

**LONDON BOROUGH OF TOWER HAMLETS**

Tower Hamlets Local Plan

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**HEARING AGENDAS**

Hearing Sessions will take place over thirteen days, commencing on 6 September and concluding on Monday 15 October. Attached are the agendas for matters 1-7. The remaining agendas for matters 8-11 will be published in early September.

The venue for the sessions will be:

**Room MP701, Town Hall, Mulberry Place, Clove Crescent,**

**London E14 2BG**

Participants should be aware of my Matters, Issues and Questions (ID-05) as these will provide the framework for the discussion at each of the sessions. Participants should also be aware of the Council's responses to document ID-05 which are available on the examination website, as well as the statements submitted by others, and the Statements of Common Ground (SoCG). These are all available on the examination website.

Some of my questions have been fully answered by the statements and if this is the case, limited discussion should be needed at the hearings themselves. Other areas require further discussion and I have identified these key areas on the following attached agendas.

*Christa Masters*

Inspector

**21 August 2018**

**HEARING AGENDA  
DAY 1 THURSDAY 6 SEPTEMBER 2018  
Morning session – 1000 – 1300**

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**Welcome and Inspector's Opening**

**Procedural matters**

**Status of the Council's suggested modifications and consultation thereon**

**Matter 1:**

General Matters and Legal requirements

**Issue** – Is the LP legally compliant?

***Key points for discussion***

- *Duty to cooperate and outcomes*
- *Strategic cross boundary issues of relevance?*
- *Has the LP been prepared in accordance with the Council's Statement of Community Involvement?*
- *Has the LP been based on a sound process of sustainability appraisal?*
- *Has the Habitats Regulations Assessment been undertaken in accordance with the Regulations? Statement in relation to paragraph 1.9.1 of the Councils Statement*
- *Any other matters*

**Participants:**

Canary Wharf Community Organisation

**Afternoon session – 1400 - 1700**

**Matter 2:**

The basis for the LP and spatial strategy

**Issue** – Are the strategic objectives justified and in accordance with national policy and the London Plan?

***Key points for discussion***

- *Does the LP provide a clear and justified vision for the borough?*
- *The opportunity areas and the London Plan*
- *Policy D.SG3 and the evidence base*
- *Any other matters*

**Participants:**

Michael Byrne

**HEARING AGENDA**  
**DAY 2 FRIDAY 7 SEPTEMBER 2018**  
**Morning session – 0930 – 1300**

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**Matter 3:**

Deliverability, Infrastructure and Viability

**Issues** - Does the LP take a justified and suitably evidence based approach to deliverability, infrastructure and viability?  
Is the LP consistent with national policy in this regard and will it be effective in terms of its implementation?

**Key points for discussion**

- *The Council's written response to matter 3 acknowledges at paragraph 3.1.2 that 4 of the site allocations as currently proposed are unviable. In order to address this, the Council have suggested text be instated in the introductory section of Part 4 of the plan (page 175). Does this additional text ensure the plan will be effective?*
- *Noting the Council's response at paragraph 3.2 to matter 3, in relation to the Viability assessment (SED5) are the assumptions used robust?*
- *Does the evidence base support the level of growth proposed and necessary infrastructure? The Council have provided an updated infrastructure phasing plan at appendix 5.1 to the matter statement 5.*
- *Is there sufficient certainty regarding the funding of necessary infrastructure identified at chapter 2 of the IDP (SD11)?*
- *School place requirements and early education provision and the policy basis*
- *Any other matters*

**Participants:**

Michael Byrne  
Rolfe Judd Planning obo Ballymore Group  
Quod obo St William LLP  
Quod obo Canary Wharf Group  
Isle of Dogs Neighbourhood Planning Forum  
Savills obo Greenland Hertsmere (London) Ltd, Lyca Group, Resolution Property, British Airways pension trustees Ltd, EID Partnership & Trilogy Property Advisers and Thomson Reuters.

**Afternoon session – 1400 – 1700**

**Matter 4**

Energy, Air Quality, Waste, Water & Open Space

**Issue** – Does the LP take a justified and suitably evidence based approach towards energy, air quality, waste, water and open space?

**Key points for discussion**

- *Policy D.ES2 and the identified evidence base including the Tower Hamlets Air Quality Action Plan (SED56), Joint Strategic Needs Assessment on Spatial Planning and Health (SED1), Tower Hamlets Wellbeing Strategy (SED7)*
- *Policy S.OWS1 and the evidence base. Paragraph 8.11 the Open Space Strategy (SED39) and the Green Grid Strategy Update (SED42). Issues raised by representation 1033229 on behalf of Barts Health NHS Trust*
- *Consistency between policies S.OWS1 and D.OWS3 (see MJM23)*
- *Any other matters*

**Participants:**

First Plan obo Gregory Brackett  
Rolfe Judd Planning obo Ballymore Group  
Montagu Evans obo Barts Health NHS Trust  
Quod obo Canary Wharf Group  
James Hills

**HEARING AGENDA  
DAY 3 TUESDAY 11 SEPTEMBER 2018  
Morning session – 0930 – 1300**

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**Matter 5**

Housing

**Issue** – Is the level of housing required deliverable?

***Key points for discussion***

- *Housing delivery through the plan period and the shortfall identified – review of the measures identified by the Council in paragraph 5.3.1 of their statement*
- *Five year supply and the housing trajectory (appendix 5.1 to the Council's statement response in relation to matter 5) , including assumptions regarding past completion rates*
- *Five year supply and alignment with the IDP (see appendix 5.2 of the Council's statement response in relation to matter 5)*
- *Allocated sites, indicative capacity and the evidence base*
- *Windfall allowance of 223 versus 215 identified at appendix 7 of the LP*
- *Any other matters*

**Participants:**

Cllr Peter Golds CBE obo Andrew Wood

James Stevens obo Home Builders Federation

Rolfe Judd Planning obo Ballymore Group

Quod obo St William LLP

Savills obo Greenland Hertsmere (London) Ltd, Lyca Group, Resolution Property, British Airways pension trustees Ltd, EID Partnership & Trilogy Property Advisers and Thomson Reuters

**Afternoon session – 1400 – 1700**

**Matter 5 continued**

**Participants: as above**

**HEARING AGENDA**  
**DAY 4 WEDNESDAY 12 SEPTEMBER 2018**  
**Morning session – 0930 – 1300**

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**Matter 6**

Local Housing need – including affordable housing and student housing

**Issue** – Will the LP be effective in delivering the appropriate type of housing to meet the needs of the borough?

**Key points for discussion**

- *Is the approach to the affordable housing target identified by policy SH.1 sound?*
- *Policy D.H2 – Affordable housing – is the policy justified, effective and flexible? Is the approach to tenure split justified and consistent with national policy?*
- *Policy D.H6 and the needs of the student population*
- *Policy D.DH7 Density –is the policy justified, effective and flexible?*
- *Policy D.H4 Specialist housing–is the policy justified and effective?*
- *Any other matters*

**Participants:**

Rabina Khan

James Stevens obo Home Builders Federation

Rolfe Judd Planning obo Ballymore Group

Quod obo St William LLP and Canary Wharf Group

ROK Planning obo Unite PLC

Savills obo Greenland Hertsmere (London) Ltd, Lyca Group, Resolution Property, British Airways pension trustees Ltd, EID Partnership & Trilogy Property Advisers and Thomson Reuters

**Afternoon session – 1400 – 1700**

**Matter 6 continued**

**Participants: as above**

**HEARING AGENDA**  
**DAY 5 THURSDAY 13 SEPTEMBER 2018**  
**Morning session – 0930 – 1300**

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**Matter 7**

Employment and Economic Growth

**Issue** – Are the policies, justified, deliverable and consistent with national policy? Are the site allocations proposed by the LP in relation to employment and economic growth clearly justified and appropriately defined?

***Key points for discussion***

- *Overall employment provision and the proposed distribution*
- *Job growth target - see MJM13-MJM14*
- *Policy S.EMP1 and the designated employment locations*
- *Has sufficient land been identified to meet the short and long term employment needs of the borough? See MJM15-MJM16*
- *Policy D.EMP2 and the threshold set for affordable workspace – is this reasonable and is the approach justified?*
- *Policy D.EMP3 and the active marketing period – is the policy sufficiently flexible?*
- *Any other matters*

**Participants:**

Rabina Khan  
Quod obo St William LLP  
Quod obo Canary Wharf Group

**Afternoon session – 1400 – 1700**

**Matter 7 continued**

**Participants: as above**