

# Housing & Regeneration Scrutiny Sub-Committee

## Developing a new Local Plan

February 2023



# Overview



1. Need for a Local Plan review
2. Developing a Local Plan
3. Programme
4. Housing in the Local Plan
5. Getting involved



# The need for a Local Plan review



## National + Regional drivers:

- Statutory requirements to have an up-to-date plan
- The Town and Country Planning (Local Planning) (England) Regulations 2012
- Planning for the Future – White Paper
- Levelling Up & Regeneration Bill
- COVID-19
- Brexit
- New London Plan and guidance
- NPPF Revision

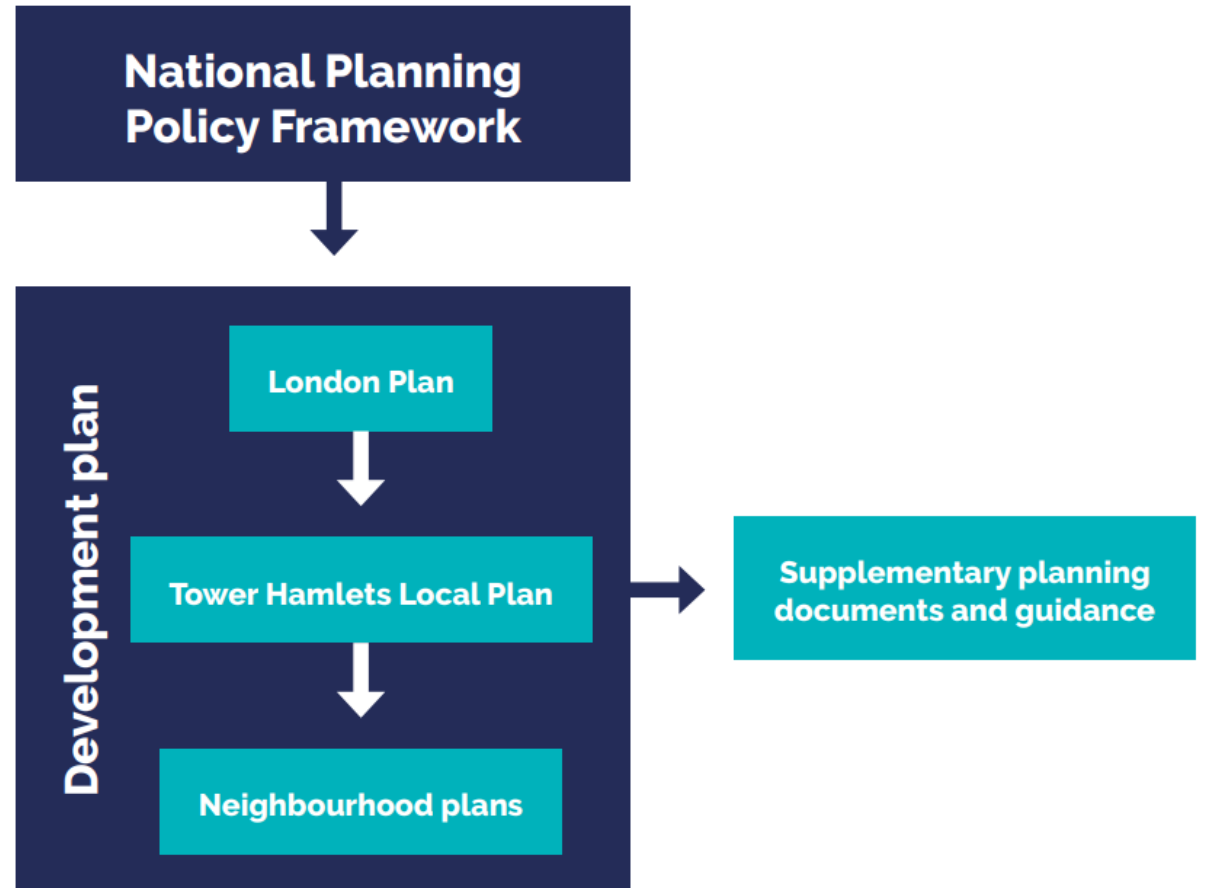
## Local drivers:

- New administration – Strategic Plan
- Overcrowding
- New non-traditional housing products
- Healthy living
- Sustainability
- Circular economy principles
- Managing tall buildings
- Safety in the public realm
- Fire safety
- Economy and employment
- LLDC



# Developing a Local Plan (1/3)

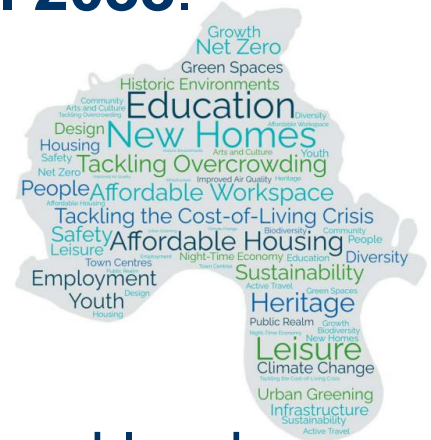
- Requirements
  - Statutory
  - Up date every 5 years
  - Conformity
  - Evidence based
  - Deliverable



# Developing a Local Plan (2/3)



- The new Local Plan covers a fifteen-year period, from **2023 until 2038**.
- The **vision** for the Local Plan is informed by the Strategic Plan, discussions with the Mayor and Cabinet and communities.
- **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.
- **Site allocations** have been identified detailing the land use and infrastructure requirements as well as the design principles and delivery considerations.



# Developing a new Local Plan (3/3)



## NPPF, Planning Practice Guidance and London Plan:

- LPAs must assess future needs and opportunities
- Explore and identify options for addressing these, and then set out a preferred approach
- Gather robust and justifiable evidence to support policies
- Evidence must inform what is in the plan and shape its development
- Remain in conformity with higher order guidance (incl LPGs)

## Key evidence base:

- Local Housing Need Assessment
- Employment Land Review
- Characterisation and Growth Strategy
- Conservation Area Appraisals
- Views and landmark buildings study
- Design-led Site Capacity Assessments
- Town Centre Capacity Study
- Carbon Policy Study
- Strategic Transport Assessment
- Integrated Impact Assessment
- Viability Assessment



# Programme

Stage	Output	Timeframes
Stage 0: Initiation and Programming	Project Initiation Document (PID) Internal engagement Identify evidence base	March – June 2022
Stage 1: Regulation 18 Preparation of Local Plan and Consultation	Commissioning evidence base 'First Proposal' policy & document development Reporting	August 2022 - December 2022
	'First Proposals' engagement	January 2023 – February 2023
	Reg 18 policy & document development Reporting	March 2023 - June 2023
	Statutory public consultation on the draft Local Plan	June 2023 - August 2023
Stage 2: Regulation 19 Publication of Local Plan	Reg 19 policy & document development Commission further evidence Reporting	Autumn 2023 - Winter 2023/24
	Statutory public consultation on the draft Local Plan	Spring / Summer 2024
Stage 3: Regulation 22 Submission of documents and information to the Secretary of State	Modifications to the Local Plan Submit to the Secretary of State	Summer 2024 – Autumn 2024
Stage 4: Regulation 24 Examination in Public	Examination in Public (process & hearing) Final Modifications	Winter 2024 – Spring 2025
Stage 5: Regulation 26 Adoption	Adoption process	2025



# Reporting and engagement



## Mayor, Lead Member and senior management

- Regular briefing/meeting dates scheduled
- **Steering groups**

## Internal Working Groups:

- Site allocations
- **Housing**
- Design + Conservation
- Employment + Economic Growth
- Environment + Sustainability
- Biodiversity + Green Infrastructure
- Movement + Connectivity
- Town Centres + Social Infrastructure  
(including education), Waste

## External stakeholders:

- GLA, TfL, Environment Agency, Historic England, statutory consultees
- Landowners, Developers, Housing Associations,
- Consultant firms, industry sounding boards, regional working groups, neighbourhood planning forums
- Neighbouring boroughs





# Housing in the Local Plan (1/2)



- Feedback to date
  - Mayor's office – overcrowding, quality of homes, Brick Lane SPD
  - Housing – site specific schemes incl Council sites, implementation of new(er) housing products, housing targets
  - Developers – viability, heights, provisions incl amenity
- Changes to housing-related policies
  - Unit mix updates
  - Policy strictly prioritising affordable provision
  - Guidance on provision of new housing models
  - Site allocations detail
  - Design and heights
  - Child play space and communal revisions



# Housing in the Local Plan (2/2)



- Emerging policy to address on-going priorities and changes, including,
  - Affordable housing
    - updated targets, genuine social housing and quality
  - Affordable housing products
    - e.g., managing proposals for ‘First Homes’ and DMR
  - Housing type
    - e.g., managing supply of Build-to-Rent, student housing, co-living and houses in multiple occupation
  - Meeting housing need
    - unit size and mix (incl family-sized homes) and specialist housing
  - Short-term lets – managing supply
- Site allocations will include:
  - Design-led assessment of housing capacity, including height definitions



# Engagement & Statutory Consultation



- Engage with the team at any point
  - input any service requirements
  - submit information / evidence to support asks
- Formal consultation for external stakeholders:
  - ‘First Proposals’ engagement – Winter 2022/23  
[Tower Hamlets new Local Plan early engagement | Let’s Talk Tower Hamlets](#)  
- PDF document, interactive document and events
  - Regulation 18 (Consult on draft Local Plan with policy options) – Summer 2023
  - Regulation 19 (Publication of developed Local Plan) – Spring / Summer 2024

