

# Duty-to-cooperate Statement and Statement of Common Ground

Between the London Borough of Tower Hamlets and the Mayor of  
London

August 2018

## 1. Role of this document:

1.1 This statement has been prepared by the Greater London Authority (GLA), on behalf of the Mayor of London, and London Borough of Tower Hamlets (LBTH) prior to the London Borough of Tower Hamlet's examination in public. Its purpose is to provide clarity on the relationship and conformity between the submitted Tower Hamlets Local Plan (February 2018) and draft London Plan (December 2017).

## 2. Background

2.1 A new London Plan is being prepared by the Mayor of London which will establish a new spatial development strategy for London. Local Plans are required to be in general conformity with the London Plan<sup>1</sup>. The London Plan also forms part of the development plan for all planning authorities in London<sup>2</sup>.

2.2 The development of the new London Plan follows shortly behind the preparation of the new Tower Hamlets Local Plan. A comparative timetable is provided below.

	Regulation 18 consultation	Regulation 19 consultation	Submission	Examination	Adoption / Publication
Tower Hamlets Local Plan	December 2015 – January 2017	October – November 2017	February 2018	September - October 2018	Summer 2019
London Plan	N/A	December 2017 – March 2018		Winter/ Spring 2019	Winter/ Spring 2020

2.3 This timing means that the Tower Hamlets Local Plan will be examined in respect of the current consolidated London Plan (2016). The Mayor of London's response to the Tower Hamlets Local Plan Regulation 19 consultation (representation ID LP672) states that *'the Mayor is of the opinion that Tower Hamlets' draft Local Plan is in general conformity with the London Plan, subject to the Plan being reviewed within 10 years of its adoption in order to address housing supply in the later period of the plan.'* LBTH consider that as the NPPF now requires plans to be reviewed every 5 years, any review will, in any case, take place within 5 years.

2.4 However, as the new London Plan will form part of Tower Hamlets' development plan once it is published, both LBTH and the Mayor consider it beneficial for the emerging Local Plan to be developed with due consideration of the emerging London Plan. This will ensure that the publication of the new London Plan will not trigger the need for an early review of the newly adopted Tower Hamlets

<sup>1</sup> As required by section 24 (1) (b) of the Planning and Compulsory Purchase Act 2004, as amended

<sup>2</sup> In accordance with section 38 (2) of the Planning and Compulsory Purchase Act 2004, as amended

Local Plan. This matter has been raised by the planning inspector in relation to housing (question 5.10 in the Main Matters).

### **3. Duty-to-cooperate:**

3.1 The duty-to-cooperate places a legal duty on local planning authorities, amongst other bodies, to engage constructively on an ongoing basis to help maximise the effectiveness of the preparation of plans with regards to strategic cross boundary matters.

3.2 The proposed submission version of the Tower Hamlets Local Plan has been prepared by giving due regard to the requirements of the duty to cooperate, including with the Mayor of London's officers at the GLA. The formal engagement took place through the three public consultations on the Local Plan (as outlined below) and in meetings in between these consultations.

- Regulation 18 consultation - part 1 (December 2015 – February 2016) focusing on issues and options and part 2 (November 2016 – January 2017) setting out detailed visions, objectives, policies and site allocations.
- Regulation 19 consultation (October 2017 – November 2017)

3.3 Engagement with the GLA focused on a range of strategic factors, in particular with regards to housing targets, opportunity areas, preferred office locations / central activities zone and waste targets. Through this the GLA has been able to provide guidance regarding the emerging London Plan approach and thereby ensure that the draft Local Plan has been developed with due consideration of this approach.

3.4 A key area of co-operation has been the London Strategic Housing Land Availability Assessment (SHLAA) (2017). This is produced by the Mayor of London in collaboration with the London boroughs and is used by the Mayor of London to produce each borough's housing target. The SHLAA provides a robust indication of aggregate housing capacity at local planning authority level and across London. This London SHLAA also underpins the draft Local Plan trajectory by providing indicative figures for site allocations and SHLAA sites without permission, so the submitted Local Plan approach to housing delivery and growth is fully aligned with the emerging London Plan.

3.5 Further detail is provided in the Duty to Cooperate Statement ([SD11](#)).

### **4. Conformity with the emerging London Plan**

4.1 Further to the letter of general conformity provided by the Mayor of London in response to the Tower Hamlets Local Plan regulation 19 consultation (representation ID LP672) (before the draft London Plan was published), which provided detailed comments and concluded that the draft Local Plan was considered to be in line with the Mayor's emerging approach; the Mayor of London and LBTH confirm that, while it is noted that a limited number of the policies in the submitted Tower Hamlets Local

Plan are not fully aligned with those in the draft London Plan, they consider that the submitted Tower Hamlets Local Plan (including the proposed modifications) to be in general conformity with the emerging London Plan (including the Minor Suggested Changes).



**Juliemma McLoughlin** Chief Planner  
Signed on Behalf of the Mayor of  
London

30/08/18

Date



**Philip Wadsworth** Local Plan Place Team Leader  
Signed on Behalf of the London  
Borough of Tower Hamlets

06/09/2018

Date