

Ref	Part / section	Chapter/ Theme	Paragraph	Policy	Amendment (Deleted text shown as struck through and additional text shown in green. Please note: these changes have been made in response to the inspector's main matters. Existing modifications are in red (which were submitted to the Planning Inspectorate on 28th February 2018).	Reason for change (Please note that references to representations refer to those received in response to the amendments to the proposed submission version of the Tower Hamlets Local Plan unless otherwise stated).
MJM1	Section 3	Chapter 2: Achieving sustainable growth		Policy D.SG3: Health impact assessments	1. The following developments are required to complete and submit a rapid health impact assessment as part of the planning application. a. Major developments. a. b. New Major development within an area of sub-standard air quality (as shown on the Policies Map). b. c. Developments which contain any of the following uses: i. Education facilities. ii. Health facilities. iii. Leisure or community facilities. iv. A5 uses (hot-food-takeaways). v. Betting shops. vi. Publicly accessible open space.	For clarification in response to the inspector's questions (main matter 2)
MJM2	Section 3	Chapter 3: Creating attractive and distinctive places.		Policy S.DH1: Delivering high quality design	i. take into account the effects on the microclimate and use design and construction techniques to reduce and mitigate the impact of noise, overheating and air pollution that ensure that the development does not result in unacceptably harmful impacts arising from overheating, wind, air pollution, light pollution and noise pollution and the loss of sunlight and daylight, whilst optimising energy and waste efficiency; and	To respond to the inspector's questions (main matter 8)
MJM3	Section 3	Chapter 3: Creating attractive and distinctive places.	3.18		In addition, part 1 seeks to embed the principles of secured by design into the design and layout of new development. Developers should refer to the relevant guidance in relation to counter-terrorist and crime prevention security and engage fully in the pre-application process in order to ensure that measures to mitigate risks are incorporated into developments, where appropriate.	To respond to the inspector's questions (main matter 7)
MJM4	Section 3	Chapter 3: Creating attractive and distinctive places		Figure 7	Amend boundary of the "Skyline of Strategic Importance" to reflect the Canary Wharf tall building zone	For clarity and coherence with other policies in the plan (D.DH6)
MJM5	Section 3	Chapter 3: Creating attractive and distinctive places.		Policy D.DH6: Tall buildings	Replace part 3 with the following: 3. Outside these zones, tall building proposals will only be supported where they meet the criteria set out in part 1 and can demonstrate how they will: a. be located in areas with high levels of public transport accessibility within town centres and/or opportunity areas; b. address deficiencies in the provision of strategic infrastructure; c. significantly strengthen the legibility of a designated town centre or mark the location of a transport interchange or other location of civic or visual significance within the area; and d. not undermine the prominence and/or integrity of existing landmark buildings and tall building zones.	For clarification in response to the inspector's questions (main matter 8)
MJM6	Section 3	Chapter 4: Meeting Housing Needs		Policy D.H2: Affordable housing / mixed and balanced communities	5. Estate regeneration development schemes are required to: a. protect and enhance existing open space and community facilities; a. b. protect the existing quantum of affordable and family units, with affordable units re-provided with the same or equivalent rent levels; b. c. provide an uplift in the number of affordable homes; and c. d. bring existing homes up to the latest decent homes standard. include plans for refurbishment of any existing homes to the latest decent homes standard.	Clarification to reflect operation of decent homes work and respond to the inspector's questions (main matter 6)

MJM7	Section 3	Chapter 4: Meeting Housing Needs	4.36		<p>4.36 Part 3 requires proposals to provide a range of unit sizes. Unit size distribution will be calculated by unit numbers and not habitable rooms. Developments may be required to meet updated needs as a result of monitoring. Where a development proposes to deliver at least 35% affordable housing (to use the fast track approach) and in exceptional circumstances (for example, where applications propose to deliver a significantly higher quantum of affordable housing than 35%, whilst meeting the required affordable housing tenure mix, and/or propose to deliver significant social infrastructure on-site), we will consider a different housing mix, having regard to the following factors:</p> <ul style="list-style-type: none"> • The proposal must meet the tenure split requirements outlined in part 1. • Proposals will be expected to meet our affordable housing product requirements outlined in paragraphs 4.29 and 4.30. • Greater unit mix flexibility can be applied to the market tenure unit mix, as opposed to the unit mix for affordable housing. However, the scheme must still provide a significant proportion of family housing in the market tenure and proposals will be expected to meet our unit mix requirements to deliver family housing in the affordable tenures. <p>The use of the fast track threshold approach where the unit mix and affordable housing product split is not being met must be confirmed as acceptable by our affordable housing team.</p>	Deliver flexibility to allow for developers to use the threshold approach
MJM8	Section 3	Chapter 4: Meeting Housing Needs	4.38	Policy D.H2: Affordable housing / mixed and balanced communities	<p>4.38 Housing estates in the borough provide a large number of affordable homes, as well as much valued open space and community facilities. Part 5 recognises the importance of retaining these facilities and the existing quantum of affordable housing. Where it would result in an improvement in quantity and quality of open space or community facilities, re-provision will be allowed. Affordable units must be re-provided with the same or equivalent rent levels. This policy also recognises that additional homes may be provided through estate regeneration schemes and seeks to secure that any net additional homes are also subject to the affordable housing requirements in policies S.H1 (see part 2) and D.H2 (see parts 1 and 2). Part e d ensures that there is a plan in place to bring any existing homes retained as part of an estate regeneration scheme provides higher quality homes which meet the latest decent homes standards- up to the latest decent homes standards, either during the regeneration works or through a planned maintenance and/or major works programme.</p>	<p>Clarification to reflect operation of decent homes work in response to the inspector's questions (main matter 6).</p> <p>Supporting text to support policy change proposed above.</p>
MJM9	Section 3	Chapter 4: Meeting Housing Needs		Policy D.H7: Housing with shared facilities (houses in multiple occupation)	<p>1. New houses in multiple occupation will be supported where they:</p> <ol style="list-style-type: none"> meet an identified need; do not result in the loss of existing larger housing suitable for family occupation; can be secured as a long-term addition to the supply of low cost housing, or otherwise provides an appropriate amount of affordable housing; are located in an area of high transport accessibility; do not give rise to any significant amenity impact(s) on the surrounding neighbourhood; and comply with relevant standards and satisfies the housing space standards outlined in policies D.H3 and D.DH8. <p>2. The loss or self-containment of good quality homes for multiple occupation will be resisted unless:</p> <ol style="list-style-type: none"> it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation; or adequate replacement housing with shared facilities will be provided that satisfies criteria (a to f) above. 	For clarification. The policy also aligns better to policy S.H1
MJM10	Section 3	Chapter 4: Meeting Housing Needs	4.66	Policy D.H7: Housing with shared facilities (houses in multiple occupation)	<p>4.66 The Greater London Authority (GLA) household projections suggest there is an increasing demand for HMO-style accommodation in the borough, particularly among young people. The number of 'other type' households (which includes HMOs) headed by persons aged 16-34 is projected to rise from 12,295 in 2016 to 16,555 in 2031 NEW FOOTNOTE. High quality, large-scale HMOs can help meet this need. This will need to be demonstrated with regards to the specific scheme and location (part a). Applications should seek to address housing need, as outlined in policies S.H1 (see paragraph 4.21) and D.H2. It is considered this is best delivered through a mixed tenure scheme which could meet a range of housing needs. In addition However, reflecting the changing role of HMO-style accommodation in the borough and the acute shortage of affordable housing, it is appropriate that all forms of market housing (including HMOs) contribute towards meeting the high affordable housing need.</p> <p>NEW FOOTNOTE: Tower Hamlets Strategic Housing Market Assessment (2017)</p>	Align better to policy S.H1

MJM11	Section 3	Chapter 4: Meeting Housing Needs	4.67	Policy D.H7: Housing with shared facilities (houses in multiple occupation)	4.67 Part 1 (a, b and c) ensures development contributes towards maintaining mixed and balanced communities. Our affordable housing service - using the evidence from the latest strategic housing market assessment - will assess the proposed rent levels to determine whether the development would primarily provide housing with shared facilities for people with low incomes. Where it would not meet the housing needs of those on low incomes, developments will be required to meet the affordable housing requirements outlined in policies S.H1 and D.H2. Affordable housing contributions will be sought from all residential developments (as per the GLA's Housing Supplementary Planning Guidance).	For consistency and accuracy																																			
MJM12	Section 3	Chapter 4: Meeting Housing Needs	4.69	Policy D.H7: Housing with shared facilities (houses in multiple occupation)	4.69 HMO developments must provide high quality living space, in line with relevant standards, as outlined in policies D.DH3 and D.DH8. Applicants should also ensure that HMOs satisfy the appropriate environmental health and fire safety standards.	For clarification																																			
MJM13	Section 3	Chapter 5: Delivering economic growth	5.3		The total number of jobs in the borough are projected by the GLA to rise from 285,600 in 2015 to 410,600 in 2031, an increase of 44% (125,000 jobs), by some way the highest growth figure in London (38). This is based on previous growth trends being maintained into the future; between 2005 and 2015 there was a comparable jobs increase of 47%. In terms of projected jobs in office and industrial sectors, we have used forecast data supplied by Experian Economics. An alternative projection is provided by Experian, one of the UK's major economic forecasters, which is based on an overall assessment of the national and local economy and apportions growth more equally across London. While this is a more modest forecast than the Greater London Authority's projections, projected growth is still significant at This identifies a growth of 36,481 employment jobs in the borough over the plan period. Tables 2 and 3 below sets out these figures forecasts along with estimates assumptions on the net additional floorspace that would be required to support these jobs.	The LP included an incorrect breakdown of the GLA projection (125,000 jobs) target into employment sectors only. To rectify this issue, a modification has been made to only show the employment floorspace/job breakdown based on Experian data only (in line with our evidence). This does not materially affect the plan or the evidence, although text changes are required.																																			
MJM14	Section 3	Chapter 5: Delivering economic growth	5.4		The tables show that while our evidence can demonstrate that there is sufficient supply of sites identified for future office floorspace capacity in the borough to exceed the lower office projections from Experian, there is a large shortfall compared to the GLA's projections(39). With the GLA figures being based on previous trends, it is prudent to plan on the basis of the Experian figures being far exceeded. On both sets of projections+There is however a shortfall of industrial floorspace compared to demand as a result of significant losses of industrial land in the borough in recent years and the displacement of businesses into the borough from the City of London and other inner London boroughs where they have been forced out by higher rents and land values. As such, it is vital that existing provision is protected where it continues to meet a need and that new floorspace is encouraged in appropriate locations to service the needs of industry as well as the needs meet future demand as well as protect the world-class employment hubs of the City Fringe and Canary Wharf. Consequently, we are seeking to introduce article 4 directions to remove permitted development from employment uses in key locations.	See above																																			
MJM15	Section 3	Chapter 5: Delivering economic growth	Table 2		Table 2 will replace tables 2 and 3: Table 2: Jobs and floorspace (sqm) forecasts: 2015-2030	See above																																			
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MJM16	Section 3	Chapter 5: Delivering economic growth	Table 3		Remove table 3 The remaining table numbers will be reordered accordingly.	See above																																			

MJM17	Section 3	Chapter 5: Delivering economic growth	5.5		While the GLA industrial projections cannot be met from identified sites in the development pipeline, potential additional capacity exists to make up the shortfalls cited in table 3. For both office and industrial uses, there are opportunities within designated employment locations to add a significant quantum of floorspace through the intensification of existing provision. For both offices and industrial uses, there are also numerous opportunities for new employment floorspace to be delivered through 'windfall' sites, generally through mixed-use developments across the borough and in the site allocations listed in section 4.	See above																																																						
MJM18	Section 3	Chapter 6: Revitalising our town centres	6.16		<p>Table 4 below provides a breakdown of the retail floorspace capacity requirements across the Major and District different tiers of Centres during the plan period.</p> <p>Table 4: Proportion of new retail floorspace required</p> <table border="1"> <thead> <tr> <th>Tier of centre</th> <th>Type of goods</th> <th>Amount of floorspace (square metres)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Major and District Centres</td> <td>Convenience</td> <td>4,061</td> </tr> <tr> <td>Comparison</td> <td>4,627</td> </tr> <tr> <td rowspan="2">Neighbourhood Centres</td> <td>Convenience</td> <td>2,033</td> </tr> <tr> <td>Comparison</td> <td>1,963</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Type of centre</th> <th>Name</th> <th>Amount of convenience floorspace (square metres) ¹</th> <th>Amount of comparison floorspace (square metres) ²</th> </tr> </thead> <tbody> <tr> <td>Major Centre</td> <td>Canary Wharf</td> <td>1,119</td> <td>No capacity</td> </tr> <tr> <td rowspan="8">District Centre</td> <td>Bethnal Green</td> <td>919</td> <td>1,868</td> </tr> <tr> <td>Brick Lane</td> <td>54</td> <td>63</td> </tr> <tr> <td>Chrisp Street</td> <td>381</td> <td>1,077</td> </tr> <tr> <td>Crossharbour</td> <td>504</td> <td>No capacity</td> </tr> <tr> <td>Roman Road East</td> <td>565</td> <td>1,523</td> </tr> <tr> <td>Roman Road West</td> <td>48</td> <td>No capacity</td> </tr> <tr> <td>Watney Market</td> <td>471</td> <td>389</td> </tr> <tr> <td>Whitechapel</td> <td>2,262</td> <td>3,105</td> </tr> <tr> <td>Neighbourhood Centres</td> <td>All</td> <td>2,033</td> <td>2,066</td> </tr> <tr> <td>Borough-wide capacity²</td> <td></td> <td>7,941</td> <td>No capacity</td> </tr> </tbody> </table> <p>¹ Tower Hamlets Town Centre Retail Capacity Study (2016) ² Tower Hamlets Town Centre Retail Capacity Study (2016). Please note: Where identified that there is 'no capacity', this represents a negative retail capacity figure as a result of committed development.</p>	Tier of centre	Type of goods	Amount of floorspace (square metres)	Major and District Centres	Convenience	4,061	Comparison	4,627	Neighbourhood Centres	Convenience	2,033	Comparison	1,963	Type of centre	Name	Amount of convenience floorspace (square metres) ¹	Amount of comparison floorspace (square metres) ²	Major Centre	Canary Wharf	1,119	No capacity	District Centre	Bethnal Green	919	1,868	Brick Lane	54	63	Chrisp Street	381	1,077	Crossharbour	504	No capacity	Roman Road East	565	1,523	Roman Road West	48	No capacity	Watney Market	471	389	Whitechapel	2,262	3,105	Neighbourhood Centres	All	2,033	2,066	Borough-wide capacity²		7,941	No capacity	In response to the inspector's preliminary question and main matters (matter 9).
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MJM19	Section 3	Chapter 6: Revitalising our town centres	6.17		6.17 Where new retail or leisure floorspace is proposed beyond these figures, the applicant will be expected to demonstrate that a demand does exist for such floorspace and that it would not detrimentally harm the viability and vitality of existing floorspace in the centre and nearby town centres (see part 2).	In response to the inspector's preliminary question and main matters (matter 9).																																																						
MJM20	Section 3	Chapter 6: Revitalising our town centres	6.17		The level of need for retail floorspace set out in table 4 is based on a constant market share approach over the plan period. It takes into account the impact of committed development, which is why some town centres do not have any floorspace capacity in the comparison retail sector as a result of the growth potential in these areas, particularly in Canary Wharf.	In response to the inspector's preliminary question and main matters (matter 9).																																																						
MJM21	Section 3	Chapter 6: Revitalising our town centres	6.18		<p>These figures should not, however, represent a ceiling to new development. New floorspace and investment may enhance the profile of a town centre, helping to claw back expenditure, and increase market share and trade retention. Furthermore, there is still no certainty that committed development will come forward as planned in the short term, highlighting the importance of ensuring these figures are kept under review throughout the plan period.</p> <p>Where new development or change of use is proposed within designated town centres, applicants should demonstrate through an assessment of the designated centre that the resulting mix of uses is sufficient to allow the centre to continue to meet the needs of nearby communities and that change of use would not lead to the undermining of the designated centre or parade. New development should also help to meet the principles set out in part 4 to ensure that our town centres remain vibrant and attractive.</p>	In response to the inspector's preliminary question and main matters (matter 9).																																																						
MJM22	Section 3	Chapter 6: Revitalising our town centres		Policy D.TC2 (Protecting retail in our town centres)	<p>3. Within the Secondary Frontages, development should will be expected to:</p> <p>a. contribute to achieving a minimum of 40% ensure the proportion of ground floor units within as A1 (retail) use does not fall below 40% of</p>	For accuracy, consistency and clarification																																																						

MJM23	Section 3	Chapter 8: Enhancing open spaces and water spaces		Policy S.OWS1: Creating a network of open spaces	<p>1. Proposals will be required to provide or contribute to the delivery of an improved accessible, well-connected and sustainable network of open spaces through:</p> <p>a. protecting all existing open space to ensure that there is not net loss (except where it meets the criteria set out in policy D.OWS3);</p> <p>b. maintaining the open character of Metropolitan Open Land;</p> <p>c. improving the quality, value and accessibility of existing publicly accessible open space across the borough and neighbouring boroughs, in line with the Green Grid Strategy, Open Space Strategy, Local Biodiversity Action Plan and Sport England's Active Design Guidance;</p> <p>d. delivering an improved network of green grid links in line with the Green Grid Strategy to enhance access to key destination points (town centres, community facilities and publicly accessible open spaces) and to and along waterspaces, as well as we provide ecological corridors for wildlife; and</p> <p>e. maximising the opportunities to create/increase publicly accessible open space (including playing pitches and ancillary sporting facilities) with a range of sizes and for a range of users, particularly in the following locations (which are expected to experience the highest level of open space deficiency).</p> <ul style="list-style-type: none"> • Vernal-Bethnal Green • Blackwall & Cubitt Town • Bromley North • Bromley South • Canary Wharf • Limehouse • Poplar • Shadwell • Spitalfields & Banglatown • St Dunstan's • St Peter's Weavers • Whitechapel 	To respond to the inspector's questions (main matter 4)
MJM24	Section 3	Chapter 8: Enhancing open spaces and water spaces		Policy OWS3: Open space and green grid networks	<p>1. Developments on areas of open space (excluding Metropolitan Open Land) will only be supported in exceptional circumstances where:...</p>	To respond to the inspector's questions (main matter 4)
MJM25	Section 3	Chapter 9: Protecting and managing our environment	9.46 - 9.47		<p>9.46 In relation to part 3, major development (as defined in the glossary) is required to demonstrate that there is adequate capacity both on and off site to serve the development. It may be necessary to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Developers should contact Thames Water as early as possible (preferably in advance of the submission of a planning application) to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements in order for Thames Water to undertake the necessary upgrades. Where there is a capacity constraint, and no improvements are programmed by the water company (Thames Water), the proposed development will be required to provide for the appropriate improvements, which must be completed prior to occupation of the development. phasing conditions may be applied to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.</p> <p>9.47 Developments are strongly encouraged to contact Thames Water in advance of the submission of planning applications to ensure that the water and wastewater requirements of development proposals are understood and that any upgrade requirements are identified.</p>	To respond to representation from Thames Water - see statement of common ground (SCG14).
MJM26	Section 4	Chapter 1: Introduction	After paragraph 1.7		<p>When determining a planning application, flexibility may be applied to the site allocation requirements based on an up-to-date assessment of need and the agreed viability position of the scheme to ensure the site allocation is deliverable in the context of the principles of sustainable development.</p>	To respond to the inspector's questions (main matter 10)
MJM27	Section 4	Chapter 2	2.5		<p>Include the following wording to the sub-area development principles:</p> <p>Improving connectivity and choice:</p> <p>Insert new bullet point:</p> <p>23: Provide the necessary and suitable bus facilities within the vicinity of the Whitechapel district centre to ensure that there is sufficient capacity to support existing and future operation of bus services in Whitechapel, including enhancements linked to the Elizabeth line</p>	To respond to Transport for London representation (LP741)

MJM28	Section 4	Chapter 2: Sub-area 1: City Fringe	Marian Place Gas Works and The Oval		To be inserted into the delivery considerations: Given the nature of the gasholders, they fall outside of the definition of sui generis industrial functions. As such, there is no requirement to re-provide the gasholder floorspace as employment space.	To provide clarification and respond to representation LP218
MJM29	Section 4	Chapter 3: Sub-area 2: Central	Figure 31		Show Kerbey Street as a strategic pedestrian/cycling route	For clarification and in response to Transport for London representation (LP743)
MJM30	Section 4	Chapter 5: Sub-area 4: Isle of Dogs and South Poplar	Bow Common Gas Works		Given the nature of the gasholders, they fall outside of the definition of sui generis industrial functions. As such, there is no requirement to re-provide the gasholder floorspace as employment space.	To provide clarification and respond to representation LP218
MJM31	Section 4	Chapter 5: Sub-area 4: Isle of Dogs and South Poplar	Bow Common Gas Works		Development should acknowledge the associated costs of decommissioning the gasworks and the relocation of any significant equipment and address any environmental pollution and on site decontamination requirements caused by the gasworks.	To provide clarification and respond to representation LP218
MJM32	Section 4	Chapter 5: Sub-area 4: Isle of Dogs and South Poplar	Figure 42		Show East Ferry Road as a strategic pedestrian/cycling route	For clarification and in response to Transport for London representation (LP754)
MJM33	Section 4	Chapter 5: Sub-area 4: Isle of Dogs and South Poplar	Figure 48		Amend boundary to more closely reflect the planning application.	To respond to Canary Wharf Group representation (LP547) and reflect the current status of the scheme / changes on site.
MJM34	Section 4	Chapter 5: Sub-area 4: Isle of Dogs and South Poplar	Wood Wharf site allocation		Amend boundary to more closely reflect the planning application, particularly in relation to the southern boundary	To respond to Canary Wharf Group representation (LP547) and reflect the current status of the scheme / changes on site.