

MONITORING REPORT

1st April 2013 - 31st March 2014



CONTENTS

Executive Summary	3
Introduction	4
<i>Tower Hamlets Planning Policy</i>	4
<i>Monitoring the Local Plan</i>	5
Borough Context	7
Section 1: Planning Applications and Appeals in Tower Hamlets	9
Section 2: Progress against the Local Plan	12
<i>A. Refocusing on our town centres</i>	12
<i>B. Strengthening neighbourhood wellbeing</i>	19
<i>C. Enabling prosperous communities</i>	31
<i>D. Designing a high quality city</i>	34
Section 3: Delivering Placemaking	40
Section 4: Progress on the Local Development Scheme	45
Section 5: Consultation and Engagement	47
Section 6: Neighbourhood Development Plans	49
Section 7: Infrastructure Delivery	50
Appendix 1: Summary of Performance	57
Appendix 2: Housing Completions 2013/14	69

EXECUTIVE SUMMARY

Key outcomes reflected in this report include:

Delivering New Homes

- Delivered 3,153 new homes in the monitoring year 2013/14
- Received over £16 million of New Homes Bonus
- Exceeded the 2011 London Plan annual housing target for the borough, by 9.5%
- 34% of homes delivered (by habitable room) were affordable
- Permission granted for 3,332 new homes during the monitoring year

Encouraging Active Town Centres

- Overall vacancy rates in our town centres have improved since the previous monitoring period, meaning fewer empty units
- Notable decrease in vacancy rates in Brick Lane and Roman Road East following appointment of a Town Centre Manager.

Supporting Business & Employment Opportunities

- Increase of 2,697 square metres (net gain) of office (B1(a)) floorspace
- No loss of employment floorspace in designated employment areas
- New business registrations in the borough continue to grow, with an increase of 925 from the previous monitoring period

Improving Open Space

- Victoria Park named as the UK's favourite park in the People's Choice Awards (2014)
- Eight parks and open spaces achieved Green Flag awards

Securing Community Benefits

- £29.8 million secured through Section 106 agreements for community & social benefits, during the monitoring period
- New school delivered - Bow Secondary School
- New Idea Store delivered at Watney Market
- Improved health facility delivered - XX Place in Mile End

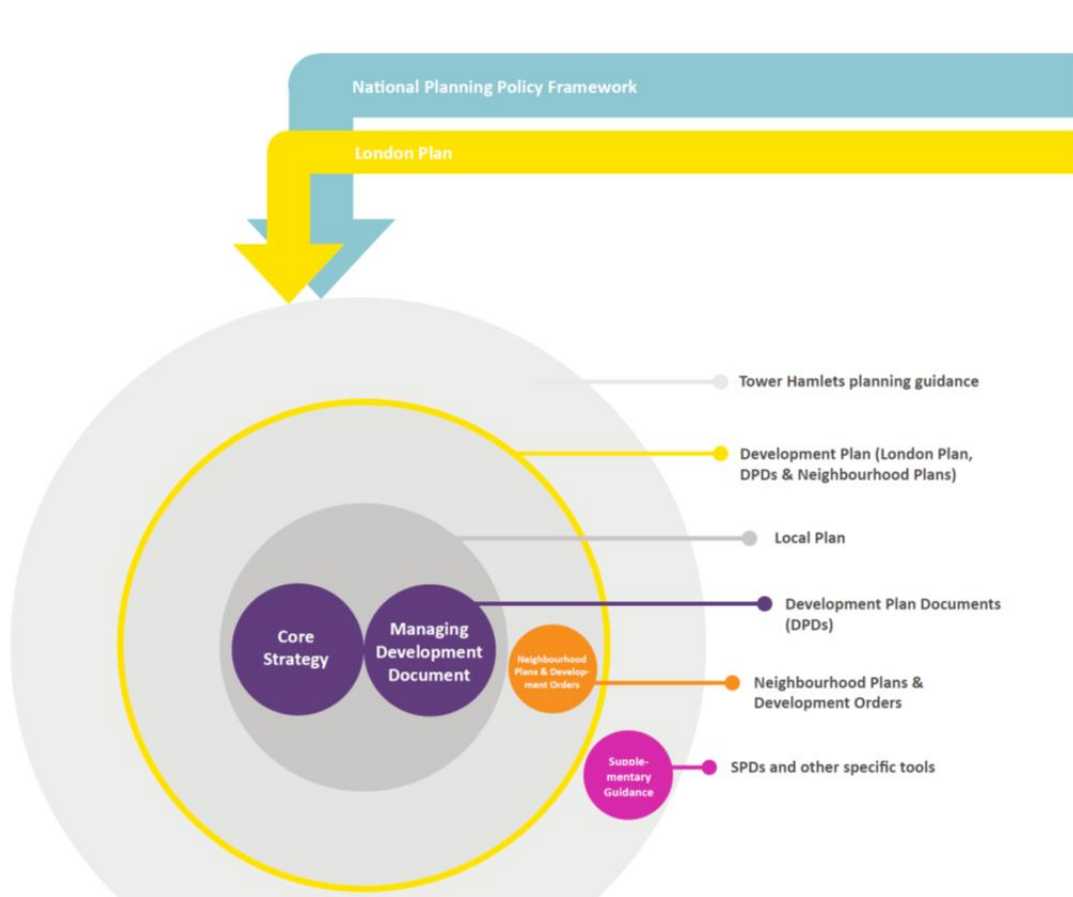
INTRODUCTION

Tower Hamlets Planning Policy

The Council's planning guidance consists of a series of documents that provide a positive approach to managing development by helping to assess planning applications and create a more vibrant, sustainable community to improve quality of life for all.

The 'Development Plan' for Tower Hamlets is comprised of the London Plan (produced by the Mayor of London), Local Plan and Neighbourhood Plans (should any be adopted).

The Development Plan is also guided by the National Planning Policy Framework (NPPF) and (Planning Practice Guidance (PPG) that sets out strategic policies for development and growth within England.



- **Local Plan** (previously Local Development Framework) - guides and manages development in the borough. The Local Plan comprises the Core Strategy and the Managing Development Document (MDD).
- **Neighbourhood Planning** - enables the community to guide development in their local area through establishing Neighbourhood Forums to prepare Neighbourhood Plans and/or Neighbourhood Development Order documents.

Supplementary Planning Documents and other guidance - provides further detail to policies in the Local Plan.

Monitoring the Local Plan

Monitoring is a key component of an effective planning system. Under the plan-monitor-manage approach, monitoring plays a crucial role in evaluating policy performance, understanding policy implications and formulating robust policies.

Prepared by the Council, the Monitoring Report provides a means of assessing the Local Plan. Used to assess the performance and effectiveness of key policies in the Local Plan, the Monitoring Report is the primary tool for identifying policies which are performing effectively, as well as those that are not and need to be reviewed.

The Monitoring Report also reviews the progress of projects against the Local Development Scheme (LDS), Neighbourhood Plans, Community Infrastructure Levy (CIL) and Duty to Cooperate.

This is the tenth publication of the Monitoring Report that reports the period from 1 April 2013 to 31 March 2014. The information presented in this report relates to this period, unless otherwise stated.

The Indicators

Policies are assessed using a series of indicators covering a wide range of spatial planning matters. These indicators have been aligned to the Council's Local Plan.

Structure of the Monitoring Report

Executive Summary: This section provides a brief overview of some of the key opportunities and challenges for the Borough emerging from this year's report.

Borough Context: This section sets out the key characteristics, challenges and opportunities affecting Tower Hamlets. A number of contextual indicators are used to describe the wider social, environmental and economic background against which to consider the effects of policies and inform the interpretation of output indicators.

Section 1: 'Planning Applications in Tower Hamlets' provides an analysis of planning applications received by the Council, as well as a breakdown of appeal decisions.

Section 2: 'Progress against the Local Plan' presents data on indicators to assess performance and policy implications, particularly for policies that have been identified as not performing as intended.

The section is structured to reflect the overarching spatial themes of the Core Strategy. These are:

- **Refocusing on our Town Centres:** Relates to town centre activity, shopping and retail uses.
- **Strengthening Neighbourhood Wellbeing:** Relates to housing, open space, flood management and dealing with waste.
- **Enabling Prosperous Communities:** Relates to the delivery of jobs and employment spaces, as well as the provision of community and social facilities.
- **Designing a High Quality City:** Relates to building and design quality, incorporating safe, secure and sustainable environments with heritage and conservation.

Section 3: 'Delivering Placemaking' details the progress made on the delivery and implementation of Tower Hamlets Masterplans and areas of significant change in the borough.

Section 4: 'Progress on the Local Development Scheme' reports on the progress and status of Development Plan Documents.

Section 5: 'Consultation and Engagement' reviews the Statement of Community Involvement (SCI) and how the Council has consulted with the community in the preparation of DPDs and other planning documents. This section also identifies the mechanisms in place to demonstrate how the Council has met its 'Duty to Cooperate'.

Section 6: 'Neighbourhood Development Plans' reports on the work undertaken on Neighbourhood Planning by the Council and community groups.

Section 7: 'Infrastructure Delivery' reports on the negotiated financial 'Section 106' contributions enabled by the adopted Planning Obligations Supplementary Planning Document (SPD). This section also reports on the 'Community Infrastructure Levy' (CIL) and the progress to develop a Charging Schedule to fund infrastructure.

BOROUGH CONTEXT

Tower Hamlets is an inner city borough in the east of London. It contains a number of distinct places with individual and unique characteristics such as the major international business centre of Canary Wharf, residential areas with traditional East End character such as Bow and Stepney, historic Whitechapel, as well as vibrant Aldgate and Shoreditch. Alongside these places are major leisure attractions and landmarks such as Brick Lane, Spitalfields Market, the Tower of London and Victoria Park.

Figure 1: Tower Hamlets and its constituent places



Demographic Overview

Tower Hamlets is one of the most densely populated boroughs in the UK and is diverse in nature. The ONS 2013 Mid-Year Estimate (MYE) estimates that Tower Hamlets has a population of 272,890 which shows a growth in the population of 18,792 persons (7.4 per cent) since the 2011 Census.

Housing Overview

According to the Greater London Authority (GLA, 2014), there are 107,771 dwellings in Tower Hamlets.

The dwelling stock in Tower Hamlets is predominantly made up of 'flats, maisonettes and apartments', of which there are 91,163 equating to 86% of homes with whole houses and bungalows accounting for around 14% of stock.

Census 2011 data indicates that there are 101,257 dwellings in Tower Hamlets, broken down into four categories: owned or shared ownership (27%), private sector (32%), socially rented from LA or housing association (40%); and living rent free (1%).

The average house price paid in Tower Hamlets was £431,700 in April 2014, slightly below the London average price of £435,000. House prices in Tower Hamlets increased strongly, especially over the last three quarters. The data indicates that the previous 2008 house price peak of around £380,000 was reached in September 2013 and steadily moved to a new peak in April 2014.

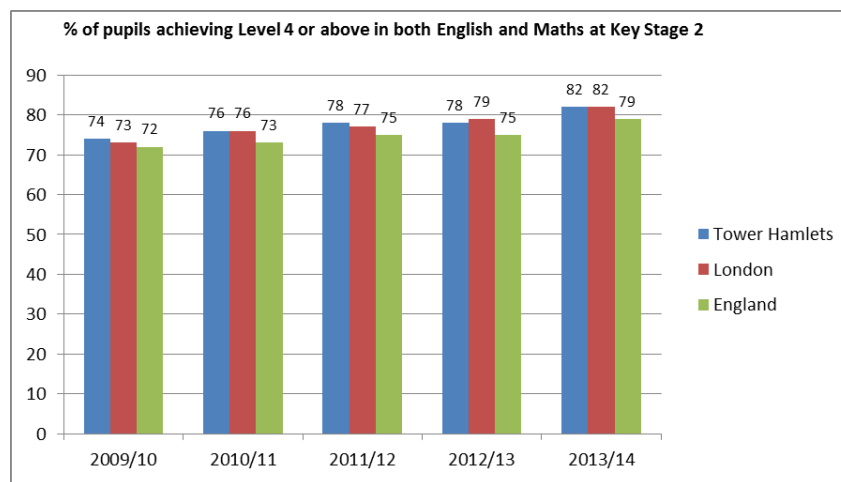
Economic Overview

Tower Hamlets has an economically active population of 138,900 of which 124,000 are employed. Between July 2013 and June 2014, the unemployment rate in Tower Hamlets was 10.0% which is higher than the national (6.8%) and London average (7.4%). However, average annual salaries for borough residents are high at just over £42,402 gross.

Education in the borough

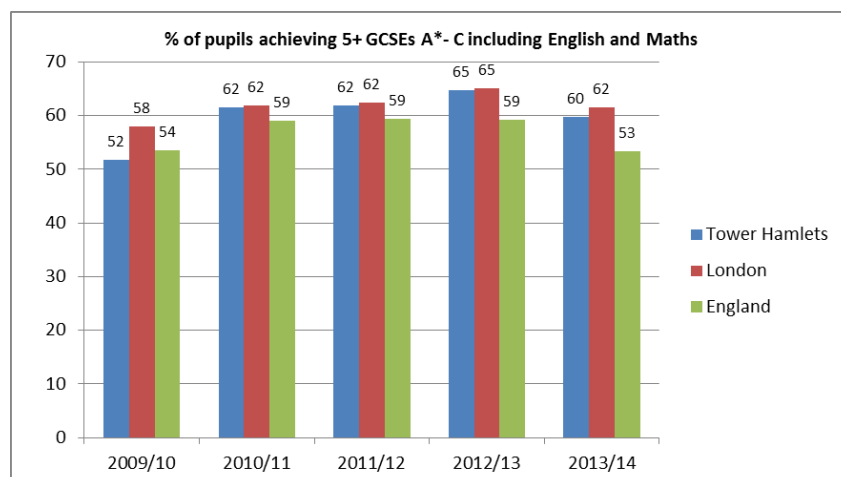
Educational attainment in the borough did well in general and increased by 4 per cent for pupils achieving a level 4 or above in both Maths and English at key stage 2, from 2012. Those students achieving a level 4 or above in both English and Maths at Key Stage 2 averaged 82 per cent in the borough which is in line with the London average of 82 per cent and higher than the England average by 3 per cent. Those students achieving 5 or more GCSE grades A*-C including Maths and English was significantly higher than the England average by 7 per cent at 60 per cent and slightly lower than the London average by 2 per cent. Overall, there was a decrease of 5 per cent for these attainment levels.

Figure 2: School attainment charts



*Attainment at key stage 2 in reading test, writing TA and mathematics test by local authority (LA), region and gender (provisional)

Source: Department for Education (DfE), 2015



Source: Department for Education (DfE), 2015

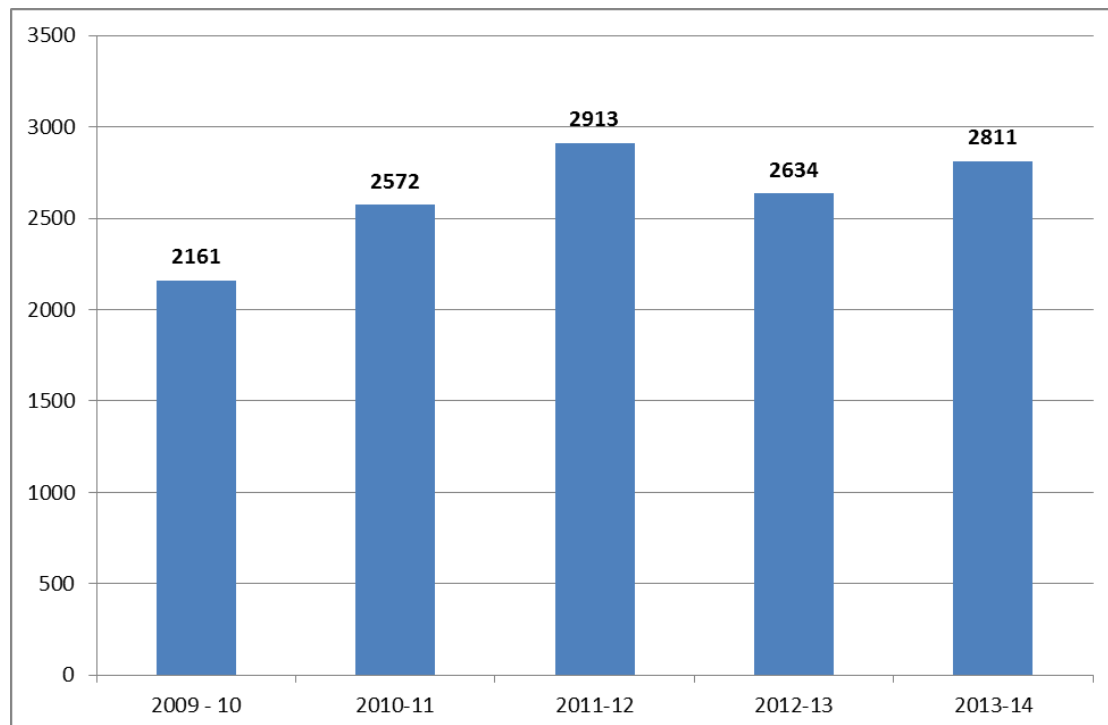
Section 1: Planning Applications and Appeals in Tower Hamlets

During the 2013/14 monitoring period, a total of 2,811 planning applications were received by Tower Hamlets which was a 7% increase compared to the previous year and the second highest total recorded in the previous five years (totals shown in *Figure 3*).

Figure 4 provides a breakdown by type of application. A major application is defined as 10 new residential units and above or a site area of 1,000 sqm or above. Minor applications comprise applications below these thresholds that do not feature in the other categories in the chart below.

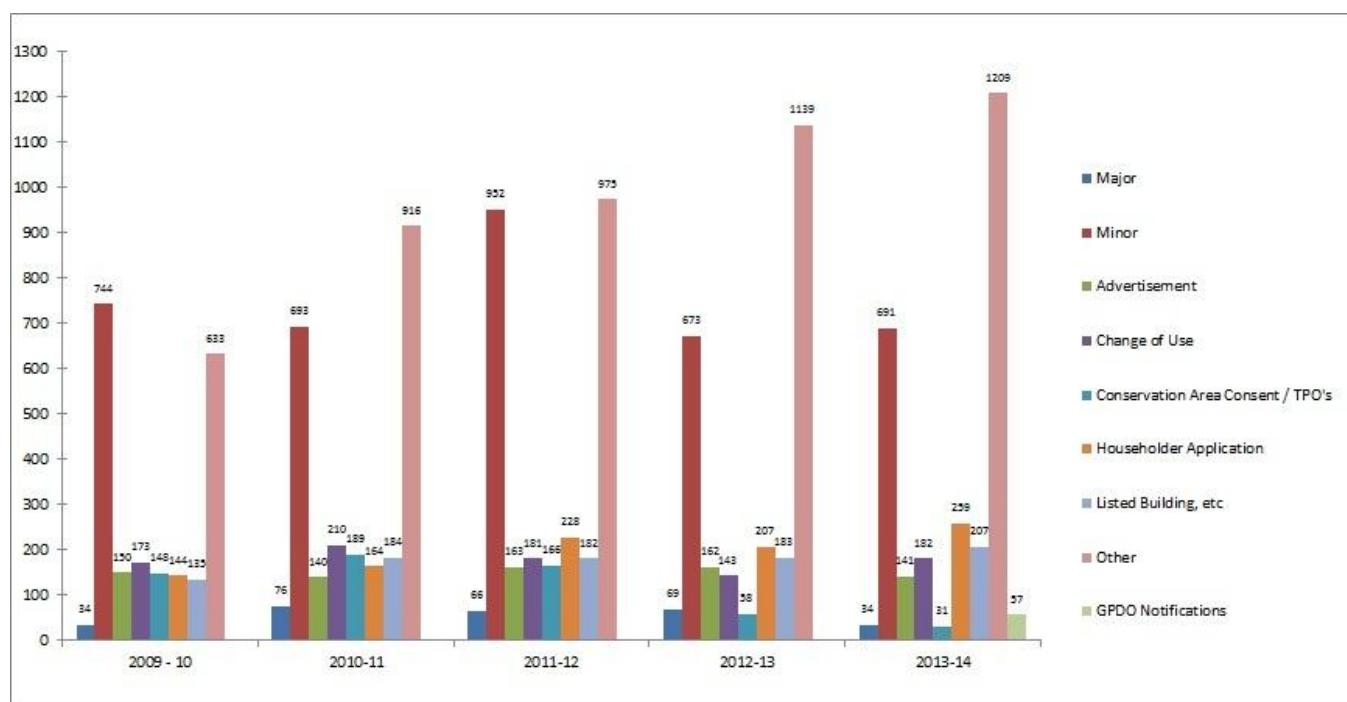
For the first time, General Permitted Development Order (GPDO) applications have been included as a distinct category due to the temporary additional rights implemented from May 2013¹. This includes Class A (increased householder rights), Class D (change of use from A1 to A2 and A3) and Class J (conversion of B1(a) employment space to C3 residential). The impact of these changes has been explored in greater depth in the relevant sections of this report – ‘Refocusing on our town centres’ and ‘Delivering successful employment hubs’.

Figure 3: Total planning applications received (all categories)



¹ http://www.legislation.gov.uk/ukxi/2013/1101/pdfs/ukxi_20131101_en.pdf

Figure 4: Planning Applications Lodged by type 2009-2014



Planning Appeals decided 2013-14

During the monitoring period the number of appeals determined by the Planning Inspectorate relating to the decisions made by Tower Hamlets Council rose to 59 from 54 the previous year.

Of the 59 appeals, 44 were dismissed and 12 were upheld by the Planning Inspectorate. In addition 1 appeal was allowed in part. There were 2 withdrawn appeals. Of the valid appeals that were not withdrawn, the percentage found in favour of the Council's decisions (dismissed appeals) increased from 70% to 77.2%.

The appeals are disaggregated by issue in Table 1². It is important that appeal decisions are closely monitored to ensure that policies remain robust and manage development effectively.

The largest amount of primary issues identified within appeals relates to conservation and heritage, followed by amenity (either the impacts on surrounding properties or the living conditions of future residents of the appeal site). Issues of sustainability, primarily cycle storage facilities, have increased since the previous Monitoring Report.

The low proportion of upheld appeals compared to the overall total received suggests that policies have been generally written and applied effectively. The breakdown in Table 1 highlights the percentage of appeals upheld by primary issue shows that there are just two topic areas in which a higher proportion of appeals are allowed than dismissed – loss of commercial/employment space and pedestrian/road safety.

² Withdrawn appeals and those on which no further action was taken have not been included.

Table 1: Primary issue of appeal*

Primary Issue	Dismissed	Allowed	% Dismissed
Accessibility	1		100%
Amenity (Future residents)	13		100%
Amenity (Surrounding properties)	12	3	80%
Breach of planning condition	1		100%
Certificate of Lawful Development	1		100%
Character & appearance of surroundings (exc. Conservation & heritage)	7	1	87.5%
Conservation and Heritage	24	10	70.6%
Cycle storage/Sustainable travel	6		100%
Design	1		100%
Loss of commercial/employment space	0	1	0%
Provision of affordable housing/housing mix	3	2	60%
Refuse/Recycling	4		100%
Pedestrian/Road Safety	1	2	33.3%
Viability/Vibrancy of retail areas	1		100%

*Note – Some appeals comprise multiple primary issues; therefore the total number of primary issues is higher than the number of appeals determined.

Section 2: Progress against the Local Plan

A. Refocusing on our town centres

Core Strategy Spatial Policy monitored:

SP01 – Refocusing on our town centres

Managing Development Document Policies monitored:

DM1 – Development within a town centre

DM2 – Local shops

Strategic objectives:

SO4 – Create and maintain vibrant mix use town centres

SO5 – Mix use at the edge of town centres and main streets

SO6 – Promote areas outside town centres for primarily residential and supporting uses

Indicators:

CS1 Completed and proposed floorspace and units for ‘town centre uses’(A1/2/3/4/5, B1a, D1 &D2)

CS2 Town Centre Vacancy Rates

CS3 Percentage of A1, A2, A3, A4 and A5 uses in District Centres and Major Centre

CS4 Applications for change of use from A1 in town centres

CS5 Applications for change of use to A1 in town centres

CS6 Applications for new A1/2/3/4/5 units within 300m of a town centre

Impact of changes to the General Permitted Development Order – Class D (Temporary conversion of A1/A2/A3/A4/A5 to A1/A2/A3/B1 use for a period of up to two years)

Effective from 30th May 2013 for a three year period, new permitted development rights came into force allowing change of use from **A1/A2/A3/A4/A5 to A1/A2/A3/B1 use for a period of up to two years** without a full planning application. Proposers are only required to notify the Council of their intended change of use under a process referred to as ‘Prior Approval’, and satisfy required criteria. The new use is allowed for a period of up to two years. This change has the potential to undermine Local Plan policies in particular protecting A1 uses as a priority and avoiding an over-concentration of A3 uses in town centres, and gives the potential for uncontrolled emergence of A3 uses outside of town centres which could undermine nearby town centres.

In the period 30th May 2013 – 31st March 2014, four Prior Approval notifications for change of use applications were received for such changes.

1. A1 to A2 – In Central Activities Zone
2. A1 to A3 – In Brick Lane district town centre
3. A1 to B1 – Outside of town centre
4. A1 to A3 – Outside of town centre

The applications of particular significance are the two changes from A1 to A3. One of the two applications is on Brick Lane, an area where there is already an over-concentration of A3 (restaurants). The other was in an out-of-town centre location where a full planning application for change of use to A3 had recently been refused.

Completed retail floorspace

According to data recorded on the London Development Database (LDD), this monitoring period did not see the net loss or net gain of retail floorspace (A1) within the borough's designated town centre boundaries. Within the wider town centre hierarchy which includes the Central Activity Zone (CAZ) and Tower Hamlets Activity Areas (THAA), a total of 357sqm(net) of retail space was completed. . Outside of the town centre hierarchy there was a net loss of 420sqm of retail (A1) floorspace. There was an overall net loss of 63sqm A1 floorspace retail during the monitoring period.

There was a net loss of 372sqm A4 (pubs and bars) floorspace, all of which was outside of designated town centre boundaries.

In total, there was a net loss of 435sqm of retail floorspace (A1-A5) across the borough during the monitoring period.

Additionally, within designated town centre boundaries there was a net loss recorded of 223sqm of B1(a) floorspace. There was also no loss of D1/D2 floorspace within town centres in the monitoring period (CS1).

Table 2 below shows completed retail development across the borough and within designated town centres (CS1).

Table 2: Retail completions in 2013/14 (sqm)

	Total Borough					Totals
	A1	A2	A3	A4	A5	
Gross	681	0	0	0	0	681
Net	-63	0	0	-372	0	-435

Note: The reported data within the LDD is not fully reflective of activity as the threshold is 1000m², below which submission is voluntary. The loss/gain of floorspace as a result of change of use through permitted development is also not recorded.

Proposed Retail Floorspace

Table 5 below shows that in the current monitoring period thirty-eight applications were received proposing the loss of A1 units, of which sixteen were permitted. Four of those applications were submitted under Class D of the General Permitted Development Order. Five permitted applications were within designated town centres (three in Brick Lane, one in Bethnal Green and one in Roman Road East) (CS4).

As noted in Table 3, there were three applications received and permitted for new A1 units within designated town centres, all permitted. These were within Canary Wharf, Roman Road East and Watney Market. One of the applications for A1 outside of a town centre (for a large convenience supermarket on the edge of a designated neighbourhood town centre) was refused on the basis of undermining its neighbouring town centre, a position that was successfully defended by the Council at appeal (CS5).

Further detail on the mix of uses within the borough's town centres follows, and is illustrated in *Figures 6 & 7*.

Table 3: Planning Applications in 2013/14 (received)

Type of proposal	Applications received	Permitted	Refused	Withdrawn
Gain of A1 units (Within designated town centres)	3	3	0	0
Gain of A1 units (Outside of designated town centres)	10	7	2	1
Gain of A1 units - Total	12	10	2	1
Loss of A1 units - (Within designated town centres)	14	7	7	0
Loss of A1 units - (Outside of designated town centres)	24	9	8	7
Loss of A1 units - Total	38	16	15	7
Net gain of A1 units (Within designated town centres)		-4		
Net gain of A1 units (Outside of designated town centres)		-2		
Net gain of units – Total		-6		

Vacancy Levels

Vacancy levels in the Borough's designated district town centres and Canary Wharf major town centre (**CS2**) are summarised in *Figure 5*.

Overall vacancy levels across the borough's district town centres were slightly improved since the previous year, with six of the Borough's eight district centres recording improved figures. The only increases in vacancies occurred in Whitechapel, where eighteen vacant units were recorded (11.4%), and Canary Wharf. The latter had completed a number of new retail units since the previous survey in 2013 due to an expansion, but still had the lowest vacancy rate amongst the boroughs major and district town centres. The remaining district centre, Crossharbour, has not previously been monitored. Despite the overall decrease the Borough's district and major centre vacancy level is now underperforming compared to the London average, which improved from 11% in 2012/13 to 8.1% in 2013/14. The borough performed better than the UK average though, with the national figure standing at 12.2% (Local Data Company, June 2013).

There are now no district town centres in the borough which exceed the national vacancy figures (in the previous year the national average was exceeded by Roman Road East). The previous Monitoring Report highlighted that £355,000 had been invested by the Council into Roman Road, Brick Lane and Burdett Road (Mile End) town centres which included the appointment of a 'Town Centre Manager' and the commissioning of a retail consultant to audit the town centres to target the investment and to see where changes and improvements could be made. Additionally, parts of the Brick Lane district centre along Bethnal Green Road had benefitted from a facade improvement scheme part-funded by the Council along with other partners. While previous vacancy figures for Mile End have not been recorded, both Brick Lane and Roman Road East have recorded decreases in vacancy levels which demonstrate that the Council's approaches along with adopted Local Plan policies appear to have been effective.

Table 4: Town Centre Vacancy Levels (2009 – 2014)

a. Major town centre

Town Centre	Total Units	2013/14		2012/13	2011/12	2010/11	2009/10
		Vacant Units	%	%	%	%	%
Canary Wharf	257	9	3.5%	1.3%	0.4%	-	-

b. District town centres (2009 – 2014)

Town Centre	Total Units	2013/14		2012/13	2011/12	2010/11	2009/10
		Vacant Units	%	%	%	%	%
Bethnal Green	141	6	4.2%	5.4%	3%	4%	2%
Brick Lane	300	30	10.1%	11.1%	4%	10%	-
Chrisp Street	142	9	6%	6.3%	7%	6%	-
Crossharbour (NEW)	17	2	11.8%	-	-	-	-
Roman Road East	234	28	12.5%	15%	11%	11%	17%
Roman Road West	112	10	8.9%	8.9%	7%	8%	4%
Watney Market*	128	15	11.7%	11.9%	5%	2%	0%
Whitechapel	158	18	11.4%	5.5%	3%	1%	2%
TOTAL (DISTRICT)	1,243	118	9.6%	10%	7%	9%	-

* The defined town centre boundary of Watney Market was amended in 2012 as part of the compilation of the Managing Development Document, being formally adopted in April 2013.

C. Neighbourhood town centres

Town Centre	Total Units	2013/14	
		Vacant Units	%
Aberfeldy Street	21	7	33.3%
Barkantine Estate	18	0	0%
Ben Johnson Road	24	1	4.2%
Cambridge Heath	61	6	9.8%
Columbia Road	45	3	6.7%
Devons Road	16	2	12.5%
Limehouse	56	16	28.6%
Manchester Road	13	0	0%
Mile End	87	12	13.8%
Poplar High Street	19	1	5.3%
Salmon Lane	26	0	0%
Stepney Green	43	3	7%
Stroudley Walk	16	1	6.3%
Thomas More	6	0	0%
Wapping High Street	19	0	0%
Westferry Road	5	0	0%
TOTAL (NEIGHBOURHOOD)	475	52	11%

Source: Town Centre Surveys, June

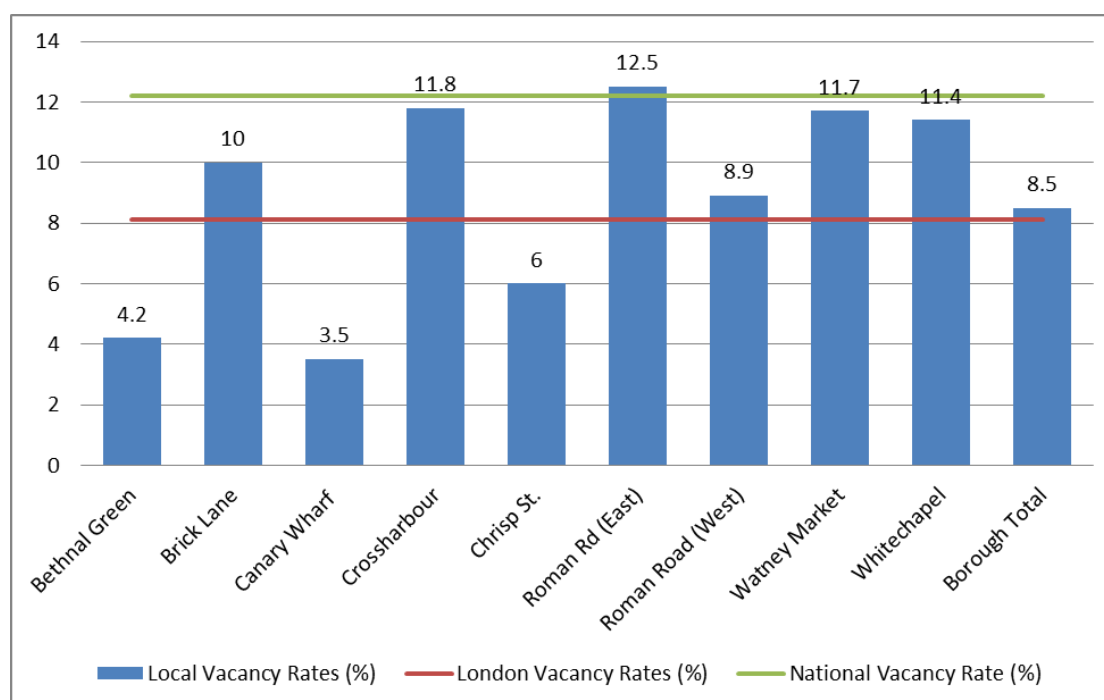
D. All town centres

	Total Units	2013/14				2012/13	2011/12
		National Vacancy Rate*	London Vacancy Rate*	Vacant Units	%	%	
Major & District Centres	1,500	12.2%	8.1%	127	8.5%	8.6%	8.3%
All Town Centres (including Neighbourhood Centres)	1,978			179	9.1%	-	-

*Source – Local Data Company, June 2014

For this Monitoring Report the vacancy levels in the Borough's neighbourhood town centres have been recorded for the first time in order for the Council to understand the effectiveness of its policies in relation to these smaller centres. There are sixteen neighbourhood centres in total, and generally vacancy levels are low or zero. However, two neighbourhood centres have notably high vacancy levels; Aberfeldy Street and Limehouse. The former can be explained by the area currently undergoing an estate regeneration programme, while the primary issue at Limehouse is a parade of derelict units along White Horse Lane and Commercial Road.

Figure 5: District & Major Town Centre Vacancy Levels 2013-14



Town Centre Uses

Generally there is a good mix of uses within the Borough's designated district and major town centres, with A1 making up at least 50% of units in all cases. **(CS3)**. The percentage of A1, A2, A3, A4, A5 and 'other' uses (such as community facilities, galleries, gyms and residential) across the borough's town centres are represented in *Figures 6 and 7* below.

Figure 6: Percentage of A1, A2, A3, A4 and A5 uses in district & major town centres (June 2014)

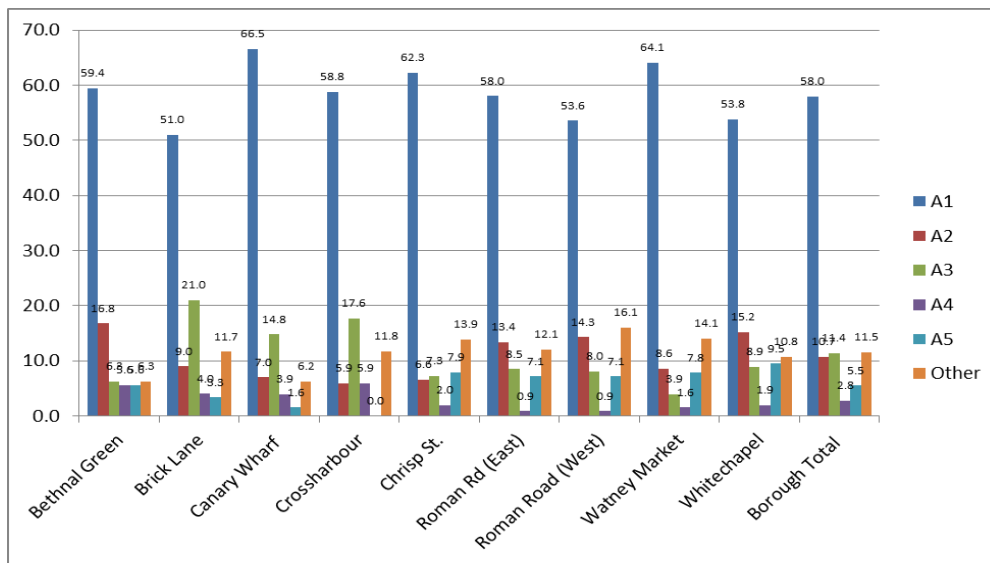
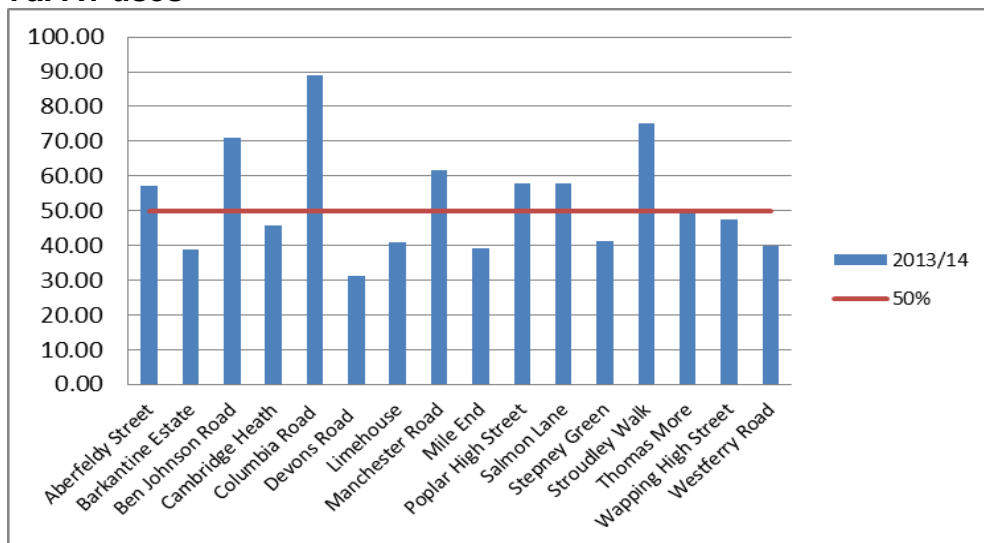


Figure 7: Percentage comparison of A1 & A5 uses in designated neighbourhood town centres (June 2014)

7a. A1 uses



7b. A5 uses

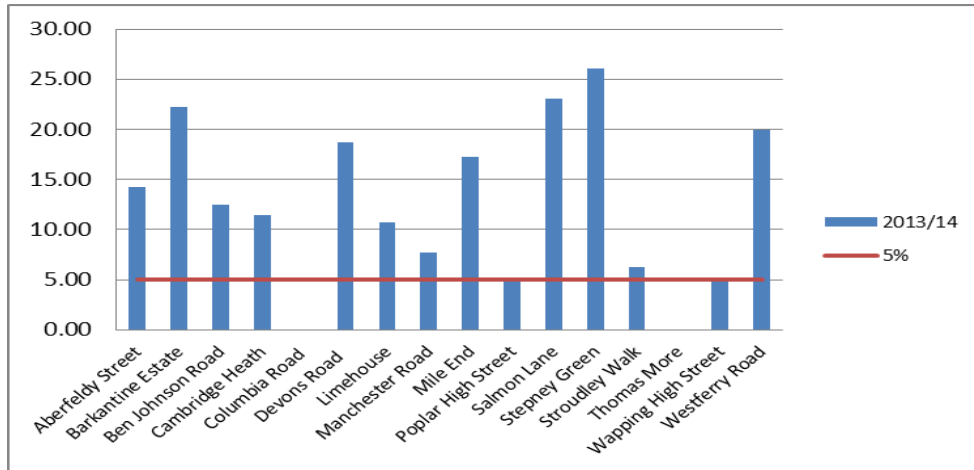
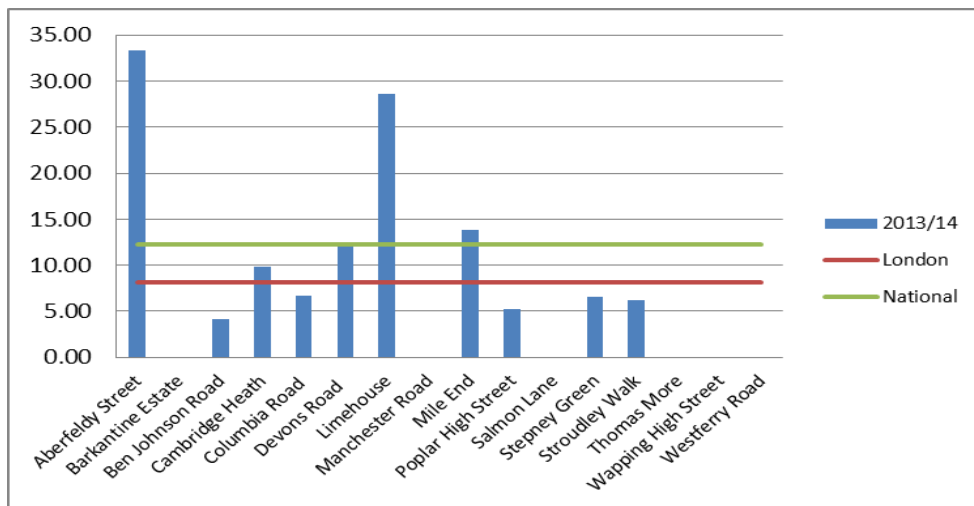


Figure 8: Neighbourhood town centre vacancy levels (June 2014)



Policy implications

Despite a small increase in vacancy rates, the average across town centres (Major and District) at 8.5% falls below the national average. Most of the borough's district centre vacancy rates are now above the London average though. The Core Strategy SP01.1 is generally performing well as all town centres have a balance of uses of which retail (A1) is in excess of 50% of all units. Although that figure is only just reached in Brick Lane and only two of the borough's eight district and major centres exceed 60% of units being A1.

Policies to ensure vitality and viability of the borough's town centres and providing retail to meet local needs appear to be successful as there was no recorded rise in hot food takeaway units (A5) and there was a small net gain recorded in retail floorspace over the monitoring period. However, this may come under increasing pressure in light of changes to permitted development particularly outside of designated town centres. This will be closely monitored in future monitoring reports.

B. Strengthening Neighbourhood Well-being

Urban living for everyone

Core Strategy Spatial Policies monitored:

SP02 – Urban living for everyone

Managing Development Document Policies monitored:

DM3 – Delivering homes

DM5 – Specialist housing

DM6 – Student accommodation

Strategic objectives:

SO7 – Meeting the borough's housing target

SO8 – Delivering affordable homes and a mix of housing types and tenures

SO9 – Maintaining housing quality

Relevant indicators:

CS7 Plan period housing target

CS8 Net additional dwellings in previous years

CS9 Net additional dwellings for the reporting year

CS10 Net additional dwellings in future years

CS11 Gross affordable housing completions

CS12 Percentage of all housing completions that are affordable

CS13 Number of affordable housing units secured through planning obligations

CS14 Percentage of all housing completions for family housing

CS15 Percentage of social/affordable rented housing completions for family housing

CS16 Percentage of affordable housing completions that are intermediate and social/affordable rented

CS17 Wheelchair accessible affordable homes completed

CS18 Section 106 secured for affordable housing

CS19 Gain or loss of specialist supported housing

CS20 Student accommodation – approvals

CS21 Student accommodation – completions

CS22 Number of new hotel rooms –approvals

CS23 Number of new hotel rooms – completions

CS25 Loss of short-stay accommodation to non-employment uses – approvals

CS25 Loss of short-stay accommodation to non-employment uses – completions

Please note: The Council is working to amend discrepancies in its reporting of housing completion figures to the London Development Database (LDD) due to previous under-reporting compared to data held on internal Council systems, and receipt of New Homes Bonus. Therefore, internal data is being reported in this monitoring report rather than LDD data as used previously. Completion figures for previous years are expected to be revised in the 2014/15 Monitoring Report.

Meeting the borough's housing target

The ten year housing monitoring target for Tower Hamlets set by the London Plan (2011) from 2011 to 2021 is 28,850 **(CS7)**. This equates to 2,885 new homes per year. The target of 2,885 includes new homes from conventional supply, as well as non-conventional and vacant homes. Table 5 sets out the housing monitoring benchmark from the Revised Early Minor Alterations (REMA) to the London Plan (2013) against the number of homes delivered in this monitoring period.

Table 5: London Plan (REMA) (2013) Monitoring Targets

Dwelling type	London Plan Monitoring Target	Homes delivered in 2013/14 (LBTH completions data)
Conventional New build (including extensions), conversions (changes to the number of units in properties already in residential use) and changes of use (for example, from industrial or commercial uses).	2,462	2,460
Non-conventional The component from non self-contained units (largely but not totally student hall/hostels) is calculated using the development trend of residential units which do not fall within the C3 planning use class (dwelling houses).	382	693
Vacant Long term vacant returning to use (private accommodation) from DCLG Housing Live website.	43	0
Total	2,885	3,153

This monitoring period 2,460 new conventional homes were completed according to internal completions information. In addition, 693 units of student accommodation were completed. In total, 3,141 net additional homes were delivered **(CS9)**, 256 more than the London Plan monitoring benchmark. Furthermore, based on receipt of New Homes Bonus (over £16 million), more new homes have been delivered in the borough than within any other authority in the country.

Appendix 2 contains the full list of homes delivered in the 2013/14 monitoring period. Further information on the type and tenure of homes delivered are contained in the section 'delivering affordable homes and a mix of housing types and tenures'.

This reporting year, the Council has used the SHLAA completed in 2013 and in turn the Council's internal 'Growth Model' (a database of known applications and potential development sites used to effectively plan for future infrastructure requirements) to demonstrate a supply of housing sites over a 15 year period from 2013-2028, in accordance with paragraph 47 of the National Planning Policy Framework (NPPF). Previous published trajectories in the annual Monitoring Report were based on site capacity information contained in the Council's own Planning and Population Change Growth (PPCG) model which the Growth Model is superseding. The information from the SHLAA and Growth Model is considered the most up to date and robust assessment of site capacities and timescales for delivery.

The Council will shortly be publishing its Five Year Supply of Deliverable Housing Sites document which will include these additional sources of housing supply from 2014-2019. The London Plan housing targets for the borough were recently revised as part of the Further Alterations to the London Plan (FALP, 2014), rising from 2,885 homes annually to 3,931. Next year's Monitoring Report will need to update the housing trajectory to reflect the new London Plan target.

Planning Approvals

Tower Hamlets Council has the capacity for 26,558 homes, in terms of planning approvals in the pipeline (extant or live planning approvals as of 31 March 2014). Out of the pipeline capacity, 3,332 new conventional homes were approved in this monitoring period. Additionally there are a number of units that can potentially be delivered based on developable sites that have yet to come forward with applications.

Policy Implications

Tower Hamlets is committed to working with the development industry and partner agencies to ensure we meet the current London Plan target of 2,885 new homes per year. Tower Hamlets aims to achieve this through the implementation of the Core Strategy (Spatial Policy 02) and MDD (policy DM3).

Tower Hamlets has also worked with the GLA to update the Strategic Housing Land Availability Assessment (SHLAA) which will inform new housing targets and identify site capacity. This will feed into future local assessments on Tower Hamlets housing trajectories.

Delivering affordable homes and a mix of housing types and tenures

Completed affordable homes

The Council reports affordable housing delivery figures across the two affordable tenure products – Affordable or Social Rented and Intermediate – from two data sources, the Council's internal completions database and the Council's Affordable Housing Team (AHT), in order to report both completion and occupancy.

Figures reported from the Council's completions database are derived from completions certificates, issued once an entire scheme has discharged all conditions attached to the development and are deemed completed; certificates are issued regardless of occupancy. Figures reported from the AHT are based on occupancy regardless of whether the scheme is deemed complete. It should also be noted the Council's completion figures are net completions (unless otherwise stated), whilst the AHT report gross completions figures.

Figures derived from the completions database show an increase in the amount of affordable homes delivered from 262 units delivered in the 2012/13 monitoring period to 691 units in the 2013/14 period **(CS11)**.

AHT data shows that the Council, in conjunction with its partners, delivered a total of 581 affordable homes in the 2013/14 monitoring period. In terms of the Council's completions data, the percentage of affordable housing delivered in the 2013/14 monitoring period equates to 34% of all habitable rooms **(CS12)**.

During the 2013/14 monitoring period, the Council's completions data shows 73.4% (503 units) of new affordable homes delivered were social / affordable rented and 26.4% (182 units) were intermediate. This compares with the Council's target of a 70%/30% split.

Of the 2,460 completed homes, 20.1% (495 units) were suitable for families (i.e. 3 bedrooms or more) **(CS15)**. In terms of all social/affordable rented homes, 40.5% were suitable for families **(CS14)**. The Council seeks 30% of all homes and 45% of social/affordable rented homes to be suitable for families, therefore the policy targets have not been achieved.

Of the 581 affordable homes delivered according to the AHT, 45 (7.7%) were to wheelchair accessible standard **(CS17)**.

In summary Tables 6 & 7 below provide an overview of the mix of affordable housing types and tenures delivered in 2013/2014.

Table 6: Affordable Housing Provision

Social/Affordable Rented				Intermediate			
LBTH completions data		AHT		LBTH completions data		AHT	
Units	%	Units	%	Units	%	Units	%
503	73.3%	390	67.1%	182	26.6%	191	32.9%

Table 7: Housing Tenure

Tenure	1 bed		2 bed		3 bed		4+ bed	
	Units	%	Units	%	Units	%	Units	%
Market	952	61.9%	593	38.6%	211	13.7%	6	0.4%
Intermediate	62	34.1%	63	34.6%	50	27.5%	7	3.8%
Social/Affordable Rented	122	24.3%	160	31.8%	163	32.4%	58	11.5%

The affordable housing mix and tenure is informed by the Council's Strategic Housing Market Assessment (SHMA) (2009). Changes in the borough's demographics, housing markets, housing growth, welfare reform and the introduction of the 'affordable rent product' have all impacted on the demand for homes and requires further assessment. In addition, the census information provides a further layer of demographic information. In light of the recent changes, the Council is currently reviewing and updating the SHMA (2009) in order to provide an up-to-date evidence base to demonstrate future social housing, and in turn develop an approach to meet housing demand. This will be used to inform the development of policies within the Council's future Local Plan.

Policy Implications

Conventional Housing

The minimum target set out in the Core Strategy of 35% of homes constructed to be affordable (by habitable room) was just missed (34%).

The Core Strategy requires a 70:30 split between social/affordable rented and intermediate homes. The policy also requires 45% of social/affordable rented homes to be suitable for families (3 or more beds). According to completion figures, the actual ratio was 73:27 although AHT figures (occupied units) show this to be 67:33. The percentage of family homes delivered in this current monitoring period within the social/affordable rented sector was 43.9%, just short of the 45% target.

Specialist housing

Just as in the previous monitoring period, there was no specialist housing delivered in 2013/14 according to LDD data. **(CS19)**.

Student Accommodation

According to internal Tower Hamlets completions data, 693 student bed spaces were completed in 2013/2014 monitoring period **(CS21)**. This represents a large increase on the previous monitoring period, and arose from the completion of two significant schemes at Goodman's Fields (617 units) and 33-55 Commercial Road (346 units). The delivery of bed spaces will meet local need, as well as contributing towards strategic demand. There were no permissions for new student accommodation recorded within the monitoring period **(CS20)**.

Short stay visitor accommodation

According to the LDD, in the 2013/14 monitoring period no hotel rooms or service apartments were completed **(CS23)**. However, there are currently 1,954 hotel rooms and 558 serviced apartments under construction. A further 1,121 hotel rooms and 162 serviced apartments were approved **(CS22)**, 25 of which are located outside of areas to which such use is directed by the Core Strategy.

Policy Implications

Non-conventional – student accommodation

The completion of 693 student bed spaces demonstrates the Council's commitment in meeting local need as well as a strategic need. Policy DM6 aims to ensure that student accommodation is managed to continue to meet the identified need, without compromising the delivery of other Council priorities, including affordable housing.

Short stay visitor accommodation

The importance of hotels to the visitor economy of London and the borough is acknowledged in the Core Strategy and is concentrated in the CAZ, City Fringe Activity Area, Canary Wharf Activity Area, major and district centres. The approval of 1,283 hotel rooms and serviced apartments demonstrates the Council's commitment to support hotels within the borough in order to encourage tourism, create jobs and support local businesses.

Creating healthy and liveable neighbourhoods

Core Strategy Spatial Policy monitored:

SP03 – Creating healthy and liveable neighbourhoods

Managing Development Document Policies monitored:

DM8 – Community infrastructure

Strategic Objectives:

SO10 – Deliver healthy and liveable neighbourhoods

SO11 – Provision of social infrastructure to support housing and employment

Indicators:

CS26 Section 106 Community Payment received

CS27 Section 106 secured for health and healthcare

CS28 Section 106 secured for leisure facilities

CS29 Applications/permission for new D1/D2 use

CS30 Applications/permissions for the loss of D1/D2 use

CS31 Number of days when air pollution is moderate or high for PM10

CS32 Number of days when air pollution is moderate or high for nitrogen oxide

In terms of planning applications during the 2013/2014 monitoring period, fourteen were received that proposed new D1 facilities, of which ten were approved. The majority of these applications (eleven) were either within designated town centres or at the edge of town centres in accordance with policy DM8, or within Tower Hamlets Activity Areas/Central Activities Zone (CAZ). Three of the remaining planning applications were outside these areas, all of which were approved (two of these related to extensions to schools). There were fifteen applications received proposing the loss of D1 space, twelve of which were permitted. One was refused but later permitted on a re-submission, and two were withdrawn.

Seven planning applications were received proposing new D2 facilities; one of these was subsequently withdrawn, five were permitted and one was refused. Four of the

permissions were within designated town centres, Tower Hamlets Activity Areas or the CAZ and two were outside of such areas. The refused application was not for a distinct D2 use; it was proposed as part of a range of flexible uses. Two applications proposed loss of D2, both of which were withdrawn. A further permitted application for change of use to residential included D2 within a range of flexible uses in units that had not been let.

Section 106 contributions secured for leisure facilities reduced this monitoring period from £181,500 in 2012/13 to £3,206,937.

During the monitoring period, there were two applications received relating to the loss of public houses; one proposed conversion to residential use (The Brewery Tap on Commercial Road) and the other a change of use to a restaurant (The Black Horse on Mile End Road). Conversion to a restaurant is actually allowed as Permitted Development and as such was consented (the application was received due to internal alterations associated with a Listed Building). The application for residential use at The Brewery Tap was refused, with reasons for refusal including failure of the applicant to provide adequate evidence of lack of need for the pub. A further two applications proposed loss of floorspace – one for loss of ancillary accommodation for residential use (withdrawn and subsequently refused after re-submission) and the other to provide additional space for backpackers accommodation (permitted). Two further applications proposed redevelopment for residential use but with retention of the public house – one was refused and one was withdrawn. Such conversions can undermine the viability and future operations of public houses.

In terms of public health facilities, work was completed to redevelop the Alderney Place building in Mile End to enable the transfer of the XX Place Health Centre. Section 106 contributions secured for health increased from £1.1 million in 2012/13 to £4.1 million during this monitoring period.

Policy Implications

The proportion of applications received and approved proposing new D1 and D2 uses in locations within the town centre hierarchy demonstrates the Core Strategy and MDD policies have been effectively applied. However, with the number of applications for loss of D1 outweighing those proposing D1, it will be important to monitor the nature and impact of these proposals to ensure the borough's needs for community infrastructure are being met. Loss of public houses continues to be a cause for concern both nationally and across London, however during the monitoring period policies were applied effectively which resulted in all applications proposing redevelopment and change of use to residential being withdrawn or refused. However, applications for the loss of public houses (which are considered to be important community facilities) will continue to be monitored for the purposes of future policy development.

Creating a blue and green grid

Core Strategy Spatial Policy monitored:

SP04 – Creating a blue and green grid

Managing Development Document Policies monitored:

DM10 – Delivering open space

DM11 – Living buildings & biodiversity

DM12 – Water spaces

DM13 – Sustainable drainage

Strategic Objectives:

SO2 – Deliver a high quality and well-connected green grid

SO3 – Reduce the risk and impact of flooding

Relevant indicators:

CS33 Number of eligible open spaces managed to Green Flag standard

CS34 Area of land designated as open space (loss or gain from previous year)

CS35 Open space in the borough per 1,000 people

CS36 Changes in areas of biodiversity importance

CS37 Area of land designated as Local Nature Reserves

CS38 Biological river quality

CS39 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

CS40 Percentage of approved planning applications that do not meet the sequential test for managing flood risk

Open Space

In previous monitoring periods, eight parks and open spaces have been awarded Green Flag status. This year, six have Green Flag Awards – these are Island Gardens, King Edward Memorial Park, Mile End Park, Trinity Square Gardens, Victoria Park and Weavers Fields. Additionally, two parks have been awarded Green Flag Community Awards – Mudchute Park & Farm and Tower Hamlets Cemetery Park. **(CS33)**

£3.9 million was received through Section 106 contributions in this monitoring period compared to £728,000 million in the previous year. These development contributions have resulted in improvements including new sports facilities, improvements to children's play areas and CCTV and new event infrastructure at Victoria Park, resurfacing astroturf at Stepney Green to third generation standard and a Landscaping Improvement Plan at Bartlett Park.

Since the previous monitoring period, there have been no additions to the Council's register of publicly accessible open space so the total remains at 264.98 ha. **(CS34)** The amount of open space (hectares) per 1,000 people in the current monitoring period 2013/14 equates to 0.97ha which represents a decrease compared to the previous year **(CS35)**. This is because of the borough's estimated population increase which is detailed in the Borough Context section of this report.

Policy Implications

Although there were no new additional areas of open space during the monitoring period, improvements were made to existing areas of open space. Additionally, the number of parks and open spaces in the borough with Green Flag awards remained at eight. However with an increasing population further open space is required, therefore provision should be closely monitored in future reports.

Flood Risk and management

Bordered by the Thames and the River Lea, large portions of the borough are susceptible to flooding. To reduce risk, it is necessary to incorporate measures to mitigate the impact of flooding for development in flood zones.

In response to this requirement, there were no planning applications during the monitoring period that the Environment Agency had cause to object to on water quality grounds, although one planning application was permitted contrary to Environment Agency objections on flood risk grounds. **(CS39 & 40)**.

Policy Implications

Core Strategy SP04 has enabled measures to reduce the propensity of flooding and any subsequent impacts are effective. Further detail to strengthen this approach is contained in Policy DM13 and site allocations reflecting the revised Strategic Flood Risk Assessment and sequential test information.

Biodiversity and Wildlife Habitat

The total area of Sites of Importance for Nature Conservation (SINCs) remains 431.6 hectares, with no changes during 2013-14 **(CS36)**.

The area designated as Local Nature Reserves remains at 24.81 hectares **(CS37)**. This has been unchanged since annual monitoring began in 2005. The two Local Nature Reserves in the Borough are Mudchute and Tower Hamlets Cemetery Park, and there is currently little scope to declare any further Local Nature Reserves.

Policy implications

It is important to ensure that the net change in future is positive. Several developments involving small losses of SINCs, particularly in the West India Docks, have been consented. Therefore the total area of SINCs will reduce slightly over the next year or two. These losses will be mitigated by significant improvements to the remaining habitat within the SINC. This suggests that current policy is effective, but it is important that this continues to be monitored as loss of SINCs should only be supported where there is clear social and economic benefit.

Biological River Quality

Biological river quality is monitored by the Environment Agency as part of monitoring of compliance with the Water Framework Directive. There are two separate classifications for water bodies, ecological and chemical. These are graded on a five-

point scale: high, good, moderate, poor and bad. For a water body to be in overall 'good' status (and to meet Water Framework Directive standards) both ecological and chemical status must be at least 'good'. The ecological classification is made up of three components: biological condition, physico-chemical factors, and concentrations of specific pollutants.

The lower Lea is currently classified with an overall status of Moderate. Its chemical status is Moderate, and its ecological status is Moderate, but the biological quality elements of the ecological status are Poor (**CS36**).

Policy Implications

With the borough's watercourses failing to meet Water Framework Directive standards, it is clear that more needs to be done to improve the river quality. In recognition of this, the lower Lea catchment is classified as a Water Protection Area.

Dealing with waste

Core Strategy Spatial Policy monitored:

SP05 – Dealing with waste

Managing Development Document Policies monitored:

DM14 – Managing waste

Strategic objectives:

SO14 – Plan and manage the borough's waste efficiently

Relevant Indicators:

CS41 Capacity of new waste management facilities by waste planning authority

CS42 Amount of municipal waste arising and managed by waste management authority: by management type

CS43 Percentage of household waste which has been sent by the authority for recycling, reuse and composting

CS44 Recycling, reuse and composting per borough resident

No new waste facilities have been developed in the borough (**CS41**) within the current monitoring period.

The amount of household waste produced has increased from 102,409 tonnes in the 2012/13 period to 106,326 tonnes in the 2013/14 period. There has been a large increase in energy from waste, rising from 48,422 in the 2012/13 period to 54,315 in the 2013/14 period. Table 8 provides the breakdown of all waste managed by type. The amount of household waste, recycled, reused or composted has increased from 27.6% to 32.5%. (**CS44**).

Table 8: Household waste generated and managed

Indicator COI W2	Recycled, Reused, Composted	Landfill	Reuse Derived Fuel / Energy from Waste	Moisture Loss through Mechanical Biological Treatment	Total waste arising
Amount of waste arising in tonnes (2012/13 figure in brackets)	34,563 (22,759)	8,553 (17,934)	54,315 (48,422)	8,896 (12,056)	106,326 (102,490)

Policy Implications

Policy DM14 has managed waste by safeguarding existing waste sites and ensuring developments provide residual and recycling facilities. This policy has contributed to the increase in the amount of waste being recycled and reducing the amount of waste directed to landfill sites.

C. Enabling prosperous communities

Delivering successful employment hubs

Core Strategy Spatial Policies monitored:

SP06 – Delivering successful employment hubs

SP07 – Improving education and skills

Managing Development Document Policies measured:

DM15 – Local job creation and investment

DM16 – Office locations

DM17 – Local Industrial Locations

DM18 – Delivering schools and early education

DM19 – Further and higher education

Strategic objectives:

SO15 – Support the thriving centres of City Fringe and Canary Wharf

SO16 – Support the growth of existing and future businesses

SO17 – Improve education, skills and training

SO18 – Promote the growth of further and higher education establishments

Relevant indicators:

CS45 Number of new jobs created/lost

CS46 Total amount of completed employment floorspace by type

CS47 Count of births of new enterprises

CS48 Applications for change of use from B1

CS49 Applications for change of use to B1 to C3

CS50 Applications for change of use to B1

CS51 Section 106 received for local employment and business training

CS52 Applications for loss/gain of floorspace within Preferred Office Locations

CS53 Applications for loss/gain of floorspace within Local Office Locations

CS54 Applications for loss/gain of floorspace within Local Industrial Locations

CS55 Applications for loss/gain of floorspace within Strategic Industrial Locations

CS56 New educational facilities

CS57 Applications for new Free Schools

CS58 S106 secured for education

Job creation and delivering employment opportunities

According to completion information from the LDD there was a net gain of 5,297sqm in B1(a) employment space during the monitoring period, although 2,600sqm of that total was within the boundary for which the London Legacy Development Corporation is now the local planning authority (**CS46**).

In terms of approved planning applications within the monitoring period, there would be a net reduction of 2,854sqm of all employment floorspace if all approvals are completed. There would be a large gain in B8 (storage and distribution) which would offset a loss of 26,795sqm of floorspace within the B1 use classes. Tables 9 and 10 break down this information by employment use class. None of the proposals would result in the loss of employment space in the borough's designated employment

locations **(CS52-55)**. In total sixty-three applications were received proposing change of use from B1 **(CS48)** of which 42 (66%) proposed change of use to residential (C3). **(CS49)** There were thirty applications proposing change of use to B1. **(CS50)**

Data from the Department for Business, Innovation and Skills on 'births of new enterprises' **(CS47)** in the borough shows that new business start-ups rose for the fifth consecutive year, increasing from 2,395 to 3,320. Office of National Statistics information shows that there were 14,817 new jobs in the borough in 2013 **(CS45)**

Table 9: Gain/Loss of Employment Floorspace 2013/14 (Approvals)

Use class	Gross (sq m)	Net (sq m)
B1a Offices (aside from financial services Class A2)	5,769	-22,956
B1b Research & development	0	0
B1c Light industry	0	-3,839
B2 General industrial, for industrial processes other than those within Class B1	0	-3,907
B8 Storage & distribution	30,964	27,848
Total	36,733	-2,854

Source: LDD, October 2015

Table 10: Gain/Loss of Employment Floorspace 2013/14 (Completions)

Use class	Gross (sq m)	Net (sq m)
B1a Offices (aside from financial services Class A2)	6,760	5,297
B1b Research & development	0	0
B1c Light industry	0	0
B2 General industrial, for industrial processes other than those within Class B1	0	0
B8 Storage & distribution	500	-1,130
Total	7,260	4,167

Source: LDD, October 2015

Impact of changes to the General Permitted Development Order – Class J

Effective from 30th May 2013 for a three year period, new permitted development rights came into force allowing change of use from B1(a) office to C3 residential without submitting a full planning application ('Prior Approval'). Tower Hamlets were successful in applying for exemption areas, which covered parts of the borough including all Preferred Office Locations as well as much of the Central Activity Zone and Activity Areas. However, large areas of the borough including Local Office Locations, have no such protection meaning that applicants are able to bypass policy requirements justifying the loss of employment space and are not obligated to provide any affordable housing or amenity space that would be expected of other applications for residential development.

In the period 30th May 2013 – 31st March 2014, 28 such 'Prior Approval' applications were received. Of those applications, four were refused, thirteen were withdrawn and eleven were permitted.

The eleven permitted applications will result in the gain of 80 new residential units, but the loss of around 5,600m² of employment space.

Policy Implications

Policies DM16 and DM17 of the MDD manage development within designated employment areas – Local Office Locations (LOL) and Preferred Office Locations (POL), and Local Industrial Locations (LIL) and Strategic Industrial Locations (SIL). These appear to be effective as there have been no approvals or completions during the monitoring period that would impact negatively on these areas. However while there was a net gain of completed B1 employment floorspace recorded during the monitoring period, planning approvals suggests that there will be pressure for employment land for other uses. This is demonstrated by the consented net loss of 22,956sqm B1 space reported on the LDD and the impact of changes to GPDO outside of exempted areas alongside a further rise in births of new enterprise in the borough, and should be monitored closely in subsequent reports.

Improving education and skills

As described within the borough contextual information, school attainment for the key performance indicators at Key Stage 2 (including both English and Maths) improved since the previous year rising to 82% from 78%. Attainment at Key Stage 4 (5 GCSEs at grades A*-C including both English and Maths) decreased from 65% to 60, though figures declined across London and nationally and the borough's figures remain well ahead of the national average.³

Section 106 contributions secured a total of £12.2 million for educational purposes and £2.76 million for local employment and business training in the current monitoring period, compared to £3.46 million and £1.4 million respectively in the previous year. **(CS58)**

Secondary schools:

Works were completed on Bow Secondary School, with extra places from September 2014. Raines Foundation School and George Green's School received refurbishments. **(CS56)**

Primary schools:

Works commenced to add two new forms of entry at Woolmore and one at Stebon with completion due in July 2015. Both were to have extra places from September 2014. In addition, work started to provide extra places at St Pauls Way Trust School with works on a permanent scheme scheduled to commence in April 2015. Works were completed at Cayley Primary School to provide one new form of entry, and at Bonner Mile End to provide two new forms of entry. **(CS56)**

³ Department for Education, 2014

Other educational facilities:

According to information from planning applications received, there were two applications submitted and consented for educational use (aside from schools) during the monitoring period. One was for an education centre, and the other for a higher education facility. **(CS56)**

Policy Implications

Policies DM18 and DM19 of the MDD provide guidance to improve education, training and skills through addressing a wide range of matters from increasing the provision of primary/secondary education facilities to supporting further and high education establishments. This will in turn continue to contribute towards the improvements in skills, training and education of residents. Increases in school places through new and expanded facilities demonstrate that the borough's policies appear to be effective. Additionally, provision of new further and higher educational facilities demonstrate how the borough's policies support the development of skills amongst the borough's residents.

D. Designing a high quality city

Core Strategy Spatial Policies monitored:

- SP08 – Making connected places
- SP09 – Creating attractive and safe streets and spaces
- SP10 – Creating distinct and durable places
- SP11 – Working towards a zero carbon borough
- SP12 – Delivering Placemaking

Managing Development Document Policies monitored:

- DM9 – Improving air quality
- DM20 – Supporting a sustainable transport network
- DM21 – Sustainable transportation of freight
- DM22 – Parking
- DM23 – Streets and public realm
- DM24 – Place sensitive design
- DM25 – Amenity
- DM26 – Building heights
- DM27 – Heritage and the historic environment
- DM28 – World Heritage sites
- DM29 – Achieving a zero carbon borough and addressing climate change

Strategic objectives:

- SO19 – Deliver an accessible, integrated and sustainable transport network
- SO20 – Deliver a safe, attractive and accessible network of Streets
- SO22 – Protect and enhance the boroughs heritage and promote high quality development
- SO24 – Achieve a zero carbon borough

Relevant indicators:

- CS59 Section 106 for traffic, highways and public transport
- CS60 Number of TfL cycle docking stations in the borough
- CS61 Public satisfaction with public transport
- CS62 Loss/gain of depots and wharfs
- CS63 Number of on-street car club spaces
- CS64 Section 106 secured for the environment and public realm
- CS65 Total distance of cycle and pedestrian networks
- CS66 Number of planning appeals upheld due to Design
- CS67 Number of applications received and approved relating to listed buildings and conservation areas
- CS68 Conservation Areas with up to date appraisals and published management guidelines
- CS69 Number of listed buildings at risk
- CS70 CO2 emission reduction in line with DM29 requirements
- CS71 Percentage of dwellings from consented major applications seeking to achieve 'Excellent' ranking in the Code for Sustainable Homes
- CS72 Percentage of dwellings with a SAP rating below 35

Making connected places

There are now 120 TfL cycle hire docking stations throughout the borough (**CS60**), a rise of 16 compared with the previous monitoring period. There was no change in

the total distance of cycle and pedestrian networks **(CS65)**, although the Council is working with TfL on the development of 'Cycle Superhighways' through the borough and is currently developing a 'Connect 2' route making use of quieter roads and off-road routes to link Bow to Bethnal Green.

There has been no further increase in on-street car club spaces in the borough but there are now five operators in the borough including a provider of e-cars. **(CS63)**

In the Annual Resident's Survey for 2013/14, public satisfaction with public transport decreased from 78% to 76%. This is the first decline in satisfaction for seven years and comes despite TfL reporting a record level of satisfaction across its services⁴. **(CS61)**.

The Borough secured £18,850,461 through Section 106 contributions for traffic, highways and public transport during the monitoring period. The figure for the previous year was £496,978. **(CS59)** Contributions for the environment and public realm increased from £497,000 to £5.45 million. **(CS64)**

In terms of facilities for the transportation of freight, there was no change or loss of wharfs or other transport facilities during the monitoring period. **(CS62)**

Policy Implications

Policies DM20, 21 and 22 support a sustainable transport network.

Policies related to transport appear to have been generally performing well with the increase in cycle hire docking stations and expanding car club operators, though the first decrease in public satisfaction with public transport in seven years will require monitoring in subsequent years in the event of continued decline.

Creating distinct and durable places

Design

Where planning applications had been refused on the grounds of design as a primary issue, no appeals made were allowed and one was dismissed. **(CS66)**.

Policy Implications

Although design was a primary issue in only one appeal case, the dismissal coupled with a high proportion dismissed during the previous monitoring period suggests that the Council's policies on this topic are robust and are being effectively applied. However, increasing pressure to deliver housing growth evidenced by proposals coming forward for high-rise and high-density developments are likely to put pressure on these policies. Close monitoring will be required in future reports.

⁴ TfL Annual Report and Statement of Accounts, 2013/14

The number of Conservation Areas in the borough remains at 58, all of which have up-to-date appraisals and published management guidelines **(CS68)**.

The number of listed buildings at risk remains at 28, the same level as the previous monitoring period. **(CS69)**.

There were 207 applications relating to listed buildings, with no planning applications were approved that would result in the loss of Listed Buildings or buildings of value in Conservation Areas **(CS67)**. A high number of appeals contain conservation and heritage (24) and character and appearance of surroundings (7) as primary issues; 70.6% of the former and 87.5% of the latter were dismissed.

Policy Implications

Conservation and heritage policies have continued to perform well as highlighted by the high proportion of planning appeals related to conservation and heritage being dismissed with only a small number succeeding.

As well as statutorily listed buildings, Tower Hamlets also keeps a register of locally listed buildings. There are 182 locally listed buildings which are protected and contribute to the quality of the historic environment. Tower Hamlets is currently updating the local list to ensure heritage asset are appropriately identified and protected.

Tower Hamlets is also working with English Heritage on a Historic Places of Worship at Risk Scheme to reduce the number of historic places of worship that are included on the Risk Register, to ensure a sustainable future for these buildings. Running until 2016, the Scheme offers specialist advice, training and information on the funding streams available to the community.

Working towards a zero-carbon borough

Carbon Dioxide emission reduction

The overall carbon dioxide emissions from new development should be minimised through the implementation of the Council's energy hierarchy:

- i) Use less energy (Be Lean)
- ii) Supply energy efficiently (Be Clean)
- iii) Use renewable energy (Be Green)

Policy DM29 sets out carbon dioxide standards that developments should be designed to meet. The carbon dioxide emission targets are improvements beyond the 2010 Building Regulations.

Developments are required to meet the following targets for carbon dioxide emissions reduction in buildings. These reductions are to be achieved through a combination of improving insulation, supply energy efficiently (e.g. combined heat and power) and onsite renewable energy.

DM29 Carbon Targets

80% of major developments consented from 2013-2014 achieved the CO2 emission reduction requirements of policy DM29. **(CS70)**

The developments that did not meet the target included data centres and office buildings. It is recognised that the use of the buildings limited the ability to meet the carbon target due to the energy profiles of the buildings being primarily electric loads. In the instance of the office developments, the application and consent fell into the period where Carbon Offsetting was being applied to schemes that were unable to meet policy requirements.

For the period 2013-2014 Tower Hamlets have secured around £115,000 through the Section 106 process to spend on carbon reduction projects within the Borough.

Policy Implications

As previously noted, the targets that are set out in DM29 have only been enforceable since the adoption of the Managing Development Document in April 2013. Whilst the targets should be met the policy only had limited weight due to being a plan in preparation. The enforceable target that the Council had is the London Plan policy 5.2 target of a 25% reduction in CO2 emissions. Of the major developments that were permitted developments over the 2012/2013 monitoring period, 95% proposed CO2 savings greater than 25% (London Plan Target)

There are many factors which impact on a scheme's ability to deliver CO2 savings such as site constraints and building use. In the instances where our targets are not achievable there are planning mechanisms in place for the shortfall in emission reductions to be met through a case in lieu payment. The monies generated through this obligation would be spent on energy efficiency and carbon reduction projects within the Borough.

Environmental Sustainability

BREEAM Excellent and Code for Sustainable Homes level 4 ratings have been secured for all new major development proposals over the monitoring period in accordance with Policy DM29. This meets our target for 100% of new developments to achieve the highest standards of sustainable design and construction. **(CS71)**

There have been instances over the monitoring period where lower BREEM ratings (minimum of BREEAM Very Good) have been secured. These have only been agreed for schemes that are part or full refurbishment which are constrained by existing building fabrics and services. This has resulted in the inability of the schemes to achieve the mandatory minimum requirements for Energy reduction and CO2 emissions, therefore the highest levels of sustainability that these schemes can achieve is BREEAM Very Good.

Policy Implications

Policy DM29 sets out the requirement for sustainable development tools to be used for new development. Schemes should as a minimum achieve Code for Sustainable Homes Level 4 or BREEAM Excellent ratings for residential and non-residential developments respectively.

Fuel poverty and Energy Efficiency

The average energy rating (SAP) of existing properties in the borough is 72. We have received an up-to-date data set containing nearly 61,000 property details which now shows that we are improving our average but still have a number of properties below our target for all dwellings to achieve a rating of 65 (properties currently below 65 equates to 22%). The percentage of properties with a SAP below 35 is at 1.3%.
(CS72)

Policy Implications

Core Strategy policy ensures that all residential developments are appropriate, well-designed, high quality and sustainable. The results for this indicator show that it is important to continue to ensure housing developments are fit for purpose and should include requiring developments to achieve a SAP rating of no less than 65. To assist with this, a Fuel Poverty Strategy and Action Plan was considered and approved by Cabinet in November 2013.

Air Quality

The borough is declared an Air Quality Management Area under the Environment Act 1995. We are exceeding Air Quality Objectives for two key health-based pollutants in the borough which is Nitrogen Dioxide and Particulates (PM10).

The Council has a legal duty from 2015 to report on PM2.5 concentrations. The Air Quality Action Plan outlines how the Council is working towards meeting the objectives, which includes addressing Air Quality through the Local Planning System, reducing exposure of local residents to air pollution. The targets the Council work towards are as shown in Table 11 below.

Table 11: Borough air quality objectives

Pollutant	Air Quality Objective		Date to be achieved by
	Concentration	Measured as	
Nitrogen dioxide (NO ₂)	200 µg m ⁻³ not to be exceeded more than 18 times a year	1-hour mean	31.12.2005
	40 µg m ⁻³	Annual mean	31.12.2005
Particles (gravimetric)	50 µg m ⁻³ , not to be exceeded more than 35 times a year	24-hour mean	31.12.2004
	40 µg m ⁻³	Annual mean	31.12.2004

Pollutant	Objective	Measured as	Date to be achieved by	EU limit values	Date to be achieved by
Particles PM _{2.5}	25 µg m ⁻³	Annual mean	2020	Stage 1 25 µg m ⁻³	1 January 2015
				Stage 2 20 µg m ⁻³	1 January 2020

Policy Implications

The Core Strategy has introduced measures to improve air quality in the borough over its lifetime. This includes the introduction of Clear Zones, encouraging the use of sustainable modes of transport and planning land use which requires less travel. Policy DM9 strengthens the Core Strategy to ensure that developments are designed to mitigate the impacts of air quality on residents.

Section 3: Delivering Placemaking

Masterplans are prepared to coordinate areas of significant change and set out a commitment to monitor development and progress on delivering key infrastructure within their boundaries. This section reports on key implementation projects identified in each of the Masterplan areas, as well as areas within the Isle of Dogs and South Poplar Opportunity Area Planning Framework (OAPF) and the Poplar Riverside Housing Zone.

Implemented Masterplans and Area Action Plans

Aldgate

The Aldgate Masterplan (2007) was prepared prior to the adoption of the Local Plan and adopted as Interim Planning Guidance (IPG). The Aldgate Masterplan is used for the purpose of development management, alongside the Local Plan to determine planning applications.

There continued to be major developer interest in the Aldgate area with the completion of Altitude 1 (housing tower), 1 Commercial Street (retail, office and residential tower) and Aldgate Tower (office) schemes. Furthermore, the Aldgate Place (mixed-use) scheme between Commercial Road, Whitechapel High Street and Lemn Street and the Goodman's Fields (housing-led, mixed-use scheme) were under construction. Between them these schemes will provide 1,825 new homes, over 450,000sqm of commercial floorspace, 617 units of student accommodation, a hotel, 13,500sqm of leisure space and open space.

TfL is proposing a £25m package of major improvements to the Barclays Cycle Superhighway Route 2 (CS2) between Aldgate and Bow roundabout over the next two years. This TfL CS2 upgrade scheme proposes to create kerb and wand-separated cycle tracks along the whole route and new junctions to separate cyclists from other traffic. The TfL CS2 proposals have been designed to greatly improve safety and comfort for cyclists.

The City of London, in partnership with TfL and LBTH, is in the process of delivering a major new public realm improvement project in the area (the Aldgate Gyratory) that will be completed in late 2016.

The centrepiece of the scheme will be a large public space uniting two heritage listed buildings: Sir John Cass's Foundation Primary School and the St Botolph without Aldgate Church.

The Aldgate Highway Changes and Public Realm Improvements Project will bring the following benefits to the area:

- enhance safety for road users
- improve cycling routes
- improve pedestrian routes and connections
- introduce more greenery
- create new public space for events, leisure and play
- improve lighting

London Legacy Development Corporation

The London Legacy Development Corporation (LLDC) became the Local Planning Authority from 1st October 2012 for the Olympic Park and surrounding neighbourhoods, including part of Bromley-by-Bow and Fish Island. The LLDC functions and responsibilities include those related to plan making, decision making, and project delivery.

Work was undertaken in the monitoring period to prepare the LLDC Local Plan for the area which has now been adopted. The Council had been closely working with the LLDC to ensure the principles and key infrastructure requirements established in the Fish Island Area Action Plan (AAP) and the Bromley-by-Bow Masterplan SPD were reflected in the Local Plan. The Council attended Steering Group Meetings and made written representations on the LLDC Local Plan Draft Publication Version and made oral representations at the Examination in Public.

Prior to the LLDC adopting a Local Plan for the area, the Council's Core Strategy and Fish Island AAP continued to form part of LLDC's Development Plan, and the Bromley-by-Bow Masterplan continued its status as an SPD.

The Council had also worked closely with the LLDC on a number of key delivery projects identified in the Fish Island AAP and Bromley-by-Bow Masterplan. A summary of the work undertaken over the last year is provided below.

Bromley by Bow

The LLDC hired consultants to look at redevelopment and urban design options for Bromley-by-Bow. This work was to inform a new design vision for the area as a Compulsory Purchase Order (CPO) for the North-East Quadrant area had not progressed.

Following the adoption of the LLDC Local Plan, the LLDC intended to take forward a SPD for Bromley by Bow,

Transport for London (TfL) undertook assessment of opportunities for additional pedestrian crossings and public realm improvements along the A12 in the section between Twelve Trees Crescent and Bow Roundabout in the context of the TfL Roads Taskforce report findings.

Ongoing discussions between the Council, TfL and the LLDC were underway to scope out the design and cost of improving of works to Bromley-by-Bow Underground Station to enable a new station structure and enhanced connectivity. A planning application was anticipated in late 2014/early 2015.

Bow High School was to have been completed by May 2014.

Fish Island AAP

The LLDC were working with partners to achieve outline permission for a significant mixed use development south of Hackney Wick Station and engaged with Tower Hamlets on initial proposals with the intention to submit in 2015

The Council assisted the LLDC to re-appraise connectivity projects in the Fish Island and Hackney Wick area to ensure a robust network to support future development. This included a reassessment of measures to improve connectivity to Roman Road, as well as improved linkages over the Hertford Union Canal. The key objective of this

work was to identify the specific projects which all partners wish to progress with and try and secure funding.

The 8.5m upgrade of Hackney Wick station improvement scheme was anticipated to be completed by 2016 to include a new entrance to street level, a new and enlarged concourse, lifts for step free access and the creation of a north-south walkway for passengers and pedestrians through the railway embankment.

The Council submitted its response to the TfL Crossrail 2 consultation process and requested that TfL consider an additional 'eastern branch' via Hackney Wick, Stratford International, Barking, Grays and Tilbury stations to serve this key growth area, directly linking it to central, north east and south west London.

The Council also worked with the LLDC and the Canal and River Trust to provide enhanced lighting and other safety accessibility measures along canal routes in the Hackney Wick and Fish Island area.

Emerging Masterplans

Whitechapel

During the monitoring period 2013/2014, the Whitechapel Vision Masterplan Supplementary Planning Document was adopted.

Six key place transformations are proposed in the Masterplan, including revitalising Whitechapel Road, creating a new Civic Hub and a Med-City campus, and making new public spaces at Durward Street Gardens, Raven Row and Cambridge Heath Gateway. A number of interventions are proposed to bring about these key place transformations, including public realm enhancements a 'green spine' through the Royal London Hospital/Queen Mary University London estate, a continuation of the High Street 2012 shop-front upgrades, the addition of 'striking architecture', the provision of new housing including affordable homes, and new retail and community spaces. These physical changes are expected to occur over a number of phases over the period to 2025 and beyond. A new delivery team has been established by the Council to take forward the objectives of the Masterplan.

South Quay

The Council commenced work on drafting a South Quay Masterplan which covers the area around South Quay DLR station and key development sites along Marsh Wall. The Masterplan is envisaged to be adopted as a Supplementary Planning Document (SPD) and will supersede the existing Millennium Quarter Masterplan IPG. It will provide further detailed guidance for the Managing Development Document Site Allocations – Millennium Quarter (17) and Marsh Wall East (20).

A Masterplan is required for this area to help manage the unprecedented level of proposed housing growth along in the area and to secure associated benefits for the community. Specifically, it is needed to ensure that development helps to deliver a high quality, sustainable townscape, an optimum level of affordable housing and that infrastructure requirements are planned for and delivered for the benefit of the borough's vibrant, diverse communities.

The Council had been working closely with key landowners and the local community throughout the preparation of the document. Public consultation was undertaken in early 2015, with the main concerns for residents being related to provision of social infrastructure and the capacity of existing infrastructure including the transport network. Many of these issues were outside of the scope of a SPD, nonetheless representations made provided a useful basis for informing development of the Isle of Dogs and South Poplar OAPF. A number of comments were also received noting that the Masterplan was seeking to introduce new policy which is beyond the remit of such a document, and where that was found to be the case the wording was amended accordingly for the final version submitted for adoption.

Other emerging projects

Isle of Dogs and South Poplar OAPF

The London Plan identified the Isle of Dogs and South Poplar as one of the London's 'Opportunity Areas', which will require a strategic planning framework to manage development and to help meet the London Plan housing and employment targets, as well as optimising opportunities to address physical, social and economic issues in the area. It has estimated that the Isle of Dogs can potentially accommodate minimum 10,000 new homes and 110,000 new jobs. During the monitoring period initial preparations were made to draft an OAPF for the area, including meetings between the Council and the GLA. An update on progress will be provided in the Monitoring Report for 2014/15.

Poplar Riverside Housing Zone

The Mayor of London's Housing Strategy proposed 'Housing Zones' as a means of accelerating the delivery of housing in areas of potential. A funding programme was announced in 2014, with Councils able to bid. The Council put forward a proposal for the Poplar Riverside area of the borough, which was successfully designated in June 2015. An update on progress will be provided in the Monitoring Report for 2014/15.

Section 4: Progress on the Local Development Scheme

Local Development Scheme

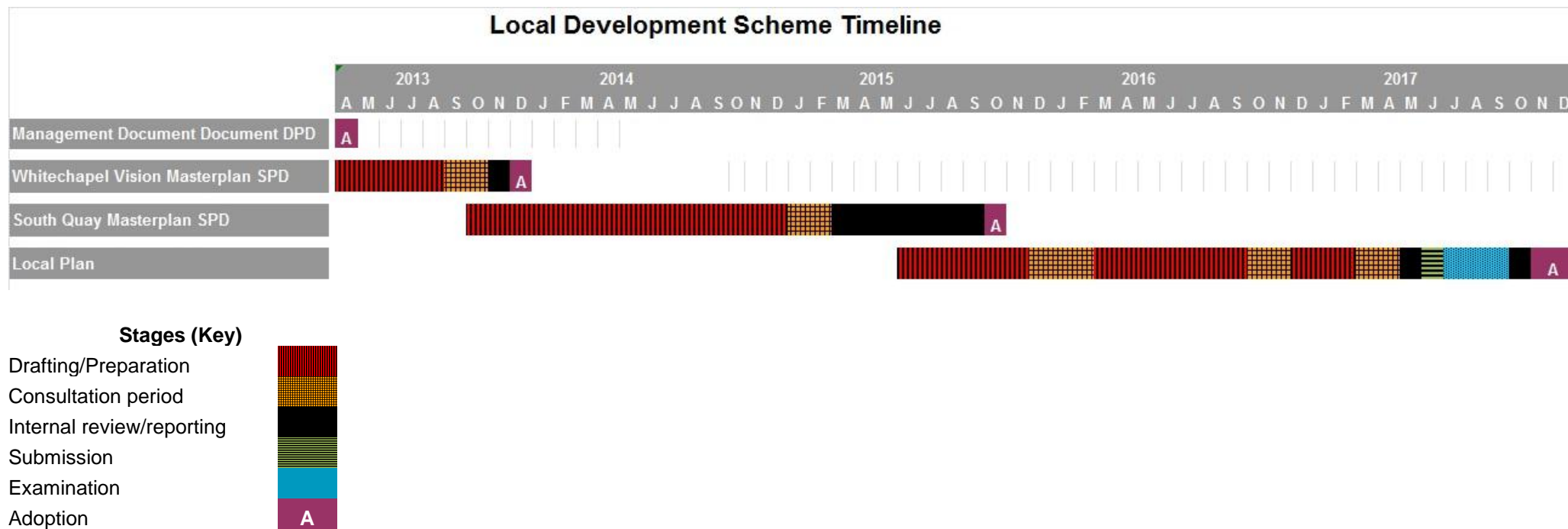
The Local Development Scheme (LDS) is a live public 'project plan' setting out, over a period of three years, which Development Plan Documents will be produced and when.

As a live project plan, the LDS will be reviewed as and when required to reflect changing local priorities.

Compliance with the LDS

During the monitoring period a SPD for the Whitechapel area was adopted, the Whitechapel Vision Masterplan. The Council also commenced preparation of a SPD for South Quay which was scheduled for adoption in late 2015. Given the large increase in the borough's housing target and other legislative and policy changes at a local and regional (London) level, initial preparations were also made for producing a new Local Plan. The timetable for the preparation of this and other documents is set out in the LDS (shown overleaf in *Figure 11*).

Figure 9: Local Development Scheme timeline 2013-2017



Section 5: Consultation and Engagement

Statement of Community Involvement

The Statement of Community Involvement (SCI) (2012) outlines the Council's commitment for engaging and consulting with residents, businesses and other stakeholders on planning applications and as part of the plan making process. It sets out when the Council will consult and how the process will be carried out.

A further update to the SCI is intended to be undertaken in 2015, to reflect the changes brought about by the Localism Act (2011), Local Planning Regulations (2012), Neighbourhood Planning Regulations (2012) and the General Permitted Development (Amendment) Order (2013). This will include changing the terminology from 'Local Development Framework' to 'Local Plan', introducing the consultation processes for Neighbourhood Planning, and providing information regarding the new prior approval process in the General Permitted Development (Amendment) Order (2013).

Duty to Cooperate

As detailed in Section 110 of the Localism Act (2011), local planning authorities have a duty to co-operate on the planning of sustainable development. The duty applies to strategic planning matters such as housing and employment growth, retail and leisure provision, and community and physical infrastructure, through activities such as the preparation of local development documents.

Councils and public bodies need to 'engage constructively, actively and on an ongoing basis' to develop strategic policies. This means consulting with neighbouring boroughs and other appropriate public bodies on the Council's own documents, as well as engaging with other bodies on strategic planning issues of common concern.

Through the Monitoring Report, local councils are required to report how this duty is being taking forward.

During the period 2013/2014, the Council have engaged with the GLA, Transport for London (TfL) and neighbouring Planning Authorities on strategic matters such as provision of housing including affordable housing, transport networks, retention of sufficient levels of strategic office employment space and social infrastructure including provision of sites for schools. On the matter of waste management, the Council has engaged with all other Waste Planning Authorities in London.

Both the LLDC and the GLA engaged with the Council while preparing planning documents during the monitoring period. The LLDC were drafting their Local Plan, and the GLA were preparing 'Further Alterations' to the London Plan. Additionally, the GLA were commencing work on drafting an Opportunity Area Planning Framework for the Isle of Dogs and South Poplar. The Council played an active role with both organisations to ensure that emerging documents would benefit the borough and its residents.

The Council has been in the process of developing a number of masterplans including South Quay. The Whitechapel Vision Masterplan was adopted December 2013. The development of Whitechapel Vision Masterplan involved engagement via a number of formal and informal methods at the strategic and local level. At the

strategic level planning matters have involved meeting with statutory consultees including English Heritage, TfL and Crossrail to discuss strategic planning matters.

Section 6: Neighbourhood Planning

During the monitoring period an application was received to designate a Neighbourhood Planning Area (East Shoreditch Area) and a Neighbourhood Planning Forum (East Shoreditch Neighbourhood Planning Forum). Planning officers also liaised with other interested groups across the borough, with groups in Wapping, Limehouse and Spitalfields working towards submitting an application to be designated a Neighbourhood Planning Forum and to designate a Neighbourhood Planning Area.

The Council has revised its Neighbourhood Planning Guidance Note (stage 1) to help support groups to submit applications to designate Neighbourhood Planning Forums and Areas. The Council has also produced a second Neighbourhood Planning Guidance Note (stage 2) to help support designated Neighbourhood Planning Forms advance the development of their Neighbourhood Development Plans. Details are available from the Council's website (http://www.towerhamlets.gov.uk/lqsl/851-900/856_local_development_framework/neighbourhood_planning.aspx)

Section 7: Infrastructure Delivery

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) was introduced in April 2010 by the Government as a new mechanism to fund infrastructure under the Planning Act 2008. The money generated through CIL can be used to support growth (as set out in Tower Hamlets' own Core Strategy) by helping to fund a wide range of infrastructure, which includes parks, schools, libraries, health facilities, leisure centres etc. From April 2015, CIL will largely replace s.106 planning obligations as the means to secure funding for infrastructure from development.

The Council has developed a CIL Charging Schedule and it is expected to be in place before the 2015 deadline. The indicative time frame is provided below:

Table 12: Charging Schedule Timeframes

Stage	Milestone
Further Examination Hearing	October 2014
Adoption at Full Council	January 2015
Live Charging Schedule	1 st April 2015

Once the Council's Charging Schedule is approved, we are obliged to undertake annual reporting in accordance with the CIL Regulations 2010 (as amended), which will feed into this Monitoring Report in the future.

Section 106 Planning Obligations

Since January 2012, the Council has used its Planning Obligations SPD to negotiate planning obligations necessary to mitigate against the negative impacts of a development. The SPD will continue to be used to inform all S106 negotiations until the adoption of the LBTH CIL in April 2015. Following the adoption of CIL, a number of matters, including affordable housing, employment and training and carbon offset, will continue to be secured through Section 106 Agreements. To support this, a revised Planning Obligations SPD will be published. The revised SPD will also outline the Council's approach to the use of CIL to fund infrastructure necessitated by development.

In the monitoring period year 2013/14 the Council received a total of £54,452,586.25 (compared to 45,344,464.01 2012/13) in Section 106 financial contributions. During the same period the Council negotiated £14,894,476 in financial contributions.

Table 13: Negotiated Section 106 contributions 2013/14

Affordable Housing	£230,492.00
Community Payment	£940,225.01
Education Facility Support	£12,208,792.90
Environment and Public Realm	£5,444,960.68
Health and Healthcare	£4,120,682.00
Leisure Facilities	£3,206,937.00

Landscape /Open Space	£3,927,389.09
Management Plan	£1,019,097.65
S106 Monitoring Fee	£1,019,097.65
Traffic, Highways & Public Transport	£18,850,461.00
Local Employment & Business Training	£2,775,580.00
Travel Plans	£0
Other	£399,371.00

Infrastructure Delivery Plan

In the past year, the Council has been aiming to respond to the government's focus on the provision of infrastructure to support economic growth. The Council has evolved the 2012 Infrastructure Delivery Plan (IDP) to support the development of the Councils Community Infrastructure Levy Charging Schedule. The IDP will be further amended over the next year so it continues to reflect the most up to date needs of the borough and so it looks more to the longer term requirements for infrastructure, infrastructure prioritisation and much needed funding.

The table below presents a selection of projects that are underway or have been completed in the monitoring period 2013/14, which address the infrastructure needs of the borough as identified in the Core Strategy. The provision of infrastructure is often over a timeframe longer than one year. The Monitoring Report therefore provides a summary of progress within a monitoring period in context of longer term delivery.

Table 14: Infrastructure Delivery Summary

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 13/14 to ensure need is being met	Works commenced in 13/14 to ensure need is being met
Education				
Primary Schools				
19 new Forms of Entry (FE) required by 2023. FE = 210 Pupils.	LBTH Cabinet Report 3 September 2014: Planning for School Places 2014/15 Review.	<p>Core Strategy SP07: Improving education and skills</p> <p>Managing Development DPD A number of sites to deliver primary schools have been identified within this document.</p> <p>Planning Obligations SPD All major residential development to make a financial contribution to the provision of primary schools places.</p>	<p>Completion of Cayley Primary School 1FE expansion – extra places from September 2013</p> <p>Completion of Bonner Mile End 2FE expansion – extra places from September 2013</p> <p>Refurbishment works carried out and completed at: Blue Gate Fields School Mayflower School Cubitt Town School Smithy Street School</p>	<p>Woolmore School 2FE expansion – works commenced July 2013, completion July 2015. Places available from September 2014</p> <p>Stebon Primary School 1FE expansion – works commenced January 2014, completion January 2015. Places available from September 2014</p> <p>St Paul’s Way Trust School primary expansion – works on site May 2014 for extra places from September 2014. Permanent build scheme to start from spring 2015</p>
Secondary Schools				
21 FE required by 2023. FE = 150 places.	LBTH Cabinet Report 3 September 2014: Planning for School Places 2014/15 Review.	<p>Core Strategy SP07: Improving education and skills</p> <p>Managing Development DPD A number of potential sites to deliver secondary schools have been identified within this emerging document.</p> <p>Planning Obligations SPD All major residential development to make a financial contribution to the provision of secondary school places.</p>	Major refurbishment and improvement completed at Raines Foundation School George Green’s School	<p>Major refurbishment and improvement in progress at Langdon Park School Central Foundation Girls’ School</p> <p>Bow Lock new secondary school – implementation continued; completion May 2014. Extra places available from September 2014</p>

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 13/14 to ensure need is being met	Works commenced in 13/14 to ensure need is being met
Health				
Delivery of up to eight Primary Health Care facilities parallel to the delivery of new housing in the borough.	Health and Wellbeing Joint Strategic Needs Assessment 2011, Improving Health and Wellbeing Strategy 2006 - 2016	<p>Core Strategy SP03: Creating healthy and liveable neighbourhoods</p> <p>Managing Development DPD Three sites to deliver PCTs have been identified within this document.</p> <p>Planning Obligations SPD All major residential development to make a financial contribution to the provision of health facilities.</p>	Redevelopment works to the Aldernay building Mile End Hospital to allow the transfer of XXPlace surgery to the site have been completed.	<p>Goodman's Field: Ongoing negotiations between NHS and developer in relation to the provision of a new facility. The facility is expected to be delivered in late 2018.</p> <p>William Cotton Place: Detailed negotiations are taking place between Poplar HARCA in relation to size and configuration and lease for a new facility. The facility is expected to be delivered in 2015.</p> <p>Wellington Way: Feasibility works in relation to limited extension to existing premises to enable provision of a new facility. The facility is expected to be delivered in 2015.</p> <p>Suttons Wharf: Ongoing negotiations between NHS and developer in relation to feasibility of a new facility. The facility is expected to be delivered in late 2016.</p>
Improving the usability and accessibility of up to six existing Primary Care Facilities	Health and Wellbeing Joint Strategic Needs Assessment 2011, Improving Health and Wellbeing Strategy 2006 – 2016	<p>Core Strategy SP03: Creating healthy and liveable neighbourhoods</p>		Internal works to St Katharines Dock practice to increase clinical space and ability to carry out remote monitoring of patients

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 13/14 to ensure need is being met	Works commenced in 13/14 to ensure need is being met
Open Space				
New Open Space: 12,000 sq m required per 1000 population.	Open Space Strategy 2006-2016	<p>Core Strategy SP04: Creating a green and blue grid</p> <p>Managing Development DPD A number of potential sites to deliver open spaces have been identified within this document.</p>	None	None
Enhancement of Existing Space	Open Space Strategy 2006 - 2016	<p>Core Strategy SP04: Creating a green and blue grid</p> <p>Planning Obligations SPD All major commercial and residential development to make a financial contribution to the improvements of existing open space</p>	None	<p>Work to improve sports facilities in Victoria Park, including new changing rooms and improvements to pitch surfaces.</p> <p>Resurfacing Stepney Green AstroTurf to third generation standard.</p> <p>Phase 3 Victoria Park works, including improvements to children's play areas, CCTV and event infrastructure.</p> <p>Approval of Bartlett Park Landscape Improvement Plan by Cabinet.</p>
Community Facilities				
Swimming Pools 11.37 sq m per 1000 population	Sports England Sports Facility Calculator – LBTH specific [2011]	<p>Core Strategy SP03: Creating healthy and liveable neighbourhoods</p> <p>Managing Development DPD A number of sites to deliver community facilities have been identified within this document.</p> <p>Planning Obligations SPD All major residential development to make a financial contribution to the provision of community facilities.</p>	None.	Restoration of Poplar Baths to provide additional swimming pool capacity.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 13/14 to ensure need is being met	Works commenced in 13/14 to ensure need is being met
Leisure Centres 0.33 courts per 1000 population	Sports England Sports Facility Calculator – LBTH specific [2011]	<p>Core Strategy SP03: Creating healthy and liveable</p> <p>Managing Development DPD A number of sites to deliver community facilities have been identified within this document.</p> <p>Planning Obligations SPD All major residential development to make a financial contribution to the provision of community facilities.</p>	None.	Restoration of Poplar Baths to provide additional sports hall capacity.
Idea Store 30 sq. m per 1000 population	Public Libraries, Archives and New Development: A standard charge approach (MLA 2008)	<p>Core Strategy SP07: Improving education and skills</p> <p>Managing Development DPD A number of sites to deliver community facilities have been identified within this document.</p> <p>Planning Obligations SPD All major residential development to make a financial contribution to the provision of community facilities.</p>	<p>Idea Store Watney Market opened on 13th May 2013. It replaced Watney Market Library and provided a net uplift in library, learning and information floor space.</p> <p>Refurbishment works to Bancroft Library to improve access to the local history collection and increase access to areas for public use.</p>	Ongoing negotiation with developers as part of the development management process to secure on site provision on sites identified through the Local Plan.
Utilities				
Utilisation of Isle of Dogs Barkantine Combined Heat and Power Station	SP11 of the Core Strategy: Working towards a zero carbon borough.	<p>Core Strategy SP11: Working towards a zero carbon borough.</p>	<p>All planning application within the Isle of Dogs area are advised to contact Barkantine to establish ability of the existing infrastructure to serve new developments.</p> <p>Barkantine capacity study undertaken to identify available heating loads.</p>	Initial discussions undertaken with Barkantine regarding expansion and study proposed. Expansion discussions currently ongoing.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 13/14 to ensure need is being met	Works commenced in 13/14 to ensure need is being met
District Heating Facilities	SP11 of the Core Strategy: Working towards a zero carbon borough.	<p>Managing Development DPD</p> <p>A number of potential sites have been identified within this document.</p>	Initial buildings within the Blackwall reach regeneration project have been future proofed and designed with temporary energy centres to meet the buildings demands prior to the delivery of the energy centre	Council working to deliver a NEW large CHP led district heating system within the Blackwall reach project. Tender process currently being undertaken to identify delivery partner for the new district heating system.

APPENDIX 1: Summary of Performance

CS Policy	Indicator	Title	Aspiration	2009/10	2010/11	2011/12	2012/13	2013/14
DM1 - Development within a town centre								
SP01 – Re-focussing our town centres	CS1	Completed/loss of floorspace for 'town centre uses' (A1, A2, A3, A4 A5 B1a, D1 and D2)	No substantial reduction within town centres	<p>Within Town Centres Net: • A1: 10sqm • A2: 0 • B1a: -243 • D2: 0</p> <p>Total: -233 Gross: • A1: 186sqm • A2, B1a, D2: 0 Total: 186sqm</p> <p>Borough wide Net: • A1: 1,287sqm • A2: -33 • B1a: -12,280qm • D2: 0sqm Total: -11,026sqm</p> <p>Gross: • A1: 1,700sqm • A2: 26sqm • B1a: 3,607sqm • D2: 0 Total: 5,333sqm</p>	<p>Within Town Centres Net: • A1: -60 sqm • A2: 0 sqm • B1a: -110 sqm • D2: 0 sqm</p> <p>Total: -170 sqm Gross: • A1: 0 sqm • A2, B1a, D2: 0 sqm Total: 186sqm</p> <p>Borough wide Net: • A1: 3,624 sqm • A2: 0 sqm • B1a: -11,056 sqm • D2: 0 sqm Total: -7,402 sqm</p> <p>Gross: • A1: 4,624 sqm • A2: 0 sqm • B1a: 7,472 sqm • D2: 0 sqm Total: 12,096 sqm</p>	<p>Within Town Centres Net: • A1:-301 sqm • A2: 193 sqm • B1a: -514 sqm • D2: 0 sqm</p> <p>Total: -622 sqm Gross: • A1, A2, D2: 0 sqm • B1a: 0 sqm Total: 186sqm</p> <p>Borough wide Net: • A1: -25 sqm • A2: 193 sqm • B1a: -1,685 sqm • D2: 275 sqm Total: -1,242 sqm</p> <p>Gross: • A1: 432 sqm • A2: 0 sqm • B1a: 98sqm • D2: 370 sqm Total: 900 sqm</p>	<p>Within Town Centres Net: • A1/2/3/4/5: 0 • B1a: 0 • D1: 0 • D2: 0 Total: 0</p> <p>Gross: Total (All classes): 0</p> <p>Borough wide Net: • A1: 84 • A2: 0 • A3: 80 • A4: -84 • A5: 0 • B1a: 2,629 • D1: 0 • D2: 0</p> <p>Gross: • A1: 84 • A2: 0 • B1a: 0 • D2: 0 Total: 84sqm</p>	<p>Within Town Centres Net: • A1/2/3/4/5: 404sqm • B1a: -223 • D1: 0 • D2: 0 Total: 0</p> <p>Gross: Total (All classes): 0</p> <p>Borough wide Net: • A1: 1,608 • A2: 0 • A3: 0 • A4: -372 • A5: 0 • B1a: 2,629 • D1: 0 • D2: 0</p> <p>Gross: • A1: 84 • A2: 0 • B1a: 0 • D2: 0 Total: 84sqm</p>

CS2	Town centre vacancy rates	Not more than 8%	<p>Major Centre:</p> <ul style="list-style-type: none"> • Canary Wharf: N/A <p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: 2% • Chrisp Street: 4 • Roman Road East: 17% • Roman Road West: 4% • Watney Market: 0% • Whitechapel: 2% 	<p>Major Centre:</p> <ul style="list-style-type: none"> • Canary Wharf: N/A <p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: 4% • Brick Lane: 13% • Chrisp Street: 5% • Roman Road East: 11% • Roman Road West: 8% • Watney Market: 2% • Whitechapel: 1% 	<p>Major Centre:</p> <ul style="list-style-type: none"> • Canary Wharf: 0% <p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: 3% • Brick Lane: 10% • Chrisp Street: 7% • Roman Road East: 11% • Roman Road West: 9% • Watney Market: 8% • Whitechapel: 10% 	<p>Major Centre:</p> <ul style="list-style-type: none"> • Canary Wharf: 1% <p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: 5% • Brick Lane: 11% • Chrisp Street: 6% • Roman Road East: 15% • Roman Road West: 9% • Watney Market: 12% • Whitechapel: 6% 	<p>Major Centre:</p> <ul style="list-style-type: none"> • Canary Wharf: 3.5% <p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: 4.2% • Brick Lane: 10.1% • Chrisp Street: 6% • Crossharbour: 11.8% • Roman Road East: 12.5% • Roman Road West: 8.9% • Watney Market: 11.7% • Whitechapel: 11.4%
CS3	Percentage of A1, A2, A3, A4 and A5 uses in District Centres	Not less than 50% A1		<p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: A1-50%, A3-6%, A5-5% • Brick Lane: A1-44%, A3-19%, A5-1% • Chrisp Street: A1-33%, A3-6%, A5-3% • Roman Road East: A1-50%, A3-3%, A5-5% • Roman Road West: A1-46%, A3-4%, A5-3% • Watney Market: A1-56%, A3-7%, • Whitechapel: A1-21%, A3-4%, A5-3% 	<p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: A1-51%, A3-7%, A5-7% • Brick Lane: A1-37%, A3-38%, A5-3% • Chrisp Street: A1-45%, A3-7%, A5-10% • Roman Road East: A1-49%, A3-6%, A5-8% • Roman Road West: A1-44%, A3-10%, A5-4% • Watney Market: A1-64%, A3-5%, A5-6% • Whitechapel: A1-41%, A3-10%, A5-9% 	<p>Major Centre:</p> <ul style="list-style-type: none"> • Canary Wharf: A1-63%, A2-5%, A3-15%, A4-5% A5-4% <p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: A1-53%, A2-20%, A3-7%, A4-5% A5-6% • Brick Lane: A1-50%, A2-8%, A3-19%, A4-5% A5-6% • Chrisp Street: A1-54%, A2-9%, A3-6%, A4-2% A5-11% • Roman Road East: A1-59%, A2-12%, A3-6%, A4-1% A5-8% • Roman Road West: A1-55%, A2-13%, A3-6%, A4-3% A5-8% • Watney Market: A1-68%, A2-9%, A3-7%, A4-1% A5-6% • Whitechapel: A1-57%, A2-14%, A3-10%, A4-2% A5-9% 	<p>Major Centre:</p> <ul style="list-style-type: none"> • Canary Wharf: A1-66.5%, A2-7%, A3-14.8%, A4-3.9% A5-1.6% <p>District Centres:</p> <ul style="list-style-type: none"> • Bethnal Green: A1-59.4%, A2-16.8%, A3-6.3%, A4-5.6% A5-5.6% • Brick Lane: A1-51.3%, A2-9.1%, A3-21.1%, A4-4% A5-3.4% • Chrisp Street: A1-58.8%, A2-5.9%, A3-17.6%, A4-2% A5-7.9% • Crossharbour: A1-62.3%, A2-6.6%, A3-7.3%, A4-5.9% A5-0% • Roman Road East: A1-58%, A2-13.4%, A3-8.5%, A4-0.9% A5-7.1%

								<ul style="list-style-type: none"> • Roman Road West: A1-53.6%, A2-14.3%, A3-8%, A4-0.9% A5- 7.1% • Watney Market: A1-64.1%, A2-8.6%, A3-3.9%, A4-1.6% A5-7.8% • Whitechapel: A1-53.8%, A2-15.2%, A3-8.9%, A4-1.9% A5-9.5%
	CS4	Applications for change of use from A1 in town centres (approvals)	Any loss of A1 does not compromise the function of the town centre	Newly measured indicator for 2012/13			<ul style="list-style-type: none"> • Canary Wharf – 0 • Bethnal Green – 0 • Brick Lane – 0 • Chrisp St – 1 • Roman Rd East – 1 • Roman Rd West – 0 • Watney Market – 0 • Whitechapel – 1 • Neighbourhood centres – 2 	<ul style="list-style-type: none"> • Canary Wharf – 0 • Bethnal Green – 1 • Brick Lane – 3 • Chrisp St – 0 • Roman Rd East–1 • Roman Rd West – 0 • Watney Market – 0 • Whitechapel – 0 • Neighbourhood centres – 0
	CS5	Applications for change of use to A1 in town centres (approvals)	Maintain or increase the proportion of A1 units	Newly measured indicator for 2012/13			<ul style="list-style-type: none"> • Canary Wharf – 0 • Bethnal Green – 0 • Brick Lane – 0 • Chrisp St – 0 • Roman Rd East – 1 • Roman Rd West – 1 • Watney Market – 1 • Whitechapel – 0 • Neighbourhood centres – 0 	<ul style="list-style-type: none"> • Canary Wharf – 1 • Bethnal Green – 0 • Brick Lane – 0 • Chrisp St – 0 • Roman Rd East–1 • Roman Rd West - 0 • Watney Market – 1 • Whitechapel – 1 • Neighbourhood centres – 0
DM2 - Local shops								
	CS6	Applications for new A1/2/3/4/5 units within 300m of a town centre	New retail units outside of town centres should not undermine nearby town centres	Newly measured indicator for 2012/13			Received – 6 Approvals – 2	Received – 0 Approvals – 0
DM3 - Delivering Homes & DM4 - Housing standards & amenity space								
	CS7	Plan period and housing targets	To meet the needs of the boroughs growing population	28850	28850	28850	28850	28850

SP02.1 - Urban living for everyone	CS8	Net additional dwellings in previous years	2,885 annual London Plan delivery target	<ul style="list-style-type: none"> • 2,465 dwellings (04/05) • 2,575 dwellings (05/06) • 2,370 dwellings (06/07) • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) 	<ul style="list-style-type: none"> • 2,575 dwellings (05/06) • 2,370 dwellings (06/07) • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) 	<ul style="list-style-type: none"> • 2,370 dwellings (06/07) • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) 	<ul style="list-style-type: none"> • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) 	<ul style="list-style-type: none"> • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) Net: 997 dwellings (2012-2013)
	CS9	Net additional dwellings for the reporting year	2,885 annual London Plan delivery target	• Net: 2,452 dwellings (2009-2010)	Net: 1,202 dwellings (2010-2011)	Net: 903 dwellings (2011-2012)	Net: 997 dwellings (2012-2013)	Net: 3,136 dwellings (2013-2014)
	CS10	Net additional dwellings in future years	2,885 annual London Plan delivery target	<ul style="list-style-type: none"> • 4932 dwellings (2010-2011) • 2,221 dwellings (2011-2012) • 2,265 dwellings (2012-2013) • 1,202 dwellings (2013-2014) • 4,667 dwellings (2014-2015) • 3,793 dwellings (2015-2016) • 3,923 dwellings (2016-2017) • 6,951 dwellings (2017-2018) • 3,383 dwellings (2018-2019) • 4,964 dwellings (2019-2020) • 1,336 dwellings (2020-2021) • 2,732 dwellings (2021-2022) • 823 dwellings (2022-2023) • 2,864 dwellings (2023-2024) • 43 dwellings (2024-2025), 	<ul style="list-style-type: none"> • 2,221 dwellings (2011-2012) • 1,156 dwellings (2012-2013) • 1,211 dwellings (2013-2014) • 4,521 dwellings (2014-2015) • 3,796 dwellings (2015-2016) • 3,856 dwellings (2016-2017) • 6,657 dwellings (2017-2018) • 3,386 dwellings (2018-2019) • 4,969 dwellings (2019-2020) • 1,336 dwellings (2020-2021) • 2,734 dwellings (2021-2022) • 824 dwellings (2022-2023) • 2,864 dwellings (2023-2024) • 43 dwellings (2024-2025) 	<ul style="list-style-type: none"> • 2,881 dwellings (2012-2013) • 1,803 dwellings (2013-2014) • 2,405 dwellings (2014-2015) • 2,591 dwellings (2015-2016) • 4,440 dwellings (2016-2017) • 3,504 dwellings (2017-2018) • 4,614 dwellings (2018-2019) • 3,778 dwellings (2019-2020) • 3,925 dwellings (2020-2021) • 5,104 dwellings (2021-2022) • 1,548 dwellings (2022-2023) • 4,985 dwellings (2023-2024) • 1,734 dwellings (2024-2025) • 1,459 dwellings (2025-2026) • 2,099 dwellings (2026-2027) 	<ul style="list-style-type: none"> • 1,303 dwellings (2013-2014) • 3,818 dwellings (2014-2015) • 2,632 dwellings (2015-2016) • 4,074 dwellings (2016-2017) • 3,253 dwellings (2017-2018) • 3,320 dwellings (2018-2019) • 3,047 dwellings (2019-2020) • 3,324 dwellings (2020-2021) • 3,440 dwellings (2021-2022) • 2,775 dwellings (2022-2023) • 2,726 dwellings (2023-2024) • 3,068 dwellings (2024-2025) • 2,357 dwellings (2025-2026) • 1,162 dwellings (2026-2027) 	<ul style="list-style-type: none"> • 2,790 dwellings (2014-2015) • 4,111 dwellings (2015-2016) • 4,376 dwellings (2016-2017) • 6,240 dwellings (2017-2018) • 5,387 dwellings (2018-2019) • 5,706 dwellings (2019-2020) • 5,101 dwellings (2020-2021) • 4,081 dwellings (2021-2022) • 3,055 dwellings (2022-2023) • 2,346 dwellings (2023-2024) • 3,085 dwellings (2024-2025) • 2,429 dwellings (2025-2026) • 1,162 dwellings (2026-2027)

				• 1,866 dwellings (2025-2026)				
	CS11	Affordable housing completions	2,700	• 1,754 (AHT) • 814 (LDD)	• 645 (AHT) • 353 (LDD)	• 2023 (AHT) • 593 (LDD)	• 569 (AHT) • 262 (LDD)	• 581 (AHT) • 691 (LDD)
SP02.3 Urban living for everyone	CS12	Percentage of total housing completions that are affordable (calculated by habitable rooms)	50%	37% (LDD)	27% (LDD)	69% (LDD)	34% (LDD)	34% (LDD)
	CS13	No. of affordable housing units secured through planning obligations	Increase in the number of units secured the previous years	1,499 units	574 units	1574 units	523 units	1,715 units
	CS14	Percentage of all housing suitable for families	30%	Newly measured indicator for 2012/13			35% (LDD)	20.1% (LDD)
SP02.4, SP02.5 Urban living for everyone	CS15	Percentage of social/affordable rented homes suitable for families	45%	• 42.50% (LDD) • 43.5% (AHT)	• 58% (LDD) • 52% (AHT)	• 53% (LDD) • 43% (AHT)	• 62% (LDD) • 45% (AHT)	43.9% (LDD) 47.7% (AHT)
	CS16	Percentage of affordable housing completions that are intermediate and social/affordable rented	70% Social/Affordable rented 30% Intermediate	Newly measured indicator for 2012/13			66% social/affordable rented, 34% intermediate (LDD); 68% social/affordable rented, 32% intermediate (AHT)	73.4% social/affordable rented, 26.4% intermediate (LDD); 67.1% social/affordable rented, 32.9% intermediate (AHT)
	CS17	Wheelchair accessible affordable homes completed	Proportion to be wheelchair accessible or easily adaptable for occupation by a wheelchair user	Not recorded	8.20%	11%	6%	7.7%
	CS18	S106 secured for affordable housing	Increase on previous year			£9,883,081	£1,000,000.00	£230,492
DM5 - Specialist Housing								
SP02.7 Urban living for everyone	CS19	Gain or loss of specialist supported housing	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13			0	0
DM6 - Student Accommodation								
SP02.7 Urban living for everyone	CS20	Student accommodation - approvals	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13			0	0

	CS21	Student accommodation completions	382 annual London monitoring target.	335 Bed spaces	1,192 Bed spaces	0 Bed spaces	2,722 bedrooms (net)	693 units (net)
DM7 - Short stay accommodation								
SP06 Delivering successful employment hubs	CS22	Number of new hotel rooms - approvals	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13			943 new rooms	1,121 new rooms
	CS23	Number of new hotel rooms - completions	Appropriate provision that meets the needs of the borough	0 new rooms	0 new rooms	0 new rooms	0 new rooms	105 new rooms
	CS24	Loss of short-stay accommodation to non-employment uses - approvals	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13			0	0
	CS25	Loss of short-stay accommodation to non-employment uses - completions	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13			0	0
DM8 - Community Infrastructure								
	CS26	S106 Community Payment secured	Increase on previous year			£3,616,793.50	£880,749.50 (£420,912 – Community Building Improvements)	£940,225.01
	CS27	S106 received for health and healthcare	Increase on previous year			£3,731,675.76	£1,079,545.00	£4,120,682
	CS28	S106 received for leisure facilities	Increase on previous year			£2,093,764.50	£181,442.00	£3,206,937
	CS29	Applications/permissions for new D1/D2 use	N/A	Newly measured indicator for 2012/13			D1 – 25 applications/19 approvals D2 – 10 applications/10 approvals	D1 – 14 applications/10 approvals D2 – 7 applications/5 approvals
	CS30	Applications/permissions for the loss of D1 and D2 use	N/A	Newly measured indicator for 2012/13			D1 – 10 applications/6 approvals D2 – 3 applications/2 approvals	D1 – 15 applications/12 approvals D2 – 2 applications/0 approvals
DM9 - Improving air quality								
	CS31	No. of days when air pollution is moderate or high for PM10	25 µg m ⁻³ measured as an annual mean to be achieved by 1 st January 2015	Newly measured indicator for 2012/13			Exceeding target	Exceeding target

	CS32	No. of days when air pollution is moderate or high for nitrogen oxide	200 $\mu\text{g m}^{-3}$ not to be exceeded more than 18 times a year	Newly measured indicator for 2012/13			Exceeding target	Exceeding target
DM10 - Delivering Open Space								
SP04 Creating a blue and green grid	CS33	Number of eligible open spaces managed to Green Flag standard	1 additional park/year	6 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Millwall Park • Trinity Square Gardens • Weavers Fields	6 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Millwall Park • Trinity Square Gardens • Weavers Fields	6 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Millwall Park • Trinity Square Gardens • Weavers Fields	8 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Millwall Park • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields	6 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Trinity Square • Victoria Park • Weavers Fields
	CS34	Area of land designated as Open space (loss or gain from previous year)	No net loss	246ha	248.67ha (+2.67ha)	249.05ha (+0.38ha)	264.98ha (+4.48ha)* *In previous years the amount of open space has been under-reported. 264.98 will be the new baseline figure	264.98ha
	CS35	Open space in the borough per 1,000 population (ha)	No net loss	1.05	1.05	1	1.04	0.97
DM11 - Living Buildings and Biodiversity								
SP04 Creating a blue and green grid	CS36	Changes in areas of biodiversity importance	No Loss	No recorded change	No change	2.8ha	No change	No change
	CS37	Area of land designated as Local Nature Reserves	No net loss	24.8 ha	24.8 ha	24.8 ha	24.8ha	24.8ha
DM12 - Water Spaces & DM13-Sustainable Drainage								
	CS38	Biological river quality	'Moderate', 'Good' or 'Very Good'	GQA Grade E – Poor quality, biology restricted to pollution tolerant species	Moderate (Scale changed in 2010-11 monitoring period to 'cs36 high, good, moderate, poor, bad)	Lower Lea – Moderate Chemical status – Moderate Ecology - Poor	Lower Lea – Moderate Chemical status – Moderate Ecology - Poor	Lower Lea – Moderate Chemical status – Moderate Ecology - Poor

	CS39	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Fewer than previous year	No application was granted contrary to Environment Agency's advice	No application was granted contrary to Environment Agency's advice	No application was granted contrary to Environment Agency's advice	3 applications granted contrary to Environment Agency advice	1 application was granted contrary to Environment Agency advice
	CS40	Percentage of approved planning applications that do not meet the sequential test for managing flood risk	0%	0%	0%	0%	0%	0%
DM14 - Managing Waste								
SP07 Dealing with waste	CS41	Capacity of new waste management facilities by waste planning authority	London Plan waste apportionment target achieved within safeguarded sites	No new waste management facilities	No new waste management facilities	No new waste management facilities	No new waste management facilities	No new waste management facilities
	CS42	Amount of municipal waste arising and managed by waste planning authority: by management type	Reduction in waste managed by authority	<ul style="list-style-type: none"> • Recycled, reused, composted – 20,566 ton • Landfill – 66,007 ton • Reuse Derived Fuel/ Energy from Waste – 11,135 ton • Moisture Loss through Mechanical Biological Treatment – 11,135 ton 	<ul style="list-style-type: none"> • Recycled, reused, composted – 20,566 ton • Landfill – 66,007 ton • Reuse Derived Fuel/ Energy from Waste – 8,710.77 ton • Moisture Loss through Mechanical Biological Treatment – 11,135.93 ton 	<ul style="list-style-type: none"> • Recycled, reused, composted – 20,632 ton • Landfill – 37,272 ton • Reuse Derived Fuel/ Energy from Waste – 2,630.5 ton • Moisture Loss through Mechanical Biological Treatment – 40,269 ton 	<ul style="list-style-type: none"> • Recycled, reused, composted – 22,759 ton • Landfill – 17,934 ton • Reuse Derived Fuel/ Energy from Waste – 48,422 ton • Moisture Loss through Mechanical Biological Treatment – 12,056 ton • Composting – 1,319 ton 	<ul style="list-style-type: none"> • Recycled, reused, composted – 34,563 ton • Landfill – 8,553 ton • Reuse Derived Fuel/ Energy from Waste – 54,315 ton • Moisture Loss through Mechanical Biological Treatment – 8,896 ton
	CS43	Percentage of household waste which has been sent by the authority for recycling, re-use and composting	30% by 2016	26.52%	27.26%	27.51%	27.6%	32.5%
	CS44	Recycling, reuse and composting per borough resident.	Annual increase	Newly measured indicator for 2012/13			22,759 tonnes / 254,096 = 0.9 tonnes per resident (or 89.57 kg per resident)	34,6653 tonnes / 272,890 = 0.13 tonnes per resident (or 126.66 kg per resident)

DM15 - Local job creation and investment								
SP06 Delivering successful employment hubs, SP07 Improving education and skills	CS45	Number of new jobs created/loss	Positive growth		3,267 new jobs (2010)	25,532 new jobs (2011)	2,760 new jobs (2012)	14,817 new jobs (2013)
	CS46	Total amount of completed employment floorspace by type (square metres)	No net reduction	GROSS: • B1a: 9,607 sqm • B1b: no • B1c: 0 sqm • B2: 0 sqm • B8: 380 sqm NET: • B1a: -12,280 sqm • B1b: -678 • B1c: 0 sqm • B2: -3,587 sqm • B8: -16,584 sqm	GROSS: • B1a: 7,472 sqm • B1b: 0 sqm • B1c: 1,817 sqm • B2: 0 sqm • B8: 0 sqm NET: • B1a: -18,749 sqm • B1b: -0 sqm • B1c: -1,221 sqm • B2: 488 sqm • B8: 12,070 sqm	GROSS: • B1a: 98 sqm • B1b: 0 sqm • B1c: 0 sqm • B2: 0 sqm • B8: 0 sqm NET: • B1a: -1,685 sqm • B1b: -0 sqm • B1c: -2,357 sqm • B2: 191 sqm • B8: 4,469 sqm	GROSS: • B1a: 2629 sqm • B1b: 0 sqm • B1c: -3,250 sqm • B2: 0 sqm • B8: 0 sqm NET: • B1a: 2629 • B1b: 0 • B1c: -3,250 • B2: -130 • B8: -70	GROSS: • B1a: 7221 sqm • B1b: 0 sqm • B1c: 0sqm • B2: 0 sqm • B8: 500 sqm NET: • B1a: 5297 • B1b: 0 • B1c: 0 • B2: 0 • B8: -1130
	CS47	Count of births of new enterprises	Increase on previous year	1,740	1,960	2,330	2,395	3,320
	CS48	Applications for change of use from B1	No net reduction in employment floorspace	Newly measured indicator for 2012/13			49 (36 approvals)	63 (32 approvals)
	CS49	Applications for change of use from B1 to C3	No net reduction in employment floorspace	Newly measured indicator for 2012/13			19 (14 approvals)	42 (19 approvals)
	CS50	Applications for change of use to B1	Net increase in employment floorspace	Newly measured indicator for 2012/13			22 (14 approvals)	30 (19 approvals)
	CS51	S106 received for local employment and business training	Increase on previous year			£1,242,220.27	£1,435,201.00	£2,775,580
DM16 - Office Locations								
SP06 Delivering successful employment hubs	CS52	Applications for loss/gain of floorspace within Preferred Office Locations (sqm)	No net loss of B1 in POL	Newly measured indicator for 2012/13			Aldgate Gross: 2330 Net: -8,837 (Yet to be decided) Around Tower Gateway South No applications Around Tower Gateway West No applications Bishopsgate Road No applications	Aldgate No applications Around Tower Gateway South No applications Around Tower Gateway West No applications Bishopsgate Road No applications Canary Wharf No applications

						Canary Wharf No applications	TOTAL: No change
						TOTAL: Gross: 2330 Net: -8,837 (Yet to be decided)	
	CS53	Applications for loss/gain of B1 floorspace within Local Office Locations (sqm)	No net reduction in B1 floorspace within LOL	Newly measured indicator for 2012/13		Around Tower Gateway East Gross: 0 Net: -96 (Permitted) Blackwall No applications Mile End No applications Whitechapel Gross: 16.8 Net: -2492.5 TOTAL: Gross: 16.8 Net: -2588.5	Around Tower Gateway East No applications Blackwall No applications Mile End No applications Whitechapel No applications TOTAL: No applications
DM17 - Local Industrial Locations							
SP012 Delivering Place-making	CS54	Applications for loss/gain of floorspace within Local Industrial Locations	No net reduction of employment floorspace in LIL	Newly measured indicator for 2012/13		No applications received relating to loss of floorspace	No applications received relating to loss of floorspace
	CS55	Applications for loss/gain of floorspace within Strategic Industrial Locations	No net reduction of employment floorspace in SIL	Newly measured indicator for 2012/13		Empson Street One application, but for adjustment in layout. No loss of overall space	No applications received relating to loss of floorspace
DM18 - Delivering schools and early learning & DM19 - Further and higher education							
SP07 Improving education and skills	CS56	New educational facilities	Increase in educational facilities	Newly measured indicator for 2012/13		2 new forms of entry at primary level for 2014; 3 new free schools	3 new forms of entry at primary level
	CS57	Applications for new Free Schools	N/A			3 new free schools open from 2013	3 new free schools scheduled to open from 2014
							0

	CS58	Financial contribution for education	Increase on previous year			£14,619,648.76	£3,457,972.50	£12,208,792.90
DM20 - Supporting a sustainable transport network								
	CS59	S106 for traffic, highways and public transport	Increase on previous year			£3,811,740.35	£2,744,020.97	£18,850,461
	CS60	Number of TfL cycle docking stations in the borough	Increase on previous year	Newly measured indicator for 2012/13			104	120
	CS61	Public satisfaction with public transport	Increase on previous year	67%	72%	74%	78%	76%
DM21 - Sustainable transportation of freight								
	CS62	Loss/gain of depots/wharfs	No net loss	Newly measured indicator for 2012/13			0	0
DM22 - Parking								
	CS63	Number of on-street car club spaces	Increase on previous year	Newly measured indicator for 2012/13			135	
DM23 - Streets and Public realm								
	CS64	S106 received for environment and public realm	Increase on previous year			£3,978,353.17	£496,978.00	£5,444,960.68
	CS65	Total distance of cycle and pedestrian networks	Increase of at least 1% per annum	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km
DM24 - Place-sensitive design, DM25 – Amenity & DM26 Building heights								
SP10 Creating distinct and durable places, SP12 Delivering Place-making	CS66	Number of planning appeals upheld due to Amenity and Design	Decrease on previous year			2 allowed 1 part-allowed	2 allowed	0 allowed
DM27 - Heritage and the Historic Environment & DM28 World Heritage Sites								
SP10 Creating distinct and durable places, SP12 Delivering Place-making	CS67	Number of applications received & permitted relating to a. listed buildings b. conservation areas consents	N/A	Newly measured indicator for 2012/13			Listed – 53 received/43 permitted Conservation Areas – 25 received/4 approved	Listed – 207 received/167 permitted Conservation Areas – 35 received
	CS68	Conservation Areas with up-to-date appraisals and published	100%	100%	100%	100%	100%	100%

		management guidelines						
	CS69	Number of listed buildings at risk	Reduction on previous year	49 buildings	35 buildings	34 buildings	28 buildings	28 buildings
DM29 - Achieving a zero carbon borough and addressing climate change								
SP11 Working towards zero-carbon borough	CS70	CO2 emission reduction in line with DM29 requirements	35% CO2 emissions reduction on 2010 Building Regulations	Newly measured indicator for 2012/13			30% achieved	80% achieved
	CS71	Percentage of dwellings from consented major applications seeking to achieve 'Excellent' ranking in the Code for Sustainable Homes	100%	Newly measured indicator for 2012/13			100%	100%
	CS72	Percentage of dwellings with a SAP rating below 35	No homes with a SAP rating below 35		7%	7%	7%	1.3%

Appendix 2: Housing completions by site

PA Number	Site location Description	No of units (Net)	
		Affordable	Private
PA/01/01099	206-208 Brick Lane, London	0	6
PA/06/02028	152 Globe Road, London, E1 4DZ	0	3
PA/01/01378	1 Hartfield Terrace, London, E3 2QS	0	1
PA/99/00163	223 EAST INDIA DOCK ROAD, LONDON, E14 0ED	0	6
PA/00/01471	51 FAIRFIELD ROAD, LONDON, E3 2QA	0	4
PA/02/00963	22 TO 32, COPPERFIELD ROAD, LONDON, E3	0	2
PA/06/01734	Former ground floor restaurant Wotton Court, 6 Jamestown Way, London	0	6
PA/09/00063	34 East India Dock Road, London, E14 6JJ	0	2
PA/06/00202	20 Settles Street, London, E1 1JP	0	2
PA/06/01787	site at former 21 Wapping Lane, London, E1W 2RH	0	171
PA/10/00222	15 To 17 Redchurch Street, London, E2 7DJ	0	7
PA/11/00829	31 Three Colts Lane, London	44	23
PA/04/01119	148-150 Commercial Street, London, E1 6NU	0	13
PA/10/02726	Prince Alfred Public House, 86 Locksley Street, London, E14 7EJ	0	6
PA/11/00049	126 Mile End Road, London	0	2
PA/02/01360	207-211 Bow Road, London	22	0
PA/08/01161	St Andrews Hospital, Devas Street, London, E3 3NT		92
PA/07/02193	32-42 Bethnal Green Road, London	27	226
PA/01/01756	251-253 COMMERCIAL ROAD, LONDON, E1 2BT	14	0
PA/08/00146	St Georges Estate, Cable Street, London	0	39
PA/08/02093	The Bede Estate, Bow Common Lane, London		59
PA/04/00602	Quaker Court, Quaker Street, London E1 6SN	9	15
PA/09/02065	Eric & Treby Estates Site 2A, Hamlets Way, London, E3 4PX	0	36
PA/08/00923	7 Teesdale Close, London	0	5
PA/10/00161	Former Blessed John Roche Secondary School, Upper North Street, London E14		68
PA/09/02585	Land bound by Shandy Street, White Horse Lane, Trafalgar Gardens, Masters Street & Duckett Street, Ocean Estate. (Site E)	119	213
PA/11/00579	37 Heneage Street, London E1 5LJ	0	9
PA/09/02585	Feeder Site 4, 85 Harford Street, Ocean Estate, London, E1 4PY		4
PA/09/02585	Site at Land bounded by Ben Jonson Road, Harford Street, Dongola St, Duckett St (Block F), Ben Jonson Road, London	99	54
PA/09/02100	Site E, Willis Street, London E14	22	87

PA Number	Site location Description	No of units (Net)	
		Affordable	Private
PA/07/01201	61-75 Alie Street And 17-19 Plough Street, London E1	64	167
PA/08/02347	Denning Point, Commercial Street, London	58	0
PA/09/02536	Site at 33 To 37, Douro Street, London E3		5
PA/11/00890	Former 101-109 Fairfield Road, London	12	37
PA/03/01431	Site at 238-244 Hackney Road, London, E2 7QL	14	0
PA/10/01797	Site at 82-102 Hanbury Street, London, E1 5JL		9
PA/11/00739	Site at 123 Fairfield Road, London, E3 2QR	16	0
PA/07/02812	Site At 121 To 123, Poplar High Street, London	0	9
PA/10/00331	Site at former Resolute Public House, 210 Poplar High Street, London, E14 0BB		7
PA/08/01678 PA/07/02707	Site at former 7-17 Rampart Street, London, E1 2LA	0	9
PA/09/00965	Site at former 75 Leman Street, London, E1 8EY	0	59
PA/10/00123	Site at former Hammond House, Tiller Road, London E14 8PW	44	12
PA/07/01618	9-11 Umerston Street, London E1 1PY	0	8
PA/10/02642	Site at 99 Roman Road, London, E2 0QN	0	3
PA/11/00306	Site at 141-143 Commercial Road, London, E1 1PX	0	4
PA/09/00326	Site at Gun Wharf, 241 Old Ford Road, London E3	34	87
PA/08/00908	Site at 19-29 Redchurch Street, London E2	0	9
PA/10/00791	657 - 663 Commercial Road, London	0	9
PA/11/01640	16-28 Salter Street, London, E14 8BH	4	13
PA/10/00502	Site at 381C Old Ford Road, London, E3 2LU	0	14
PA/11/02257	Brownfield Estate, Site 1 & 2, London E14 6ND	8	0
PA/12/00158	63-65 Princelet Street, London	0	2
PA/12/02355	141-143 Cannon Street Road, London, E1 2LX	0	3
PA/12/02385	27A Mile End Road, London, E1 4TP	0	7
PA/10/00201	17 - 22 Morris Road, London, E14 6FF	0	9
PA/12/02956	Caspian Work And 1-3 Yeo Street, Violet Road, London	0	10
PA/11/03651	Oakfield House, Gale Street, London	7	14
PA/11/01640	16-28 Salter Street, London, E14 8BH	4	13
PA/12/00347 (PA/05/00229)	Phase 2, 111 To 120 Whitechapel High Street And 1 Commercial Street, Whitechapel High Street, London	70	72

This page is intentionally blank