

# LBTH Local Plan

## Preparing for Submission

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# Agenda



1. Purpose of the session
2. Submitting the Local Plan to the Secretary of State
3. Preparing a Local Plan (for information)



# Part 1

## Purpose of the session



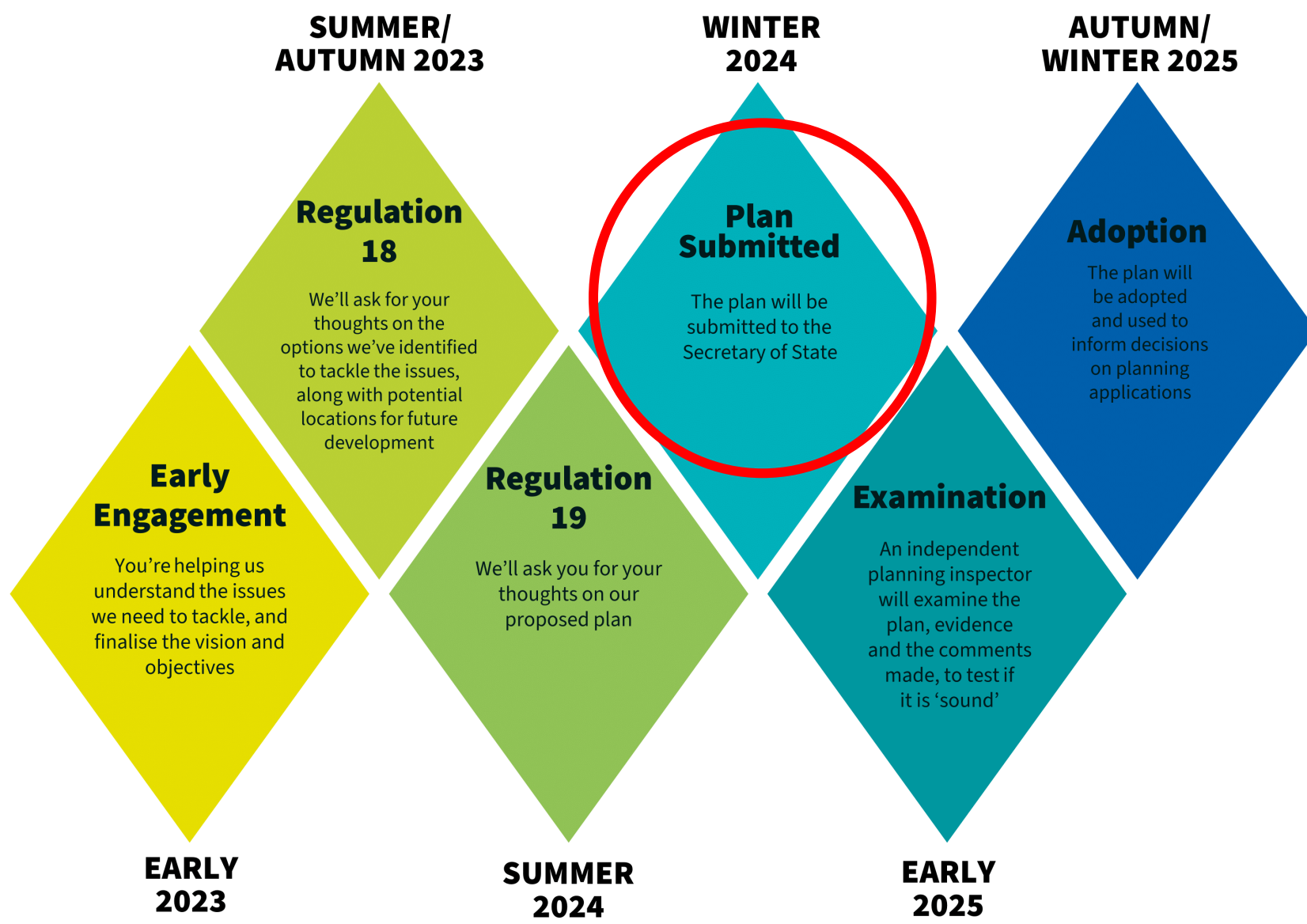
# Purpose of the session

Preparing the council for Submission of the Local Plan to the Secretary of State

Note the scope, process and timescales for the development of a new Local Plan

Item is for information and discussion; no decision is required.





Following extensive internal consultation and three rounds of statutory public engagement and consultation over the last three years, as well as being supported by technical evidence, the next step is submitting the Local Plan to the Secretary of State (SoS) for Examination in Public.



# Part 2



## Preparing the council for Submission of the Local Plan to the Secretary of State



# Preparing for Submission



- Formal reporting process
  - **Cabinet** – 26 March
  - **Full Council** – 2 April
- Finalise Full Council report and appendices
  - Appendix 1: Tower Hamlets Local Plan 2038 – Submission Version
  - Appendix 2: Local Plan Policies Map
  - Appendix 3: Integrated Impact Assessment
  - Appendix 4: Regulation 22 Consultation Statement
  - Appendix 5: List of evidence base documents to be published as part of consultation
  - Appendix 6: the Duty to Cooperate Statement
  - Appendix 7: Copies of representations made during the Regulation 19 consultation and the council's response to them
  - Appendix 8: Table of proposed modifications



# Recommendation for Full Council



## Key recommendation

- Approve the submission of the Tower Hamlets Draft Local Plan 2038 and related documents to to the Secretary of State for independent examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 together with any other required information (such as the council's Statement of Community Involvement, Local Development Scheme).





# Submitting to the Secretary of State



- All preparation and consultation has been undertaken in accordance with requirements set by national and regional government.
- Assessments have been undertaken to ensure soundness and legal compliance, including with the London Plan
  - **Soundness:** Justified (evidence based), Effective (deliverable and viability-tested), Consistent (with national policy), positively prepared (seek to meet objectively assessed development and infrastructure requirements)
- The Minister of State's letter to the Planning Inspectorate on 30 July 2024 setting out the government's expectations that LPAs should only submit plans that are 'sound' has been noted.



# Part 3

## Preparing a Local Plan



# Need for a new LBTH Local Plan



- Reflect the ambitions of the council and new national government, especially for affordable / housing
- Respond to changes in new national and regional guidance
- Respond global and local, social, environmental, political and economic shifts, e.g., impacts of the coronavirus pandemic, Brexit and the cost-of-living crisis
- Be informed by new information gathered and released, e.g., Census
- Meet the needs of an increased population in terms of infrastructure
- Plan for the parts of the borough brought back from London Legacy Development Corporation (LLDC)



# LBTH new Local Plan



National Planning  
Policy Framework



Development Plan

London Plan



Tower Hamlets  
Local Plan



Neighbourhood  
Plans



Supplementary  
Planning  
Documents  
and Guidance

- Plan period: 2023-2038
- Addresses the needs and opportunities of the area by setting out planning policies and proposals for new development
- Forms part of the statutory development plan
- Must be adopted within 5 years of Council's previous Local Plan
- Is the starting point for determining local planning applications and guides decisions on future development proposals



# Local Plan requirements



- The preparation of a new Local Plan must follow nationally set legal and procedural requirements as set in,
  - Town and Country Planning (England) Regulations 2012
  - National Planning Policy Framework (NPPF 2012)
  - Compulsory Purchase Act 2004
- The regulations also include the criteria against which the new Local Plan will be independently tested to ensure it is fit for purpose and ‘sound’ in planning terms. These are:
  - Positively prepared
  - Justified
  - Effective and deliverable
  - Consistent with national policy



# Structure of the draft Local Plan



- 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, town centres and infrastructure)
  - *Spatial policies - overarching principles explaining how the vision and objectives will be achieved*
  - *Development management policies – detailed criteria to determine planning applications*
- Part 4: Sub-areas and site allocations
- Appendices, including Financial contribution calculation methodologies and monitoring



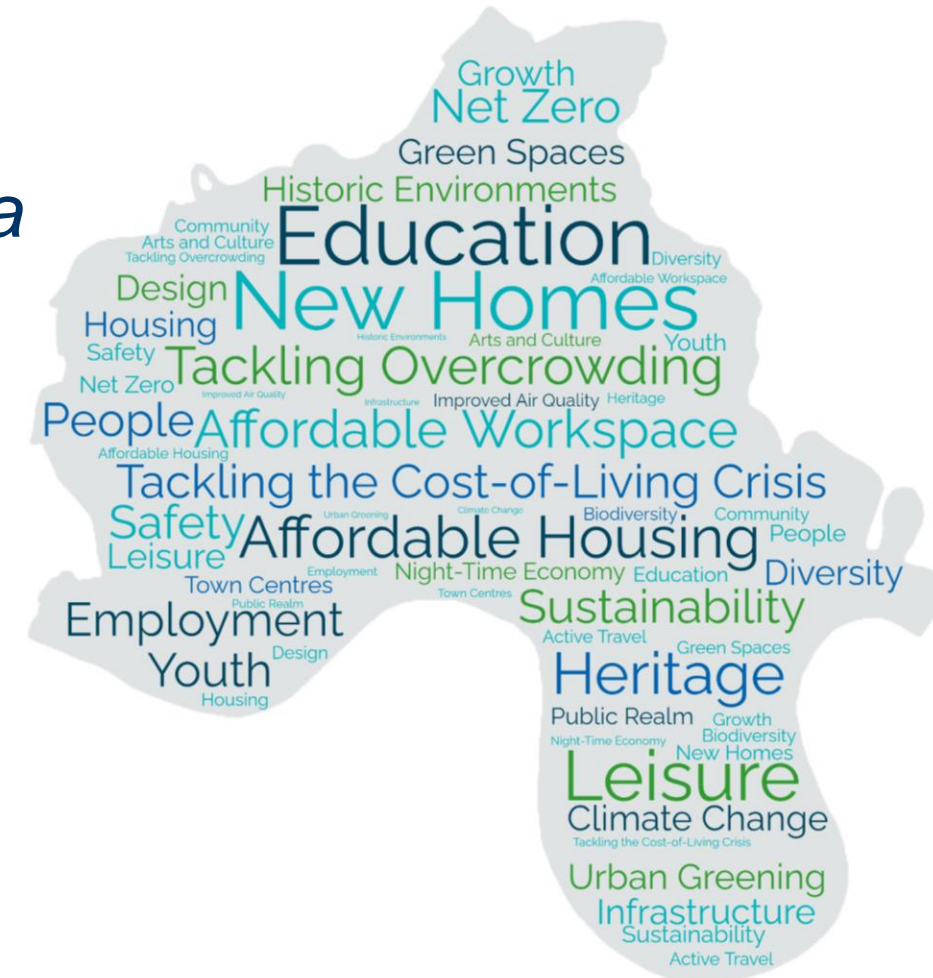
# Content of the draft Local Plan



## Vision

*Empowering the next generation: building a brighter future for Tower Hamlets, together*

- Long-term vision for the borough
- Engagement with the Mayor
- Aligns with the Council's Strategic Plan
- Clear, realistic, locally distinctive and spatial in planning terms



## Objectives

1. Empowering our communities culturally, economically, and politically
2. Tackling overcrowding and housing in our borough
3. Supporting young people and accelerating education
4. A thriving local and global economy that boosts jobs, skills, businesses and tackles inequalities
5. Securing infrastructure delivery to protect and strengthen public services
6. A clean and green future
7. Healthy, safe and inclusive neighbourhoods





## Policy themes

1. Delivering the local plan
2. Homes for the community
3. Clean and green future
4. People, places and spaces
5. Inclusive economy and good growth
6. Town centres
7. Community infrastructure
8. Biodiversity and open space
9. Reuse, recycling and waste
10. Movement and connectivity



# Site allocations



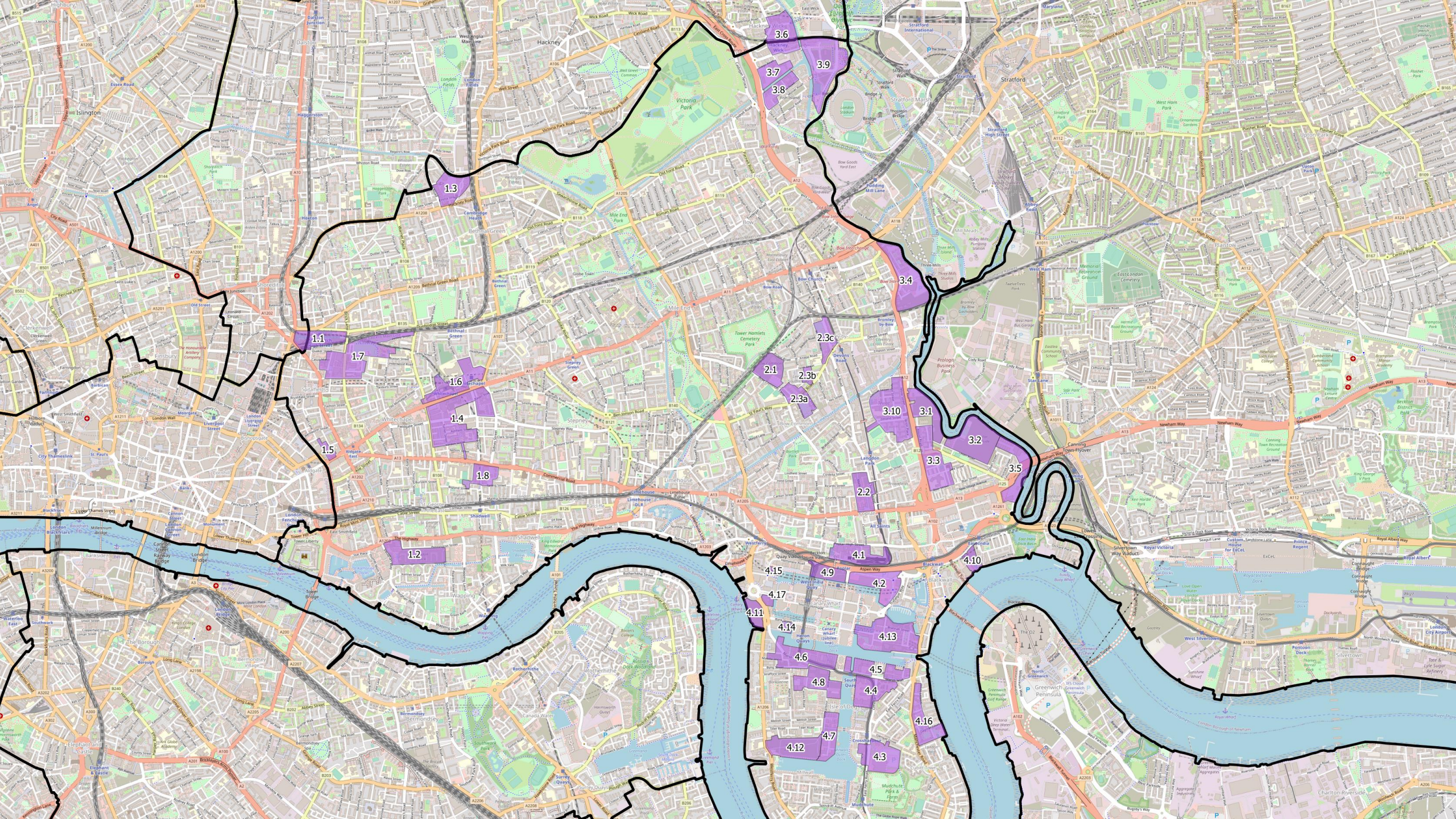
- 36 sites
- Minimum capacity of 500 homes (or equivalent for student housing)
- All residential-led, except London Met Uni
- Show indicative capacities, height strategies, design principles, required infrastructure and appropriate land uses.
- A design-led approach informed either by existing consents or from the site capacity studies that are published as part of the evidence base.



# Site allocations list

- Bishopsgate Goods Yard (1.1)
- London Dock (1.2)
- Marian Place (1.3)
- Whitechapel South (1.4)
- London Metropolitan University (1.5)
- Whitechapel North (1.6)
- Brick Lane / Pedley Street (1.7)
- Watney Market (1.8)
- Bow Common Gasworks (2.1)
- Chrip Street (2.2)
- Devons Road (2.3)
- Ailsa Street (3.1)
- Level Road Gasworks 3.2)
- Aberfeldy (3.3)
- Bromley by Bow (3.4)
- Council Depot / Blackwall Trading Estate (3.5)
- Hackney Wick (3.6)
- Hespcott Road (3.7)
- Neptune Wharf (3.8)
- Sweetwater (3.9)
- Teviot (3.10)
- Aspen Way (4.1)
- Billingsgate Market (4.2)
- Crossharbour (4.3)
- Limeharbour (4.4)
- Marsh Wall East (4.5)
- Marsh Wall West (4.6)
- Millharbour South (4.7)
- Millharbour (4.8)
- North Quay (4.9)
- Reuters (4.10)
- Riverside South (4.11)
- Westferry Printworks (4.12)
- Wood Wharf (4.13)
- 10 Bank Street (4.14)
- Hertsmere House (4.15)
- Samuda Estate (4.16)
- Park Place / Westferry (4.17)





# Developing our Local Plan



- Taking on board local priorities as reflected in the Strategic Plan 2022-26
- Adhering to legal requirements as set out in the Town & Country Planning Act and regulations and the National Planning Policy Framework
- Developing an extensive evidence base (77 documents) which serve as our Examination in Public 'library' and includes viability assessments, needs assessments, delivery plans and council strategies.
- Undertaking a 6-week early engagement period and two statutory consultation periods (Regulation 18 and Regulation 19) held in line with the Council's Statement of Community Involvement and under the requirements of a Duty to Cooperate



# Regulation 19 – Proposed Submission



- Following Cabinet approval on 24 July 2024, the Proposed Submission Local Plan proceeded to consultation (known as Regulation 19 consultation) which ran from 13 September 2 to 28 October 2024.
- The focus of this consultation – as required by legislation – was on the four tests of ‘soundness’, meeting the requirements of the Duty to Co-operate and legal compliance of the plan.
- ‘Representations’ (comments) raised are logged and analysed to determine our approach, e.g., modifications, statements of common ground, or discussion at the Examination in Public hearings.



# Responding to representations



Overall approach to Council's response to 'representations' raising soundness concerns is to defend our policy position.

## Where appropriate:

- officers will enter discussions with stakeholders to resolve issues ahead of hearings through Statements of Common Ground
- propose 'modifications' to the Secretary of State which relate to ensuring accuracy and/or providing clarity

## Key representations

- Viability of affordable housing requirements (test of soundness 'deliverability')
- Impact of tall buildings (non-conformity and test of soundness 'justified')
- Waste management (non-conformity and test of soundness 'justified')



# Policy changes from adopted Local Plan (1/2)



Policy	Adopted Plan	Emerging Plan	Representations of objection / response
Affordable Housing	35% affordable with a 70/30 tenure split	40% affordable with an 85/15 tenure split	GLA considers this approach will lead to more viability assessed applications. Response: policy required to address borough needs. Tested as viable.
Student Housing and Co-living affordable housing	n/a	50% traditional (C3) affordable housing	Developers have objected Response: policy required to prioritise C3 housing.
Tall Buildings	Restricted to limited zones except where providing strategic infrastructure	Zones expanded to cover most of the borough, height restrictions removed in some locations	Historic England and GLA have objected – impact on heritage assets has not been considered. Response: policy required to address borough needs. Mitigation through Heritage Impact Assessment
Waste	Relies on areas of search to meet requirements	Sets out the use of on-site segregation facilities,	Joint Waste Group not committing to helping meet out requirement. Response: continue to seek capacity from neighbouring authorities. Proposing modification to approach.



# Policy changes from adopted Local Plan (2/2)



Policy	Adopted Plan	Emerging Plan	Representations of objection/response
Affordable Workspace	10% of floorspace 10% discounted rent 10 years  10/10/10 approach	15% of floor space, at peppercorn rent for the lifetime of the development.  Will clarify requirements are for uplift.	Commercial developers raising issues of viability. Response: Flexibility built into the policy. Tested as viable.
Loss of employment space	Strictly no loss in POLs	More flexibility for loss of office space in both City Fringe and Canary Wharf	Developers would like us to provide even more flexibility. Response: protect employment space. Tested as viable.
Biodiversity Net Gain	New approach	Our standards go above national policy to reflect local characteristics (where opportunities are limited).	Departure from national policy Response: policy required to address borough needs. Tested as viable.
Embodied Carbon & Energy Use	Focuses on operational regulated energy use	Energy Use Intensity approach – shift from carbon emissions to energy use	Developers have objected. Not in line with the London Plan. Response: GLA has not objected.

# Managing risks

- Meet legal requirements and tests of soundness
- Respond to consultation
  - address local and strategic needs and statutory advice
  - reflect consultation responses
- Consistency with Council plans and strategies
- Ensure value for money
- Impacts on organisation and ensuring council deliver their services in accordance with emerging Local Plan policies
- Secure robust evidence to defend policies
- Address impacts through required Integrated Impact Assessment
  - Sustainability, Habitats, Equalities and Health



# 'Soundings'



- An informal advisory session for our draft Local Plan was provided by a planning Inspector from PINS to manage risks
- Counsel advice is being sought
- Noting other LPAs have submitted local plans that have also increased requirements on certain policy areas, such as housing provision, to address local needs
- Where other LPA local plans have submitted and/or are holding hearings, officers have and will continue to attend hearings to understand issues being raised by inspectors
- To date, the scrutiny of other LPA policies provide an information source / check & balance for our Local Plan which is helpful as we progress to Examination to Public



# Next steps



- April: Full Council approval
- May: Submit to the Secretary of State and await hearing dates
- Summer: Prepare for Examination in Public hearings
- Autumn\*: Hearings
- Winter\*: Await Inspector's binding report
- Spring 2026\*: adoption process

\*Timescales following submission are dictated by the Planning Inspectorate

