **5pm on Monday 13th November**
- Focusses on content and how it has been prepared
- Last opportunity to comment on the plan before it undergoes a public examination
- Is the plan sound and legally compliant?
- Comments will be made public and sent to the government along with the plan after the consultation
What opportunities for comment does Regulation 19 consultation offer?

It is NOT an opportunity to add new ideas. UNLESS it can be shown that the plan will be unsound or not legally compliant without them

It is NOT an opportunity to complain about previous consultations. UNLESS it can be shown that the plan is not legally compliant because of the way it was prepared and consulted upon
What opportunity for comment does Regulation 19 Consultation offer?

It is an opportunity to challenge the plan in relation to:
1. The content of the plan and the evidence that supports it – whether it is sound
2. The process that has been followed to prepare and develop the plan – whether it is legally compliant
The 4 Tests of Soundness

• Positively prepared
• Justified
• Effective
• Consistent with National Policy
The Tests of Soundness

Positively prepared

• Is it based on a strategy to meet objectively assessed needs for development and infrastructure?
• Do needs include those of neighbouring authorities where appropriate?
• Is the strategy consistent with achieving sustainable development?
The Tests of Soundness

Justified

- Is it based on the most appropriate strategy when considered against reasonable alternatives, based on proportionate and robust evidence?
- Evidence – assumptions reasonable, data up to date?
- Alternatives considered – have they been subject to sustainability appraisal?
- Evidence of Community Involvement?
The Tests of Soundness

Effective

- Is it deliverable? Are delivery partners signed up to it?
- Is it based on joint working across boundaries towards strategic priorities?
- Is it flexible and able to be monitored?
The Tests of Soundness

Consistent with National Policy in the NPPF (2012)

Does it enable the delivery of sustainable development according to the 5 principles of the NPPF:

“living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.”
Legal Compliance requires the Local Plan to have:

- Adhered to the timetable set out in the LBTH Local Development Scheme (May 2017)
- Been consulted on in accordance with the LBTH Statement of Community Involvement (2012) and that appropriate bodies have been consulted
- Benefitted from the Duty to Cooperate with other neighbouring local planning authorities and bodies, such as the GLA, Environment Agency and so on to identify and address any issues of impact across boundaries of at least two planning areas
Legal Compliance requires the Local Plan to have:

- An appropriate assessment of its impact
- An adequate Sustainability Appraisal
- Compliance with national policy and legislation, for example, the National Planning Policy Framework (2012) the Town and Country Planning (Local Planning) (England) Regulations 2012? Planning and Compulsory Purchase Act 2004 (as amended)
Useful Documents

https://www.local.gov.uk/pas/pas-topics/local-plans/local-plan-checklist#Soundness checklist

https://www.local.gov.uk/pas/pas-topics/local-plans/local-plan-checklist#Legal compliance checklist