


<p align="center">Health and Wellbeing Board Tuesday 5 September 2017</p>	
<p>Report of the London Borough of Tower Hamlets</p>	<p>Classification: Unrestricted</p>
<p>Tower Hamlets Local Plan 2031: Managing Growth and Sharing the Benefits (Regulation 19 consultation)</p>	

Lead Officer	Ann Sutcliffe, Corporate Director of Place
Contact Officers	Marissa Ryan-Hernandez (Strategic Planning Manager) & Philip Wadsworth (Local Plan Place Team Leader)
Executive Key Decision	No

Summary

The Local Plan is the Council's most important planning document, guiding development to help manage future growth across the borough. A new Local Plan has been prepared to respond to local requirements and to reflect national and regional policy changes that have emerged in recent years, such as the Borough's housing target which was substantially increased through the London Plan in 2016. The Local Plan has been informed by comments received during two previous rounds of consultation and an up-to-date evidence base.

The Health and Wellbeing Board and its membership organisations are presented with an update on the following:

- the Local Plan process to date;
- changes since the last consultation – with a particular focus on health related comments and changes; and
- next steps (including consultation).

Recommendations

The Health & Wellbeing Board is recommended to:

1. consider the presentation on the update to the Tower Hamlets Draft Local Plan 2031: Managing Growth and Sharing Benefits; and
2. respond to the consultation with any comments on the current progress

1. REASONS FOR THE DECISIONS

- 1.1 Item is for information and discussion, no decision is required

2. ALTERNATIVE OPTIONS

- 2.1 Item is for information and discussion, no decision is required.

3. DETAILS OF THE REPORT

- 3.1 The Corporate Plan sets out a commitment to prepare a new Local Plan to appropriately manage and guide development anticipated over the next fifteen years which maximise the benefits from development across the borough as well as respond to policy changes and priorities at a national and regional level since the adoption of the current Local Plan. Primarily, this need arises from the significant increase in the borough's annual housing target from 2,885 to 3,931 homes per year, following the adoption of a revised London Plan in 2016.
- 3.2 The government also requires us to keep our Local Plan up-to-date to ensure that it responds to changes in national and regional guidance and policies as well as projections of population and employment growth (see paragraphs 157 and 158 of the National Planning Policy Framework).

DEVELOPING A NEW LOCAL PLAN

- 3.3 The Local Plan is the borough's key planning document and is a statutory requirement. It sets out policies to guide future growth and investment, as well as secure benefits from new developments, such as transport improvements and affordable housing.
- 3.4 The indicative timetable for adopting the Local Plan in accordance with statutory requirements is set out in the table below.

	Key Tasks	Stage	Reporting	Timescale
1	Publish the proposed submission version of the Local Plan	Publication (regulation 19)	Cabinet/Full Council	October/November 2017 (6 weeks)
2	Submit the Local Plan to the secretary of state	Submission (regulation 21)		Early 2018
3	Examination in public	Regulation 24		Anticipated Spring 2018
4	Adopt the new Local Plan	Regulation 26	Full Council	Late 2018

DRAFT LOCAL PLAN AND HEALTH PRIORITIES

- 3.5 The important role that planning can play in improving public health has been recognised in both the preparation and contents of the new draft Local Plan.

- 3.6 The Plan Making Team has worked closely with the Public Health Team to identify the key public health areas the Local Plan can influence.
- 3.7 Several evidence base documents have also helped identify key health priorities the Local Plan could help deliver. Some of the key evidence base studies with particular reference to public health include:
- Tower Hamlets Joint Strategic Needs Assessment: Planning and Health (2016)
 - Health and Wellbeing Strategy
 - Health Issues in Planning Best Practice Guidance (GLA, 2007)
 - Health Impact Assessment Matrix (London Healthy Urban Development Unit)
 - Tower Hamlets Sports Facilities Strategy (2017)
 - Tower Hamlets Green Grid Strategy: Update (2017)
 - Tower Hamlets Open Space Strategy (2017)
 - Tower Hamlets Water Space Study (2017)
 - Tower Hamlets Air Quality Annual Status Summary Report
 - Carbon Offset Fund Study (2016)
 - Carbon Policy Evidence Base (2016)
 - National Statistics, UK Local Authority and Regional Carbon Dioxide Emissions 2005 – 2014 (National Statistics, 2016)
 - London Local Air Quality Management Technical Guidance (GLA, 2016)
 - Tower Hamlets Cycling Strategy – 2016.
- 3.8 The above evidence base studies identify relevant health and wellbeing issues and resulting policy recommendations for the Local Plan.
- 3.9 The outcome of these studies has been to embed health improvements at the heart of the new Local Plan. One of the key objectives for the new Local Plan is ‘sharing the benefits of growth’, one of the key principles of which is that ‘Growth must bring an improved quality of life, health benefits and reduce health inequalities’. This will be implemented through ‘delivering healthy streets and neighbourhoods that promote active and healthy lifestyles and recreation and enhance people’s wider health and well-being’.
- 3.10 Health and wellbeing is a cross-cutting theme throughout the draft Local Plan, but has particularly shaped the following areas:
- A requirement for all major developments or those in particular areas (e.g. area of sub-standard air quality) or containing particular uses to complete a health impact assessment.
 - A strengthened policy on hot food take-ways.
 - A new policy to limit over-concentration of betting shops and payday loan shops.
 - A strengthened policy on the provision and standards of child play space in new developments.
 - A new approach to the provision of open space to ensure we maximise provision and enhance connectivity.
 - A strengthened policy on water spaces to optimise public use and enjoyment.
 - A new focus on active travel and promoting walking and cycling.
 - A strengthened policy on air quality to reduce the impact on air quality of new developments and to better protect users of new developments from existing poor air quality.

- Site allocations will accommodate health facilities to ensure new provision in areas of growth.

PREVIOUS CONSULTATION (REGULATION 18)

- 3.11 The preparation of the Local Plan has involved two rounds of public consultation (as outlined below):

Key Stages	When	Purpose / nature of stage
Our Borough, Our Plan: A New Local Plan First Steps'	January - February 2016	<ul style="list-style-type: none"> • Review of new and emerging policy and legislation, market changes, political priorities etc. • Outline scope of the plan • Key challenges / opportunities
Tower Hamlets Draft Local Plan 2031: Managing Growth and Sharing Benefits	November 2016 - January 2017	<ul style="list-style-type: none"> • Full draft Local Plan which included policies and site allocations. • Extensive engagement with internal and external stakeholders and members • Council's preferred approach based on evidence • Public drop-in events, area-specific workshops and bespoke meetings

- 3.12 These public consultations were advertised through a variety of methods to promote engagement from as broad a range of persons as possible. This included directly notifying statutory consultees and persons registered on our database via e-mail or letter, publishing a public notice in local press, utilising social media and displaying adverts at bus stops around the borough.
- 3.13 A number of events and meetings were held as part of consultation. This included drop-ins around the borough at which the public were able to view information and documents and gain assistance from officers, area-based workshops, bespoke meetings with specific groups such as the Youth Council, Local Voices (a local disability group) and the Tower Hamlets Housing Forum, and engagement with statutory consultees, key stakeholders and specialist officers from across the Council.
- 3.14 In total 103 representations were received during the last consultation which contained 908 separate comments. The following were the topics to receive most comments:
- Sustainable places (which included site allocations) – 21.8%
 - Design and heritage – 15.3%
 - Housing – 11.7%
 - Economy and jobs – 7.7%
- 3.15 The following points outline the nature of the primary changes to the Local Plan compared to the previous consultation during the regulation 18 stage as a result of the consultation and engagement highlighted above and further evidence:
- Additional policies have been introduced and existing policies amended to address the recommendations arising from new or updated evidence and comments received during consultation. Some of the changes closely related to health and wellbeing are referred to in para 3.10 above.

- Alterations have been made to address the government's soundness tests and/or legal compliance.
- Alterations have been made to policies and supporting text to ensure they are positively worded and/or to improve soundness.
- Policy designation boundaries and site allocations have been reviewed, with some being amended or removed.
- General changes have been made to improve the formatting and readability of the document.

TOWER HAMLETS LOCAL PLAN: MANAGING GROWTH AND SHARING THE BENEFITS (REGULATION 19 PUBLICATION STAGE)

- 3.16 The Local Plan covers a fifteen year period, from 2016 until 2031. The vision is derived from existing strategies and plans, as well as a number of discussions with the Mayor and Cabinet. Underpinning the vision, two key objectives, which are linked to a series of principles and implementation actions have been identified which will be delivered through a series of supporting policies. The vision has largely remained the same as the previous consultation document.
- 3.17 Policies are divided into two types.
- Spatial policies. These set out the overarching requirements and land designations covering different themes.
 - Development management policies. These provide further guidance on the spatial policies where it is considered appropriate and relevant.
- 3.18 Site allocations have been identified detailing the land use and infrastructure requirements as well as the design principles and delivery considerations.

PUBLIC CONSULTATION AND NEXT STEPS

- 3.19 The consultation on the Local Plan (regulation 19 stage) is anticipated to run from 2nd October 2017 to 12th November 2017.
- 3.20 The Local Plan will be published on the council's website and residents and stakeholders will be able to make comments on the document online, via email or post. The website will also contain details of all the consultation activities which will also be publicised in the local press well in advance of the events.
- 3.21 The six week consultation is the last opportunity for the public and stakeholders to influence the content of the plan. At this stage, we are seeking views on whether the Local Plan and supporting evidence is sound (i.e. appropriate, based on robust evidence and consistent with government policy) and legally compliant.
- 3.22 In line with the timetable set out above, feedback obtained through this consultation alongside the Local Plan will be sent directly to the Planning Inspectorate, who will consider these representations during the examination in public.
- 3.23 Following the examination in public, we will seek to adopt the new Local Plan, subject to the inspector's modifications. At this point, it will formally replace the current adopted Local Plan (the Core Strategy and Managing Development Document).

- 3.24 In advance of adopting the new Local Plan, we can begin to apply weight to the draft policies. The material weight of the policy strengthens the closer the Local Plan is to adoption, particularly following the conclusion of the examination in public and receipt of the inspector's recommendations.

4. COMMENTS OF THE CHIEF FINANCE OFFICER

- 4.1 This report accompanies a presentation to the Health and Wellbeing Board on the progress on the preparation of the Tower Hamlets Draft Local Plan 2031, and seeks the views of the Board on the consultation process, in particular in respect of issues affecting public health.
- 4.2 Following the statutory consultation period the Plan will be submitted to the Secretary of State, with all representations received being sent to the Planning Inspectorate for consideration as part of the examination in public.
- 4.3 Whilst there are no specific financial consequences arising directly from the recommendations in the report, ultimately the Local Plan will underpin key decisions in relation to the allocation of the limited resources available within the borough, and will influence the shaping of the Council's Medium Term Financial Strategy and Capital Strategy. In particular it will provide the basis for estimating the need for and cost of providing Council services based on changes to the borough's population together with the additional revenue generated from locally generated funding sources – Council Tax and increasingly Business rates.
- 4.4 The various studies and evidence required to support the plan set out some of the challenges that the Authority and its partners may face over coming years as a result of demographic and economic growth. Individual infrastructure developments will need to be subject to detailed planning at the appropriate time, including consideration of the financial impact on both partner organisations and on the Council. The Local Plan and supporting data will also provide evidence to determine the charging schedules in relation to Section 106 obligations and the Community Infrastructure Levy, and to inform decisions concerning the appropriate use of the resources secured.
- 4.5 The main costs associated with the development of the Local Plan are staffing related and are financed from within existing resources. As part of the consultation process expenditure will be incurred on items such as advertising, printing, hiring venues and facilitating public meetings. There is existing budgetary provision for these costs.

5. LEGAL COMMENTS

- 5.1 This report updates the Health and Wellbeing Board on progress with the Tower Hamlets Draft Local Plan 2031: Managing Growth and Sharing Benefits; and asks the Board to respond to the consultation with any comments on the current progress. The Health and Social Care Act 2012 ("the 2012 Act") makes it a requirement for the Council to establish a Health and Wellbeing Board ("HWB"). S.195 of the 2012 Act requires the HWB to encourage those who arrange for the provision of any health or social care services in their area to work in an integrated manner.
- 5.2 This duty is reflected in the Council's constitutional arrangements for the HWB which states it is a function of the HWB to have oversight of the quality, safety, and performance mechanisms operated by its member organisations, and the use of

relevant public sector resources across a wide spectrum of services and interventions, with greater focus on integration across outcomes spanning health care, social care and public health.

- 5.3 It is a statutory requirement for the Council as local planning authority (“LPA”) to identify the strategic priorities for the development and use of land in the authority's area, and the policies to address these priorities must be set out in the LPAs development plan documents, save where policies to address those priorities are set out in the spatial development strategy (the London Plan).
- 5.4 The Council’s Local Plan once adopted will, along with the London Plan, form the Council’s development plan (along with any neighbourhood plans that might follow). Together these documents are the key planning policy against which planning applications and permissions in principle will be assessed, and Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.5 The National Planning Policy Framework (“NPPF”) states that the purpose of the planning system is to contribute to the achievement of sustainable development which includes a social role, by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.
- 5.6 One of the core planning principles identified in the NPPF is that plan making should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. Paragraph 3.10 sets out some of the ways which health and wellbeing considerations have helped shape the draft Local Plan.
- 5.7 As noted in this report, following Cabinet approval, the next step is for the draft plan to be subject to a six week consultation. Following this consultation, Full Council will be asked to approve the submission of the proposed Local Plan to the Secretary of State for independent examination, along with supporting documents.
- 5.8 In carrying out the function of preparing a Local Plan, regard must be given to the public sector equalities duty to eliminate unlawful conduct under the Equality Act 2010. The duty is set out at Section 149 of the 2010 Act. It requires the Council, when exercising its functions, to have ‘due regard’ to the need to eliminate discrimination (both direct and indirect discrimination), harassment and victimization and other conduct prohibited under the Act, and to advance equality of opportunity and foster good relations between those who share a ‘protected characteristic’ and those who do not share that protected characteristic.
- 5.9 In respect of the Local Plan this report indicates that an equalities screening has been carried out as part of the Integrated Impact Assessment.

6. ONE TOWER HAMLETS CONSIDERATIONS

- 6.1 For the Local Plan, a full equalities screening has been prepared and is included as part of the Integrated Impact Assessment. The screening indicates that a full EqIA is not necessary as the draft Local Plan has exhibited due regard to the Council's Public Sector Equality Duty. Policies on safeguarding and provision of accommodation for Gypsies and Travellers were positive and the provision of adaptable and accessible accommodation will bring positive outcomes for the disabled and others. For the Regulation 19 consultation contact will be made with all groups, including those identified in the Council's Single Equality Framework, that were contacted during the previous stage of consultation. Officers will continue to work with the Council's Equalities team to ensure actions are undertaken to mitigate any impacts on the equality profile of those affected by the Local Plan.

7. BEST VALUE (BV) IMPLICATIONS

- 7.1 The new Local Plan will enable the council to continue to ensure that the delivery of housing, infrastructure and other new development is optimised, and that social, economic and environmental benefits continue to be secured and shared across the borough and beyond. The development of sites following the policies and guidance contained within the new Local Plan will generate section 106 and Community Infrastructure Levy (CIL) contributions, where relevant. This may include the delivery of new health facilities, affordable housing, local enterprise and employment opportunities, public realm enhancements and transport infrastructure.

8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 8.1 Appraising the effects of the Local Plan (known as sustainability appraisal) is a statutory requirement. Under the Planning and Compulsory Purchase Act 2004, a sustainability appraisal must comply with the requirements of a Strategic Environmental Assessment (SEA). This ensures environmental issues are incorporated into the Local Plan and assessed in decision-making throughout the entire plan making process.

9. RISK MANAGEMENT IMPLICATIONS

- 9.1 Throughout the drafting process of the Local Plan, it has been regularly reported and presented to a number of internal groups (including Local Plan Internal Stakeholders Group, Development and Renewal Directorate Management Team and Corporate Management Team) that consider risk management issues and mitigation measures.
- 9.2 Officers have worked collaboratively across the relevant services on developing the new Local Plan and its evidence base through CLT and the Local Plan Internal Stakeholder Group. The Mayor of Tower Hamlets and Lead Member for Strategic Development and Waste have been briefed frequently on the new Local Plan, providing significant input into the development of the Local Plan.

10. CRIME AND DISORDER REDUCTION IMPLICATIONS

- 10.1 The Local Plan contains policies that seeks to ensure the design of developments minimises opportunities for crime and creates a safer and more secure environment.

Linked Reports, Appendices and Background Documents

Linked Report

- NONE

Appendices

- NONE

Local Government Act, 1972 Section 100D (As amended)

List of “Background Papers” used in the preparation of this report

List any background documents not already in the public domain including officer contact information.

- NONE

Officer contact details for documents:

- N/A