MONITORING REPORT

1st April 2019 – 31st March 2020

CONTENTS

EXECUTIVE SUMMARY

This is the sixteenth publication of the Annual Monitoring Report for Tower Hamlets and reports the period from 1 April 2019 to 31 March 2020. The Annual Monitoring Report provides a means of assessing the Local Plan and is a key tool for identifying policies which are performing effectively, as well as those that are not and need to be reviewed.

This is the first Annual Monitoring Report following the publication of the Tower Hamlets Local Plan 2031. This Local Plan contains new monitoring indicators to measure our success in implementing the new Local Plan policies. Given that this is the first year we have recorded our performance against these monitoring indicators we are not yet able to carry out cross-year comparisons, to show how performance has varied over time. In addition, the Covid-19 pandemic has made it difficult to collect some of the data necessary, meaning that we cannot assess our performance against all the necessary monitoring indicators, but will endeavour to do so in future monitoring period.

Key outcomes reflected in this report include:

3,956 homes completed

7,504 homes approved

£24.5 million of CIL receipts received

£31.54 million of S106 monies received

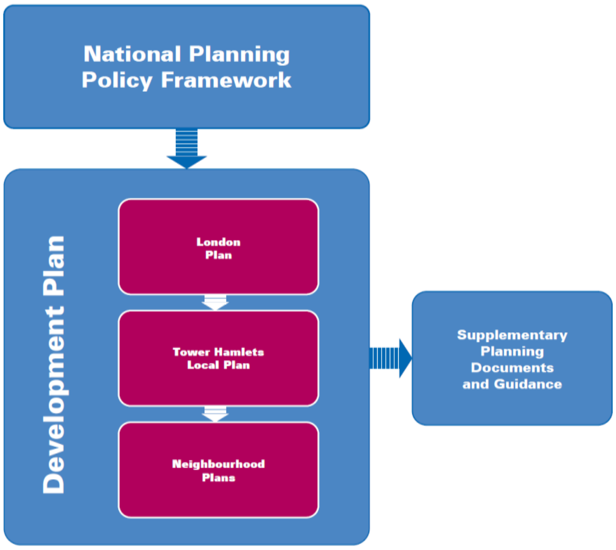
100% new developments meeting zero carbon reduction targets

71,286m2 of employment floorspace approved

INTRODUCTION

Tower Hamlets Planning Policy

The Council's planning policy consists of a number of documents that positively facilitate development by providing the means to assess planning applications and create a more vibrant, sustainable community to improve quality of life for all. The planning policy hierarchy can be seen in the diagram below.



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

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

The Local Plan guides and manages development in the borough. The current Local Plan was adopted in January 2020, mid-way through the monitoring period for this report. It comprises of one document, which comprises the core strategy and development management policies. It sets out how the borough will grow and develop from when it was published until 2031.

We are also in the process of developing an Area Action Plan for the East of the Borough. This is a Development Plan Document which focuses specifically on the east of the borough in order to help shape future development.

Neighbourhood Planning enables communities to guide development in their local area through establishing Neighbourhood Forums to prepare Neighbourhood Plans and/or Neighbourhood Development Orders. During this monitoring period, there are three designated neighbourhood forums: Poplar, Roman Road Bow and Spitalfields.

Supplementary Planning Documents (SPDs) and other guidance provides further detail to policies in the Local Plan. There are adopted SPDs relating to the Whitechapel Vision (2013), South Quay (2015), High Density Living (2021) and Planning Obligations (updated version 2021). In draft form

The Annual Monitoring Report
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.

The Annual Monitoring Report provides a means of assessing 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 Annual Monitoring Report also reviews the progress of the Local Development Scheme (LDS), Neighbourhood Plans, Community Infrastructure Levy (CIL) and Duty to Cooperate.

This is the sixteenth publication of the Annual Monitoring Report and covers the period from 1 April 2019 to 31 March 2020. 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 are taken from the Council's new Local Plan (Section 5). Whilst this AMR does cover a period when two different local plans were in place, the new Local Plan was given significant weight in planning policy matters and decisions throughout the monitoring period and hence the indicators set out in the new Local Plan are judged to be sufficiently relevant.

Due to the impacts of the Covid-19 Pandemic data collection for a number of the indicators has been affected. This has meant some indicators do not provide a clear picture of the functioning of local plan policies. This will be taken into account in the next 2020/2021 AMR.

Structure of the Monitoring 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.

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.

The section is structured to reflect the policy themes of the Local Plan. These are:

- *Achieving Sustainable Growth:* Relates to delivering sustainable growth and development.

- *Creating Attractive and Distinctive Places:* Relates to design quality, incorporating safe, secure and sustainable environments with heritage and conservation.

- *Meeting Housing Needs:* Relates to the delivery of housing.

- *Delivering Economic Growth:* Relates to the delivery and preservation of jobs and employment spaces that meets the needs of the borough and London economy.

- *Revitalising Our Town Centres*: Relates to town centre activity, shopping and retail uses.

- *Supporting Community Facilities*: Relates to the provision of community and social facilities.

- *Enhancing Open Spaces and Water Spaces*: Relates to the preservation and enhancement of open spaces and water spaces.

- *Protecting and Managing Our Environment:* Relates to carbon emissions, air quality, water resources, flood risk and biodiversity.

- *Managing Our Waste*: Relates to the management of waste and how this related to the waste management hierarchy.

- *Improving Connectivity and Travel Choice*: Relates to the management of the transport network and delivering of appropriate transport for new development.

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 Development Plan Documents (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 SPD. This section also reports on the Community Infrastructure Levy (CIL).

BOROUGH CONTEXT

Our growing population

Tower Hamlets has the fastest growing population of any local authority in the country, with the population more than doubling since 1986[1]. In June 2019, the population of the borough was 325,000, a 2.2% population increase in the past year[2]. The GLA has projected that the borough's population growth will continue, reaching 373,000 in 2020[3].

Population growth, large scale housing development and migration are intertwined in the borough. In the current London Plan, Tower Hamlets has the highest housing target in the adopted London Plan with an annual target of 3,931 homes – over 1,000 more than the next highest borough target[4]. In the emerging London Plan, the first draft of which was released during this monitoring period, this annual target has dropped slightly to 3,473 – but is still the highest target in London[5]. Between 2011 and 2017, 19,513 homes were completed in the borough, exceeding the housing targets set during that period[6].

The borough's population growth has largely been driven by international migration, and this is projected to continue over the next 10 years – between mid-2018 and mid-2028 international net migration is projected to be 56,700[7]. However, at the same time, the borough experiences a large amount of internal out-migration, with residents moving from Tower Hamlets to other UK local authorities – between mid-2018 and mid-2028 projected within-UK net migration is -43,944[8].

The borough's fast population growth has led to increasing population density. Tower Hamlets' population density if currently 16,237 persons per km2[9]. This makes it the most densely populated local authority in the country.

Demographics

Household size and composition

In line with the borough population, the number of households in the borough has been rising quickly. The number of households in Tower Hamlets rose from 78,525 in the 2001 census to 101,247 in the 2011 census – growing faster than any other local

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[1] https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Population/Population_Projections_for_Tower_Hamlets.pdf
[2] Borough profile – population.
[3] Ibid.
[4] https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf
[5] https://www.london.gov.uk/sites/default/files/intend_to_publish_-_clean.pdf - table 4.1
[6] Tower Hamlets, Five Year Housing Land Supply and Housing Trajectory Statement, June 2018 (https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Submission_2018/Appendix_5.1.pdf)
[7] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2018based
[8] Ibid.
[9] Borough profile - population

authority in the country. However, the borough's average household size remained consistent in both censuses, at 2.47 people per household[10].

More recent projections from the GLA estimate that the average household size has fallen since the census and will continue to fall as the number of households grows faster than the number of residents. In 2017, it is estimated that there are around 129,000 households in the borough with an average household size of 2.38.[11] By 2027, the average household size is projected to fall further, to 2.22[12].

Tower Hamlets has relatively complex household composition compared to other local authorities. One in five households (20%) in the borough are made up of more than one family, which is higher than the London average (14%) and the second highest proportion in the country after Newham. Tower Hamlets also has a higher proportion of single person households than London (35% vs. 32%) and a smaller proportion of single-family households with children (28% vs. 36%). Figure 1 shows the household composition of the population in Tower Hamlets compared with London.

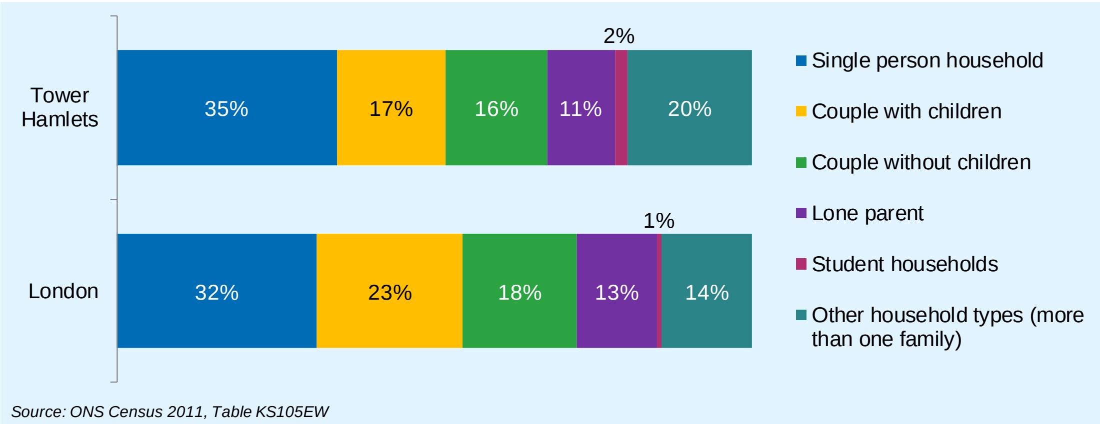


Figure 1: Household composition, Tower Hamlets and London (2011)

Age

The latest population estimates published by the ONS show that Tower Hamlets continues to have one of the youngest populations in the country with a median age of 31.6[13]. However, in the last ten years the fastest rate of population growth was in the 40-59 years old age group[14].

[10] Ibid.
[11] GLA. 2016-based Central Trend Household Projection (https://data.london.gov.uk/dataset/projections/)
[12] Ibid.
[13] Borough profile population.
[14] Ibid.

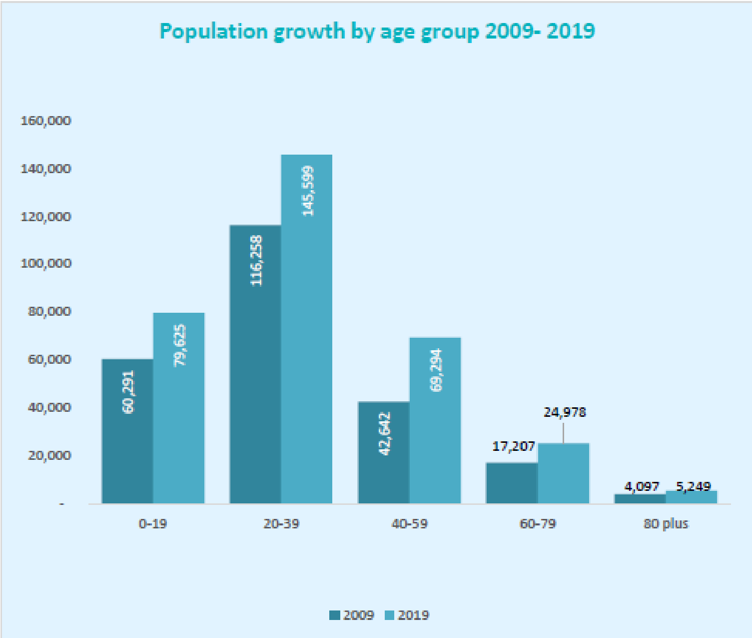
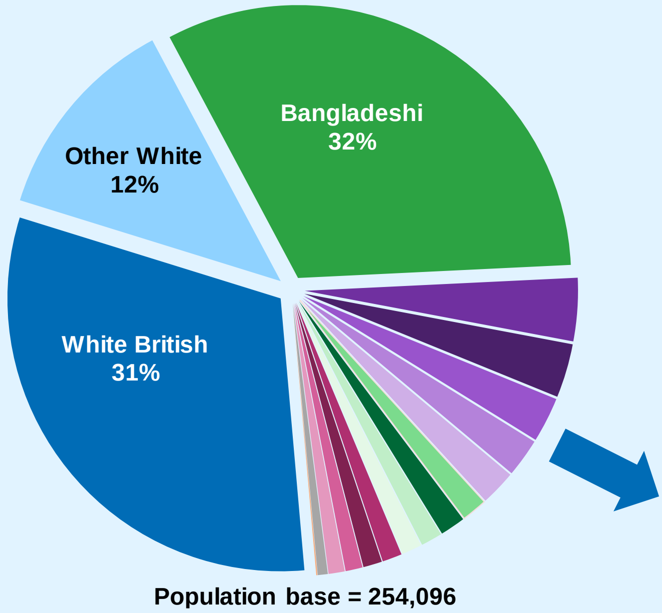


Figure 2: Population by age group, Borough Population Profile.

Ethnicity

Tower Hamlets is also home to one of the most diverse populations in the country. More than half (55%) of the borough's population belong to black and minority ethnic groups, while just under one third (31%) are white British – the fifth lowest proportion out of 348 local authorities in England & Wales. The borough's Bangladeshi population make up 32% of residents, making it the largest Bangladeshi population in the country and the largest single ethnic group in the borough. Figure 3 provides a full breakdown of the borough's ethnic profile[15].

[15] Tower Hamlets, Borough Profile 2018 – Population (https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Research-briefings/Population_2_BP2018.pdf)



Broad ethnic group (% population)	
White ethnic groups	45
All BME Groups	55
- Mixed ethnic groups	4
- Asian/Asian British	41
- Black/Black British groups	7
- Any other ethnic group	2

Smaller ethnic groups (<5 per cent)	% population
Black African	3.7
Chinese	3.2
Indian	2.7
Other Asian	2.3
Black Caribbean	2.1
White Irish	1.5
Other Black group	1.5
Any other ethnic group	1.3
Mixed groups:Other	1.2
Mixed: White & Asian	1.2
Mixed: White & Black Caribbean	1.1
Arab	1.0
Pakistani	1.0
Mixed: White & Black African	0.6
Gypsy or Irish Traveller	0.1

Source: ONS, 2011 Census, Table KS201EW

Figure 1: Population by ethnic group, Tower Hamlets (2011)

Country of birth

At the time of the 2011 Census, 43% of the borough's residents were born outside the UK, up from 35% in 2001. The migrant population includes older residents who migrated to London decades ago alongside more recent arrivals.

Residents born in Bangladesh are, by far, the largest single migrant group in Tower Hamlets, representing 15% of the borough population and over one third of the total migrant population. The Census identified a further 20 migrant groups with significant populations of more than 1,000 residents, the largest of which were from India, China, Italy, France, Somalia, Ireland, Poland, Australia, and Germany[16].

Housing type

Tower Hamlets has experienced the fastest growth in its housing stick in the country over the last decade with the number of dwellings increasing from 197,010 in 2011 to 120,020 in 2018 (24% increase)[17].

Housing provision in Tower Hamlets is characterised by flats and high-rise buildings. In 2018, 82 (23%) of London's existing 360 tall buildings (20+ storeys) were in Tower Hamlets. In additional, the annual NLA Tall Buildings Survey for 2020 (using data for 2019), found that Tower Hamlets had the greatest number of tall buildings in the pipeline; 78 in the 2019 pipeline, down from 84 in 2018[18].

[16] Ibid.
[17] Borough profile – housing.
[18] https://nla.london/insights/londons-tall-buildings-survey-2020

Tenure
Tower Hamlets has a relatively high proportion of households living in both social and private rented accommodation, and a relatively low proportion of owner-occupier households.

The tenure profile of the borough's housing stock over the last two decades. Research shows that at its peak 86% of the local housing stock was council owned and this had fallen to 9% by 2018, with a further 25% managed by registered providers/housing associations[19]. In Tower Hamlets, older residents (aged 50 and over) are more likely to be living in social housing, whilst young adults (under 34) are more likely to live in private rented accommodation.

Property prices
The median house price in Tower Hamlets in September 2019 was £490,538 – over double the national level and slightly higher than London as a whole. The house price to earnings ratio in September 2019 was 11.51, having fallen from 12.73 in 2018. This house price to earnings ratio is significantly higher than nationally (7.83), but lower than the London average (12.77). House prices in the borough rose by 1.14% over the last year, which is slightly lower than for London as a whole (1.56%) but higher than nationally (0.02%)[20].

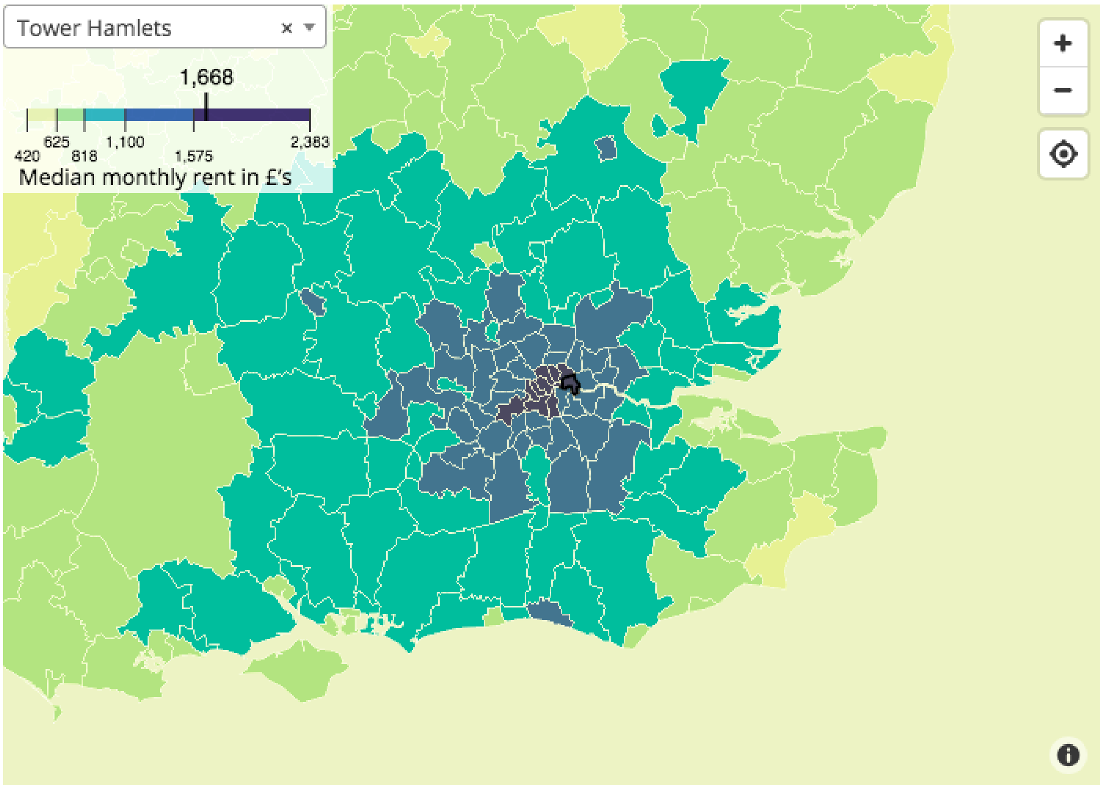


Figure 4: median house prices

[19] Borough profile - housing
[20] ONS House price to residence-based earnings ratio (published 19 March 2020)

In 2018/19, the average monthly rent for a one-bedroom property was £1,430, compared with £1,250 in London[21]. For the average Tower Hamlets household in full-time work, this rent would account for 56% of their gross monthly earnings in 2019, and 49% for full-time workers in London[22].

Demand for housing

In 2019, there were 19,826 households on the Tower Hamlets housing register. This is the third highest waiting list in London after Newham and Lambeth and the 8th highest nationally[23]. Around 40% of households on the housing waiting list are living in over-crowded conditions[24].

The economy

Tower Hamlets is home to one of the most dynamic and fastest growing economies in the country. In 2017, the economic output of Tower Hamlets was £29.7 billion – more than Birmingham or the City of Manchester. The economy grew by 49% between 2008 and 2017, which was a faster rate of growth than in London as a whole (41%) and much higher than the UK as a whole (27%)[25].

The GLA has predicted that an additional 110,00 jobs will be created in the borough between 2016 and 2026, which is by far the largest increase of any London borough[26]. Most of these jobs are expected to be located in Canary Wharf and the City Fringe, with the biggest sectoral increase is professional, scientific and technical (20%)[27]. However, a 13% fall in manufacturing jobs is expected[28].

Local businesses

While the economic profile of Tower Hamlets is dominated by the large financial institutions in Canary Wharf, the borough has a wide range of local businesses. In 2019, there were 17,355 local enterprises based in Tower Hamlets and 90% of these are micro enterprises (0-9 employees)[29].

Although the Finance and Insurance industry makes up only 3% of businesses in the borough, it is disproportionately responsible for jobs making up 22% of all jobs in 2018[30].

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[21] https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalmarketsummarystatisticsinengland/october2018toseptember2019#local-authority-analysis
[22] https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Income_poverty_and_welfare/income_2019_l.pdf
TH median household income in 2019 = £30,760
London median household income in 2019 = £30,700
[23] Borough profile - housing
[24] Ibid.
[25] New borough profile - economy
[26] Ibid.
[27] Ibid.
[28] Ibid.
[29] Ibid.
[30] Ibid.

Employment
In 2018, there were an estimated 298,000 employee jobs in Tower Hamlets, which is higher than the number of working age residents[31]. Taking into account other types of employment as well (e.g. self-employment), the borough has a job density of 1.43 jobs for every working age resident – well above the average in London (1.02) and England (0.86)[32].

These employee jobs are concentred in financial and insurance activities (22.1%), professional, scientific and technical activities (15.8%) and administrative and support service activities (11.7%)[33].

The local labour market
The borough's employment rate has risen considerably over the last decade, from 56% during 2005-08 up to 67% in 2016-19. However, the employment rate remains 7% below that of London and 8% below that of Great Britain[34]. This is likely to have risen further since the Covid-19 pandemic began, with early data showing that the number of residents claiming out of work benefit rose sharply to over 19,000 in May 2020[35].

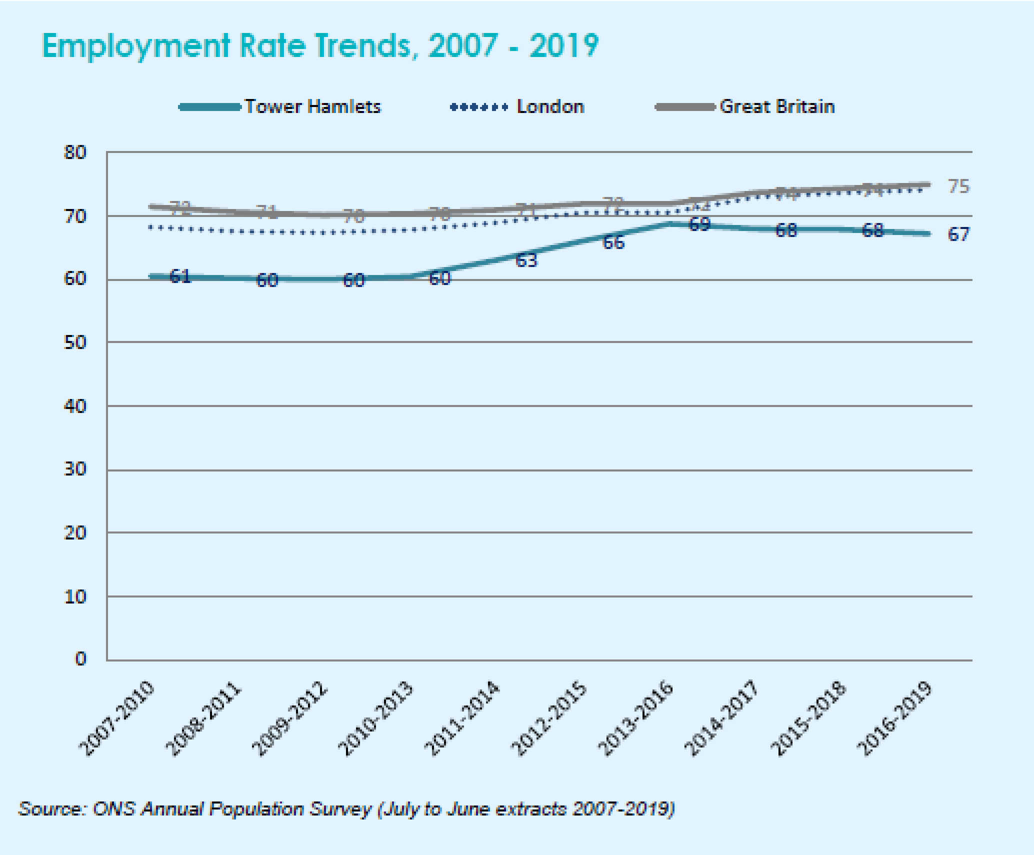

Figure 5: Employment Rate Trends

[31] https://www.nomisweb.co.uk/reports/lmp/la/1946157257/printable.aspx

[32] Ibid.
[33] Ibid.
[34] New Borough Profile - Employment
[35] ONS Claimant Count May 2020

In Tower Hamlets, qualification levels are strongly associated with whether people are in work or not. 86% of those who held a higher level qualification are in employment compared to just one third of those with no qualifications[36]. The 2011 Census illustrated that there are also strong associations between language proficiency and labour market outcomes; residents whose first language was English were almost three times more likely to be in work than those who had poor proficiency in spoken language[37].

In addition, residents are not always the main beneficiaries of the high skilled, knowledge based job market in Tower Hamlets. While over half of jobs based in Tower Hamlets are in financial, professional, and technical sectors, only one third of resident workers are employed in these sectors[38]. Residents are more likely to work in distribution, hotels, and restaurants (19% of residents work in this sector but it only makes up 11% of the jobs in Tower Hamlets)[39]. Residents are also more likely to be employed in public administration, education, and health sectors (23% of residents compared to 19% of jobs)[40].

Deprivation

Rising employment rates for borough residents have not necessarily resulted in reductions in poverty. In addition to those suffering from out of work poverty there are significant in-work poverty issues; 29,000 employees earn less than the London Living Wage and 63% of families receiving tax credits are in work[41].

Tower Hamlets has become significantly less deprived between the 2015 and the 2019 Indices of Multiple Deprivation, moving from 10th to 50th on the rank nationally, and has experienced a lessening of deprivation relative to other parts of England on nearly all measures of deprivation. Nevertheless, 60% of the borough is still within the 30% most deprived parts of England. In addition, child poverty data continues to show very high levels of poverty; 32.5% of children in Tower Hamlets live in poverty, which is the highest proportion in London and in England[42].

Tower Hamlets IMD Rankings, local authority summary measures			
1= most deprived, 317 = least deprived	2015 Ranking	2019 Ranking	Change
Rank of Average Score	10	50	+40
Rank of Average Rank	6	27	+21
Extent	3	57	+54
Local Concentration	80	134	+54
Proportion in most deprived 10%	24	175	+151
Source: MHCLG, English Indices of Deprivation 2019			

Figure 6: IMD Rankings

36 New Borough Profile - Employment
37 Ibid
38 Ibid
39 Ibid.
40 Ibid.
41 Borough profile - poverty
42 Ibid.

Section 1: Planning Applications and Appeals in Tower Hamlets

During the 2019/20 monitoring period, a total of 2,487 planning applications were received across all categories by Tower Hamlets. This was down from 2,651 applications in 2018/19 and 2,814 applications in 2017/18, showing a slight downward trend over the last three years.

The applications for 2019/20 can be broken down as follows:
Major (10 or more new residential units, or a site area of 1,000m2 or above) – 50 applications
Minor – 546 applications
Other – 707 applications
Advertisements – 120 applications
Change of use – 125 applications
Listed building consents – 147 applications
Householder – 221 applications
Certificates of lawful development (permitted development) – 94 applications

Applications referred to the Mayor of London
During the monitoring period, 18 applications were referred to the Mayor of London for a decision, the same number as in the previous year. These applications are summarised in the table below, which shows that in 7 cases the Mayor was happy to refer the application back to Tower Hamlets for a final decision. In 10 cases, the Mayor felt that the applications were not fully in conformity with the London Plan, and made recommendations as to how this could be remedied. In one case, the application was considered completed.

Table 1: Applications referred to the Major of London

Site	GLA Case Number	Date	Decision
55-56 Chamber Street	5420	17/02/2020	Recommendations made to bring application in line with London Plan
Land under the DLR, bounded by Scouler Street, Aspen Way and Prestage Way	4709	10/02/2020	Recommendations made to bring application in line with London Plan
223 Cambridge Heath Road	5087	03/02/2020	Recommendations made to bring application in line with London Plan
Bow Common Gas Works	5094	03/02/2020	Recommendations made to bring application in line with London Plan

Former Poplar Bus depot	5088	20/01/2020	Recommendations made to bring application in line with London Plan
Site of Hatton House	5018	10/12/2019	Referred back to Tower Hamlets
267-269 East India Dock Road	5303	02/12/2019	Recommendations made to bring application in line with London Plan
Islay Wharf	5137	26/11/2019	Recommendations made to bring application in line with London Plan
Bow Common Gas Works	5094	21/11/2019	Recommendations made to bring application in line with London Plan
Poplar Gasworks	4646	21/10/2019	Referred back to Tower Hamlets
Quay House	0510e	16/09/2019	Recommendations made to bring application in line with London Plan
Whitechapel Safestore	3456a	27/08/2019	Referred back to Tower Hamlets
Barratt Industrial Estate	3344b	08/07/2019	Recommendations made to bring application in line with London Plan
Site north west of Leamouth Road Roundabout	4758	08/07/2019	Referred back to Tower Hamlets
Travelodge London Docklands	4802	08/07/2019	Completed application
255-279 Cambridge Heath Road	4329	24/06/2019	Referred back to Tower Hamlets
73-77 Commercial Road	4017a	13/05/2019	Referred back to Tower Hamlets
Former New International Site	3063d	03/05/2019	Referred back to Tower Hamlets

Planning Appeals

During the monitoring period, the Planning Inspectorate determined 161 appeals relating to planning decisions taken by Tower Hamlets. Of these appeals, 14 were allowed (including one that was a split decision – allowed on some grounds but dismissed on others) and 147 were dismissed. This means that 91% of appeals were dismissed.

In this monitoring period, there were 85 appeals relating to the installation of public call boxes, which is an unusually high number. Of these appeals only one was allowed. The main issues in these cases were the impact of the call boxes on the character and appearance of surroundings and the impact on pedestrian and road safety. Therefore, these issues are disproportionately represented in the table below setting out the main issues in appeals.

For each appeal, one or more main issues are identified, these are all set out in the table below. The most common main issue of appeals were those related to the character and appearance of surroundings and pedestrian/road safety (both issues cited in 64 appeals), followed by the character and appearance of a Conservation Area (33 appeals).

The issues encapsulated under 'other' include loss of community facilities, loss of residential dwellings and/or family housing, the impact of advertisements, bicycle and refuse storage, specialised housing, the impact on Tower Hamlets ability to meet housing delivery targets and impact on nearby recreational facilities.

Given that many of the appeals comprised of more than one main issue, the numbers in the table add up to more than the overall number of appeals. The one split decision has not been counted in the below table because the main issue was amenity of surrounding properties, and this affected both sections of the application, one of which was allowed, and one of which was dismissed.

Table 2: Main issues raised in appeals

Primary Issue	**Dismissed**	**Allowed**	**% Dismissed**
Amenity (future residents)	10	1	91%
Amenity (surrounding properties)	18	4	82%
Character and appearance of surroundings	63	1	98%
Character and appearance of a Conservation Area	30	3	91%
Conservation and heritage	6	0	100%
Impact on a listed building	12	0	100%
Pedestrian/road safety	63	1	98%
Viability or vibrancy of retail or employment areas	3	3	50%
Other	46	6	88%

Section 2: Progress against the Local Plan

Achieving sustainable growth

Strategic spatial policy monitored:
SSG1 – Areas of growth and opportunity within Tower Hamlets
SSG2 – Delivering sustainable growth in Tower Hamlets

Development management policy monitored:
D.SG3 – Health impact assessments
D.SG4 – Planning and construction of new development
D.SG5 – Developer contributions

Indicators:
KM1- Approvals and completions of new homes, employment and retail and leisure floor space with the following sub areas:

- City fringe
- Central
- Lower Lea Valley
- Isle of Dogs and South Poplar

KM2 - Delivery of housing and key infrastructure requirements through site allocations (not including school sites)
KM3 – Delivery of primary and secondary schools through site allocations
KM4 – Breakdown of community infrastructure levy and/or negotiated across all topic areas

Table 3: Achieving sustainable growth KMI indicators

Achieving sustainable growth		
Indicator	**Targets**	**Progress**
KMI 1 – approvals and completions of new homes, employment and retail and leisure floorspace within the four sub areas	N/A	The council do not currently have the GIS capacity to provide this information by sub areas.
KMI 2 – delivery of housing and key infrastructure requirements through site allocations	As set out in site allocations.	Please see Appendix 1 for information on the delivery of infrastructure and Appendix 2 for information on housing completions.
KMI 3 – delivery of primary and secondary schools through site allocations	Primary and secondary schools associated with site allocations shall be delivered at a rate which keeps pace with the levels identified in the most recent Planning for School Places document.	10 out of the 15 site allocations have school proposals in discussion. On 4 site allocations there is currently no school proposal. Please see table 4 below for progress updates.
KMI 4 – breakdown of community infrastructure levy and Section 106 monies received and/or negotiated across topic areas	N/A	A total of £24,508,129.44 of Tower Hamlets CIL receipts were received in 19/20 and the CIL spend was £11,465,581.87. Please see table 5 below for a breakdown of the CIL spend. A total of £31,412,369 of S106 monies were received and £10,008,033 of S106 monies were negotiated. Please see table 6 below for a breakdown of what the S106 monies were negotiated for.

Table 4: Delivering of schools through site allocations

Site allocation	Current status
London Dock – secondary school	School expected to be delivered in 2023.
Bow Common Lane – secondary school (6FE)	Developing form and design with education colleagues.
Ailsa Street – primary school (former Bromley Hall school - redevelopment to provide 2FE)	No current proposals.
Leven Road – secondary school (6FE)	Developing proposals with the applicant.
Aspen Way – college (re-provision)	Forms part of the South Poplar Masterplan discussion.
Billingsgate Market – secondary school	No current proposals.
Crossharbour Town Centre – primary school	Developing proposals.
Limeharbour – primary school	Permission for this site has not yet been agreed as yet.
Marsh Wall East – primary school	No current proposal.
Marsh Wall West – primary school	No current proposal.
Millharbour South – primary school	No current proposal.
Millharbour – primary school and re-provision of existing alternative provision secondary school	Developing form and design with education colleagues.
Reuters Ltd – primary school	Developing proposals with the applicant.
Westferry Printworks – secondary school	Developing proposals.
Wood Wharf – primary school	Expected to open in 2022.

Table 5: Breakdown of the CIL spend

Project	2019-20 CIL spend
Idea Store Learning Interactive Learning Project	£22,476.53
South Dock Footbridge Initiation	£54,091.46
Community Hubs	£1,325,408.13
Community Hubs change note	£1,190,176.16
London Square - Civic Centre	£29,828.00
street trees	£510,449.48
Accelerated footway carriageway	£7,500,000.00
Liveable streets	£441,146.86
Montefiore centre	£392,005.25
	£11,465,581.87

Table 6: Breakdown of the S106 spend

Received & Negotiated Section 106 Financial Contributions 2019/20		
	Received	**Negotiated**
Affordable Housing	£8,691,169	£55,000
Community Payment	£726,340	£0
Crossrail Contribution	£2,193,045	£0
Education Facility Support	£940,717	£0
Environment and Public Realm	£1,543,515	£0
Health and Healthcare	£1,724,150	£0
Leisure Facilities	£1,749,461	£0
Landscape /Open Space	£2,329,074	£30,000
Management Plan	£18,096	£0
Traffic, Highways & Public Transport	£2,504,639	£5,000,000
Local Employment & Business Training	£3,878,712	£1,706,207
Carbon Offsetting	£605,062	£3,076,575.89
London Thames Gateway Development Corporation	£4,013,061	£0
Other	£495,327	£90,250
Public Art Projects	£0	£50,000
Multiple Uses	£0	£0
Total	£31,412,369	£10,008,033

Creating attractive and distinctive places

Strategic spatial policies monitored:
S.DH1 - Delivery high quality design
S.DH3 - Heritage and the historic environment

Development management policies monitored:
D.DH2 - Attractive streets, spaces and public realm
D.DH4 – Shaping and managing views
D.DH5 – World heritage sites
D.DH6 – Tall buildings
D.DH7 – Density
D.DH8 – Amenity
D.DH9 – Shopfronts
D.DH10 – Advertisements, hoardings and signage
D.DH11 – Telecommunications

Relevant indicators:
KMI 5 – Number of designated heritage assets
KMI 6 – Percentage of planning appeals allowed on design grounds
KMI 7 – Removal of heritage assets at risk from the risk register
KMI 8 – The number of applications received for mansard roof extensions within conservation areas
KMI 9 – Number of tall buildings within and outside of Tall Building Zones

Table 7: Creating attracting and distinctive places KMI indicators

Creating attractive and distinctive places		
Indicator	Targets	Progress
KMI 5 – number of designated heritage assets	No loss of designated heritage assets	According to Historic England there are the following designated heritage assets in LBTH: • 21 Grade I listed building • 40 Grade II* listed building • 853 Grade II listed building • 10 scheduled monuments • 5 parks and gardens (Victoria Park is Grade II* and the rest grade II) • 1 World Heritage Site • 4 certificates of immunity This is the first AMR using the new Local Plan KMIs, therefore we do not have the data needed to make year-on-year comparisons. From here on in we will collect the trend information needed to monitor the performance of this KMI.
KMI 6 – percentage of planning appeals allowed on design grounds	Fewer than previous year	This is the first AMR using the new Local Plan KMIs, therefore we do not have the data needed to make year-on-year comparisons. From here on

		in we will collect the trend information needed to monitor the performance of this KMI.
KMI 7 – removal of heritage assets at risk from the risk register	Decrease in the number of protected heritage assets 'at risk'	There was a decrease in the number of protected heritage assets 'at risk'. Historic England records removals/ additions to the heritage 'at risk' list by calendar year, published in the autumn. In 2019 there were two removals (24 Bazely Street and Limehouse Accumulator Tower) and this year there are also two (Star of the East Public House and Oxford House in Bethnal Green).
KMI 8 – the number of applications received for mansard roof extensions within conservation areas	N/A	There were 22 applications for mansard roof extensions – 13 of these were in Driffield Road and 9 in Medway.
KMI 9 – number of tall buildings within and outside of Tall Building Zones	N/A	There were 8 referrals and decisions on tall buildings by the GLA over the monitoring period. In 6 of the 8 cases, the recommendation was to allow LPA to approve. In 2 of the 8 cases, the LPA refused the application and the GLA saw no sound reason to intervene. See table 8 below for the full list of tall building applications approved over the monitoring period.

Table 8: Full list of tall building applications 2019/20

Site	GLA decision date	Height (stories)	GLA decision	Is this site in a TBZ?
Site of Hatton House	10/12/2019	8	LPA refusal (No sound reason to intervene)	No
Poplar Gasworks	21/10/2019	21	Recommendation to allow LPA to approve	No
Whitechapel Central	27/08/2019	26	Recommendation to allow LPA to approve	No
Site at 3-11 Goulston Street And 4-6 And 16-22 Middlesex Street, Middlesex Street	12/08/2019	24	Recommendation to allow LPA to approve	Yes
Leamouth Way	08/07/2019	18	Recommendation to allow LPA to approve	No
Travelodge, Docklands	08/07/2019	10	Recommendation to allow LPA to approve	Yes
Former LEB Building	24/06/2019	15	LPA refusal (No sound reason to intervene)	No
73-77 Commercial Road	13/05/2019	14	Recommendation to allow LPA to approve	No

Meeting Housing Needs

Strategic spatial policy monitored:
S.H1 – Meeting housing needs

Development management policies monitored:
D.H2 – Affordable housing and housing mix
D.H3 – Housing standards and quality
D.H4 – Specialist housing
D.H5 – Gypsies and travellers' accommodation
D.H6 – Student housing
D.H7 – Housing with shared facilities

Indicators:
KMI 10 – Net additional homes in the monitoring period and previous years
KMI 11 – Five-year housing land supply and fifteen-year housing trajectory
KMI 12 – Percentage of new homes that are affordable, measured by habitable room
KMI 13 – Percentage breakdown of all housing tenures
KMI 14 – Net additional non-conventional homes (student beds and specialist housing)
KMI 15 – Delivery of wheelchair accessible and adaptable homes
KMI 16 – Gypsy and traveller pitches

Table 9: Meeting Housing Needs KMI Indicators

Meeting housing needs		
Indicator	Targets	Progress
KMI 10 – net additional homes in the monitoring years and previous years	3,931 new homes per year.	The new homes target was exceeded for this monitoring period. 3,956 residential units were completed over the monitoring period. 7,504 residential units were approved over the monitoring period.
KMI 11 – five-year housing supply and fifteen-year housing trajectory	To demonstrate a five-year supply for housing on a rolling basis and a fifteen-year housing trajectory.	The council is able to demonstrate a deliverable five-year supply of housing. This equates to 20,487 homes over 2021-2026. Please see table 10 below for the five-year supply for housing. The most recent fifteen-year housing trajectory covers the

		Local Plan period 2016-2031[43], please see table 11 below.
KMI 12 – percentage of new homes that are affordable	50% of new homes to be affordable.	23% of the total units of new homes completed are to be affordable. This equates to 922 intermediate, affordable, or social rented new homes.
KMI 13 – percentage breakdown of all housing tenures	Of the affordable housing delivered, 70% will be rented housing and 30% will be intermediate housing. Of market homes delivered, 20% will be family housing (3+ beds).	Of the affordable housing delivered, 71.5% was affordable and social rented housing and 28.5% was intermediate housing. Of the market homes delivered, 8.9% were family homes. Please see table 12 below for the full break down of housing completions by tenure and beds-per-unit.
KMI 14 – net additional non-conventional homes (outlining numbers of student beds and specialist housing)	70 units of specialist housing for older people per year.	No units of specialist housing for older people were completed over the monitoring period. There was a net gain[44] of 11 units of HMO/hostel bedrooms. 11 net completions of HMO / hostel bedrooms.
KMI 15 – delivery of wheelchair accessible / adaptable homes	10% of all homes delivered.	94 wheelchair accessible homes were completed; this represents 2% of all homes completed.
KMI 16 – gypsy and traveller pitches	No net loss in the number of suitable gypsy and traveller pitches.	There has been no loss in the number of suitable gypsy and traveller pitches.

[43] The housing targets for this period are based on the previous London Plan and the projected housing supply is likely to have changed since these figures were published.
[44] This refers to completions not permissions.

Table 10: Five-year housing supply

	2021-22 (FY2021)	2022-23 (FY2022)	2023-24 (FY2023)	2024-25 (FY2024)	2025-26 (FY2025)	Total 5 year supply	Remaining units 2026-31
Windfall Delivery on Small Sites	143	143	143	143	143	715	
All other sites	3,971	4,699	3,926	4,172	3,004	19,772	
Total	4,114	4,842	4,069	4,315	3,147	20,487	1,023

Table 11: Fifteen-year housing trajectory covers 2016-2031

Timeframe	*Net additional housing target*[45]	*Projected housing supply (large sites and windfall sites)*	*Number above or below housing target*
2016-21	*19,655*	*22,550*	*2,895*
2021-26	*19,655*	*19,729*	*73*
2026-31	*19,655*	*12,263*	*-7392*
Plan period: 2016-31	*58,965*	*54,543*	*-5232*

<u>Housing approvals</u>

Policy S.H1 housing needs sets out the strategic housing supply requirements for Tower Hamlets. Over the years 2016-31, Tower Hamlets has a total housing requirement of 58,965 units. Tower Hamlets projected housing supply shows 54,543 units, indicating a shortfall of 5232. In the short term, Tower Hamlets is able to demonstrate a deliverable five-year supply of housing. Tower Hamlets Five Year Housing Land Supply and Housing Trajectory Statement 2018 shows the council has a 5-year new additional housing target of 19,655 for the period 2021-26. Table 10 shows that the council has a 5-year housing supply of 20,487, exceeding the plan target.

During the monitoring period, the London Plan 2016 identified a ten-year minimum housing supply target of 39,314 over the period of 2015-2025. This is equivalent to a minimum requirement of 3,931 homes per annum. Table 12 shows that the council met their housing targets with 3,956 units completed across all tenures during the monitoring period.

The new London Plan sets a target for Tower Hamlets of 34,730 new homes delivered between 2019 and 2029, a yearly average of 3,473.

[45] Tower Hamlets has a total housing requirement of 58,965 between 2016 and 2031. This takes into account the London Plan 2016 annual housing target to 2025, rolled forward to 2031.

Table 12: Break down of housing completions by tenure and beds-per-unit.

Tenure	1-bed	2-bed	3-bed	4-bed+	Total
Market	1,585 (85.2%)	1,178 (80.4%)	269 (49.2%)	2 (2.4%)	3,034 (76.7%)
Affordable rent	175 (9.4%)	152 (10.37%)	130 (23.8%)	42 (49.4%)	499 (12.6%)
Social rented	-7 (-0.37%)	0	126 (23.1%)	41 (48.2%)	160 (4.1%)
Intermediate	107 (5.75%)	135 (9.2%)	21 (3.8%)	0	263 (6.6%)
All Tenures	1,860 (47.0%)	1,465 (37.0%)	546 (13.8%)	85 2.1%)	**3,956**

Social rented, affordable rented and intermediate housing is provided to eligible households whose needs are not met by the market. Affordable/social rent are affordable housing products managed by the Council and registered providers at set rental rates and are for households on low incomes.

Policy S.H1 requires the provision of a minimum of 35% affordable housing on sites providing 10 or more new residential units. Policy D.H2 housing and housing mix states that affordable housing should be split 70:30 affordable rented and intermediate tenure split. Of the 70% rented element, 50% should be London affordable rents and 50% should be Tower Hamlets living rent.

London affordable housing that is rented at social housing rents is usually owned and managed by local authorities and private registered providers for which target rents are determined through the national rent regime. The rent levels for London social rented homes use a capped formula. London affordable rent homes are capped at benchmark levels published by the GLA. Rents for both are significantly less than 80 per cent of market rents, which is the maximum for affordable rent permitted in the NPPF.

Tower Hamlets Living rents are inclusive rents, set at borough-wide levels, to represent an expenditure of one third of median local household incomes

Delivering economic growth

Strategic spatial policy monitored:
S.EMP1- Creating investment and jobs

Development management policies monitored:
D.EMP2 – New employment space
D.EMP3 – Loss of employment space
D.EMP4 – Redevelopment within the borough's employment areas

Relevant indicators:
KMI 17 – Net additional employment floorspace by type
KMI 18 – Net additional jobs by type
KMI 19 – Count of births of new enterprises
KMI 20 – Gain/loss of floorspace within the following designated employment areas:

- Preferred Office Locations
- Local Employment Locations
- Strategic Industrial Locations
- Local Industrial Locations

KMI 21 – Proportion of affordable workspace secured on major schemes

Table 13: Delivering economic growth KMI indicators

Delivering economic growth		
Indicator	Targets	Progress
KMI 17 – net additional employment floorspace by type	N/A	Please see table 14 for net additional floorspace by type.
KMI 18 – net additional jobs by type	Progression towards target of 125,000 additional jobs to 2031.	22,000 additional jobs were created in the borough between 2015 and 2018 (8% increase). In the same period the number of jobs increased by 5% in London and 3.5% in England.
KMI 19 - count of births of new enterprises	N/A	There were 3,475 new enterprises born in Tower Hamlets in 2018. This represents 3.5% of all new enterprises born in the London region.
KMI 20 – gain / loss of floorspace within the following designated employment areas: Preferred Office Locations, Local Employment Locations, Strategic Industrial Locations, Local Industrial Locations	No further loss of employment floorspace.	The information collected for gain/loss of employment floorspace was collected by postcode and not by employment area. The data collected shows that the net approved employment floorspace is -33,347m2. The net completed floorspace is 7,963m2. This equates to loss of

		25,384m2 employment floorspace across the borough. From comparing the postcodes within employment areas with the postcodes of the data collected for loss and gain of employment space, no employment floorspace was lost within: • Local Employment Locations • Strategic Industrial Locations • Local Industrial Locations
KMI 21 – proportion of affordable workspace secured on major schemes	All new major commercial and mixed-use development schemes to provide at least 10% of new employment floorspace as affordable workspace.	At least 10% of new employment floorspace is secured as a policy requirement on all major commercial and mixed use-development schemes. (The overall percentage of affordable workspace secured across all major commercial and mixed-use developments is not available in this monitoring period.)

Table 14: Net additional floorspace by type

Use class	Gross approved (m2)	Net approved (m2)	Gross completed (m2)	Net completed (m2)
B1a Offices (aside from financial services Class A2)	35,837	-54,868	24,508	10,387
B1b Research & development	90	-9595	0	0
B1c Light industry	2,770	33	871	805
B2 General industrial, for industrial processes other than those within Class B1	555	-556	0	-91
B8 Storage & distribution	32,037	31,639	0	-3,138
Total	71,289	-33,347	25,379	7,963

Revitalising Our Town Centres

Strategic spatial policy monitored:
S.TC1 – Supporting the network and hierarchy of centres

Development management policies monitored:
D.TC2 – Retail in our town centres
D.TC3 – Retail outside our town centres
D.TC4 – Financial and professional services
D.TC5 – Food, drink, entertainment and the night time economy
D.TC6 – Short stay
D.TC7 – Markets

Relevant Indicators:
KMI 22 – Proportion and number of town centre uses within all town centres
KMI 23 – Town centre vacancy rates
KMI 24 – Approvals and completions of additional short-stay accommodation
KMI 25 – Pitched and vacancy in council-owned public street markets
KMI 26 – Proportion of A5 uses within Major, District and Neighbourhood Centres

Covid-19 and changes to Our Town Centres:

Typically, to monitor the vacancy and uses within town centres the council conducts a physical mapping exercise to survey existing and new uses within designated centres. Due to government guidelines related to Covid-19, restricting officers' access to town centres, an audit was not conducted. Due to this, the council has limited data to reflect changes to town centres during the monitoring period.

Moving forward, the council will endeavour to review the processes in place to collect this data, to support the capturing of the relevant information in future AMR's.

Table 15: Revitalising our town centres KMI indicators

Revitalising our town centres		
Indicator	**Targets**	**Progress**
KMI 22 – proportion and number of town centre uses within all town centres (including primary and secondary frontages)	Not less than 60% A1 within Primary Frontage and Columbia Road / Redchurch Street Neighbourhood Centres. Not less than 40% A1 within Secondary Frontages and all other Neighbourhood Centres.	Due to government restrictions in place, as a result of the Covid-19 pandemic, a town centre audit was not conducted during the monitoring period.
KMI 23 – town centre vacancy rates	Decrease from baseline level (2016).	Due to government restrictions in place, as a result of the Covid -19

		pandemic, a town centre audit was not conducted during the monitoring period.
KMI 24 – approvals and completions of additional short-stay accommodation	N/A	299 hostel rooms were approved (net). 11 hostel rooms / HMO rooms were completed (net). No new C1 hall bedrooms and C2 bedrooms were completed or approved.
KMI 25 – pitches and vacancy in council-owned public street markets	Increase (or no net loss) in the number of pitches.	This information is not available for the monitoring period.
KMI 26 – proportion of A5 uses within Major, District and Neighbourhood Centres and the number of existing and permitted A5 uses within 200 metres walking distance of an existing or proposed school.	In Major, District and Neighbourhood Centres, not more than 5% of all town centre uses to be A5 uses. No new A5 uses permitted within 200 metres walking distance of an existing or proposed school and/or a local authority leisure centre.	As a result of interruption to data collection from the Covid-19 Pandemic a number of the centres have not been updated from the previous monitoring period. Reviewing data taken from GLA LDD database, 1127 sqm of new A5 floorspace was permitted during the monitoring period.[46] No new A5 uses were permitted within 200 metres walking distance of an existing school or a local authority leisure centre.

[46] This data was taken from Dataset: Non-residential floorspace recorded on the London Development Database (LDD)

Supporting community facilities

Strategic spatial policy monitored:
S.CF1 – Supporting community facilities

Development management policies monitored:
D.CF2 – Existing community facilities
D.CF3 – New and enhanced community facilities
D.CF4 – Public houses

Relevant Indicators:
KMI 27 – Applications and permissions for new/loss of D1 and D2 community uses
KMI 28 – Gain / loss of A4 floorspace

Table 16: Supporting community facilities KMI indicators

Supporting community facilities		
Indicator	**Targets**	**Progress**
KMI 27 – applications and permissions for new/loss of D1 and D2 community uses	Prevent the loss of community facilities and ensure net gain over whole plan period.	In terms of net approvals, 81,920m2 of D1 space was approved and 6,336m2 of D2 space. In terms of completions, there was a net loss of 2,995m2 of D1 space. There was no net change in completions of D2 space. There was a net gain of X over monitoring period.
KMI 28 – gain/loss of A4 floorspace	No further loss of A4 floorspace.	In terms of completions, there was a net loss of 9m2 of A4 space. In terms of approvals, there was a net loss of 3m2 of A4 space.

Enhancing open spaces and water spaces

Strategic spatial policy monitored:
S.OWS1 – Creating a network of open spaces
S.OWS2 – Enhancing the network of water spaces

Development management policies monitored:
D.OWS3 – Open space and green grid networks
D.OWS4 – Water spaces

Relevant Indicators:
KMI 29 – Areas of land designated as open space (loss or gain from previous year)
KMI 30 – Number of eligible open spaces that have been awarded the Green Flag Standard
KMI 31 – Loss of water space
KMI 32 – Biological quality of the Lower Lea river

Table 17: Enhancing open space and water spaces KMI indicators

Enhancing open and water spaces		
Indicator	**Targets**	**Progress**
KMI 29 – area of land designated as open space (loss or gain from previous year)	No loss of public open space sites.	There are 317 ha of land designated as open space in the borough. See Table 18 below for the open space figures per ward. This is the first AMR using the new Local Plan KMIs, therefore we do not have the data needed to make year-on-year comparisons. From here on in we will collect the trend information needed to monitor the performance of this KMI.
KMI 30 – number of eligible open spaces that have been awarded the Green Flag standard	Increase in the number of parks/open space with Green Flag Afigures ward.	Twelve Tower Hamlets parks and open spaces hold the Green Flag Award. This is the first AMR using the new Local Plan KMIs, therefore we do not have the data needed to make year-on-year comparisons. From here on in we will collect the trend information needed to

		monitor the performance of this KMI.
KMI 31 – loss of water space	No further loss of water space.	There has been no loss of water space.
KMI 32 – biological quality of the Lower Lea river	'Good' status or better.	The ecological status of the Lower River Lea is 'bad'; the biological condition is 'bad', the physico-chemical factors are 'moderate' and the concentration of specific pollutants are 'high'. The chemical status is given a fail.

Table 18: Designated open space in the borough by ward

Ward	Ward area (ha)	Area of open space (ha)
Bethnal Green	121.36	13.21
Blackwall & Cubitt Town	188.12	10.36
Bow East	186.62	54.49
Bow West	134.33	54.45
Bromley North	60.66	3.41
Bromley South	68.79	6.98
Canary Wharf	164.21	8.78
Island Gardens	150.81	27.01
Lansbury	131.56	14.25
Limehouse	49.61	3.82
Mile End	121.5	36.81
Poplar	71.04	6.49
Shadwell	64.27	4.44
Spitalfields & Banglatown	90.9	4.98
St Dunstan's	67.91	11.31
St Katharine's & Wapping	149.09	20.29
St Peter's	108.39	12.34
Stepney Green	64.82	12.68
Weavers	67.53	5.71
Whitechapel	95.98	5.14
Total:		316.96

Protecting and managing our environment

Strategic spatial policy monitored:
S.ES1 – Protecting and enhancing our environment

Development management policies monitored:
D.ES2 – Air quality
D.ES3 – Urban greening and biodiversity
D.ES4 – Flood risk
D.ES5 – Sustainable drainage
D.ES6 – Sustainable water and wastewater management
D.ES7 – A zero carbon borough
D.ES8 – Contaminated land and storage of hazardous substances
D.ES9 – Noise and vibration
D.ES10 - Overheating

Relevant Indicators:
KMI 33 – Area of open space and designated as a Site of Nature Conservation Interest
KMI 34 – Number of developments approved against Environment Agency advice in relation to flood risk and water quality grounds
KMI 35 – Carbon dioxide emission reduction
KMI 36 – Concentration of each pollutant at each monitoring station
KMI 37 – The number of developments that meet or exceed the air quality neutral standards
KMI 38 – Percentage of new developments meeting the zero-carbon requirement (or 45% reduction target for non-residential up to 2019)
KMI 39 – Percentage of residential developments meeting the Home Quality Mark
KMI 40 – Percentage of non-residential development meeting BREEAM excellent standard

Table 19: Protecting and managing our environment KMI Indicators

Protecting and managing our environment		
Indicator	**Targets**	**Progress**
KMI 33 – area of open and designated as a Site of Nature Conservation Interest	No net loss of land designated as a Site of Nature Conservation Interest.	The total area of open space is 317 ha and the total area of SINCs is 428 ha. See table 20 below for the open space and SINCs area per ward. This is the first AMR using the new Local Plan KMIs, therefore we do not have the data needed to make year-on-year comparisons. From here on in we will collect the trend information needed to

		monitor the performance of this KMI.
KMI 34 – number of developments approved against Environment Agency advice in relation to flood risk and water quality grounds	No unresolved Environment Agency objection to development.	The Environment Agency is an important statutory consultee for all major applications and all advice is carefully reviewed before a decision on an application is made. It is expected that approvals against advice will remain low.
KMI 35 – carbon dioxide emission reduction	Reduce carbon dioxide emissions by 60% from the 1990 baseline by 2025.	There is a 2-year time lag for figures on borough wide emissions. For council operations, there was a 12% reduction in emissions for 19/20 from 18/19.
KMI 36 – concentration of each pollutant at each monitoring station	To meet the limit values for nitrogen dioxide and concentration of PM10 particulate matter.	All automatic monitoring sites in 2019 demonstrated a reduction in annual mean NO2 concentration from the previous years except for TH001 Millwall Park, which measured 24 µg/m³, showing a slight increase. At 20 of the 90 monitoring sites the annual mean NO2 concentration was either equal or greater than 40 micrograms per cubic metre, meaning it breached EU safe limits. The annual mean concentration of PM10 for 2019 at three monitoring sites was below the EU's safe particulate matter level, which stands at 40 micrograms per cubic metre – please see Graph XX below for more detail.
KMI 37 – the number of developments that meet or exceed the air quality neutral standards	All development to meet or exceed the air quality neutral standards.	In 2019, 35 Air Quality Neutral reports were received. Of these, 5 (14%) developments did not meet the air quality neutral requirements. In 2020, 16 Air Quality Neutral reports were received. Of these, 2 (13%) developments did not meet the air quality neutral standards.

KMI 38 – percentage of new developments meeting zero carbon reduction	100% of new developments.	100% of schemes were policy compliant through either onsite reduction or meeting carbon reduction requirements through utilising the carbon offsetting mechanism with a S106 contribution.
KMI 39 – percentage of residential development meeting the Home Quality Mark	100% of new residential developments.	We do not ask for this information from developers, but we encourage residential developments to meet the Home Quality Mark.
KMI 40 – percentage of non-residential development meeting BREEAM excellent standard	100% of new non-residential developments.	100% of schemes are proposing to meet the policy requirements for the BREEAM excellent standard where applicable.

Table 20: Open space and SINCs area per ward

Ward	**Ward area (ha)**	**Area of open space (ha)**	**Area of SINCs (ha)**
Bethnal Green	121.36	13.21	5.69
Blackwall & Cubitt Town	188.12	10.36	72.34
Bow East	186.62	54.49	55.71
Bow West	134.33	54.45	55.28
Bromley North	60.66	3.41	0.99
Bromley South	68.79	6.98	2.21
Canary Wharf	164.21	8.78	40.59
Island Gardens	150.81	27.01	69.23
Lansbury	131.56	14.25	6.22
Limehouse	49.61	3.82	15.6
Mile End	121.5	36.81	27.88
Poplar	71.04	6.49	3
Shadwell	64.27	4.44	1.93
Spitalfields & Banglatown	90.9	4.98	2.06
St Dunstan's	67.91	11.31	1.53
St Katharine's & Wapping	149.09	20.29	55.89
St Peter's	108.39	12.34	7.5
Stepney Green	64.82	12.68	1.35
Weavers	67.53	5.71	1.04
Whitechapel	95.98	5.14	1.69
Total:		316.96	427.73

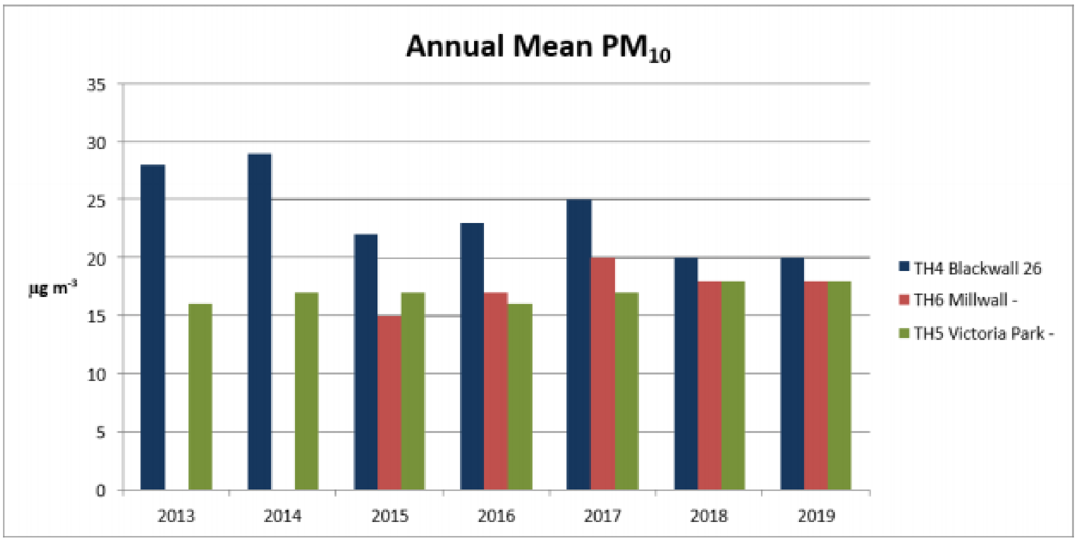

Figure 7: Annual Mean PM10

Managing our waste

Strategic spatial policy monitored:
S.MW1 – Managing our waste

Development management policies monitored:
D.MW2 – New and enhanced waste facilities
D.MW3 – Waste collection facilities in new development

Relevant Indicators:
KMI 41 – Proportion of new and expanded waste management facilities permitted, including their capacity to deal with apportioned waste
KMI 42 – Household waste recycled, reused and composted
KMI 43 – Recycling, reuse and composting per borough resident
KMI 44 – Municipal waste sent to landfill and sent to treatment

Table 21: Managing our waste KMI indicators KMI Indicators

Managing our waste		
Indicator	**Targets**	**Progress**
KMI 41 – proportion of new and expanded waste management facilities permitted, including their capacity to deal with apportioned waste	London Plan apportionment target: 2021: 252,000 tonnes 2026: 302,000 tonnes 2031: 307,000 tonnes 2036: 313,000 tonnes Additional land required: between 3.49 and 5.27 hectares	There are no further or expanded waste management facilities.
KMI 42 – household waste recycled, reused and composted	Local authority collected waste: 50% by 2020 and 100% by 2031	• Recycled, reused of composted waste (tonnage): 15,960.49 tonnes • Recycled, reuse and composted waste (%): 21.5%
KMI 43 – recycling, reuse and composting per borough resident	Increase on baseline level (2016).	In 2016, the total household waste recycled, reused and composted per person was 62.3 kg/person. This figure has now fallen to 49.1kg/person.
KMI 44 – municipal waste sent to landfill and sent to treatment	N/A	29.31 tonnes of waste was sent to landfill and 87,722.97 tonnes of waste was sent to treatment (energy from waste)

Improving connectivity and travel choice

Strategic spatial policy monitored:
S.TR1 – Sustainable travel

Development management policies monitored:
D.TR2 – Impacts on the transport network
D.TR3 – Parking and permit-free
D.TR4 – Sustainable delivery and servicing

Relevant Indicators:
KMI 45 – Public satisfaction with public transport
KMI 46 – Transport modal share among residents
KMI 47 – Level of crowding on the Jubilee Line, Elizabeth line and DLR trains within the borough
KMI 48 – Number of Transport for London docking stations in the borough
KMI 49 – Loss/gain of depots and wharfs

Table 22: Improving connectivity and travel choice KMI Indicators

Improving connectivity and travel choice		
Indicator	**Targets**	**Progress**
KMI 45 – public satisfaction with public transport	Increase on baseline level (2016).	In 2019[47], 3% of residents listed poor public transport as one of their top three personal concerns, this compares to 5% of residents in 2016[48].
KMI 46 – transport modal share among residents	Decrease in private car modal share from baseline level (2016).	In 2019, 35% of trips in London were made by car, which is a 1% reduction from 2016.
KMI 47 – level of crowding on the Jubilee line, Elizabeth line and DLR trains within the borough	N/A	The Elizabeth line has not yet opened. In 2019, on the average weekday 8am-9am the Jubilee line was operating at 115% of capacity. On weekdays, 6am-10am and 4pm-8pm it was operating at over 50% capacity. The equivalent information is not available for the DLR.
KMI 48 – number of Transport for London cycle	Increase on baseline level (2016).	There are 118 cycle hire docking stations in the borough. However, the

47 https://www.towerhamlets.gov.uk/Documents/Borough_statistics/2019_ARS_Briefing_Paper.pdf
48 https://www.towerhamlets.gov.uk/Documents/Borough_statistics/2016_Annual_Residents_Survey_results.pdf

docking stations in the borough		change in docking stations year-on-year is not necessarily be the best barometer of success of the scheme as TfL cycle hire does not have the budget to expand as it has in the past, instead it is better to look at maximising usage. There was a year-on-year 5.4% decline in usage from 2018/19 to 2019/20[49].
KMI 49 – loss / gain of depots and wharfs	Prevent the loss of depots and wharfs.	There has been no loss of depots or wharfs.

[49] This may have been impacted by a 22.2% reduction in March 2020, when England entered a lock-down due to Covid-19, versus March 2019, when no equivalent measures were in place.

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

London Legacy Development Corporation

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

Following Local Plan adoption, the LLDC has also adopted SPDs for Bromley-by-Bow and Hackney Wick and Fish Island areas. The Council worked with the LLDC on these documents and the Bromley-by-Bow SPD has now been adopted. The Council are a key stakeholder in the preparation of the SPDs and are also invited to comment on planning applications. This is an opportunity to ensure that the Council’s priorities and aspirations shape future development in the area. Officers regularly attend LLDC Planning Policy Forum meetings (which are also attended by neighbouring boroughs) to discuss strategic issues and plan making matters.

During the Regulation 18 and 19 consultations for the Tower Hamlets Local Plan, a number of duty-to-cooperate meetings took place with the LLDC regarding the proposed waste policies, due to cross boundary issues. The Council continues to work closely with the LLDC through the development of our respective Local Plans and other relevant documents.

Isle of Dogs and South Poplar OAPF

The London Plan identified the Isle of Dogs and South Poplar as one of London’s ‘Opportunity Areas’. The Isle of Dogs has the potential to grow and deliver many of the homes and jobs that London needs, but unlike some other Opportunity Areas, it already has established residential and commercial communities which create a number of unique opportunities and challenges. This planning document is a tool for guiding growth in London and will sit alongside the emerging Local Plan and Neighbourhood Plan.

In October 2019, the Mayor of London adopted the Isle of Dogs & South Poplar Opportunity Area Planning Framework (OAPF). The OAPF is a design-led document which highlights where locally designated site allocations can be joined together to maximise benefits. It sets out a strategy to make sure that development in the area is well-coordinated to minimise disruption and maximise benefits for local communities. The OAPF also sets out a delivery and monitoring strategy to enable progress against the plan to be monitored over the coming years.

Other emerging projects

Leaside Area Action Plan

The Leaside area covers the south-east of the borough, including the newly developed City Island and the estates of Aberfeldy and Teviot. Once adopted, the Leaside Area Action Plan (AAP) planning document will set out a strategy for growth and regeneration in the area from now until 2031. It sets out a vision for how the area will change, the policies the council will implement to help achieve this vision, the reasons for choosing these policies and the delivery plan for implementing the vision.

An AAP was deemed necessary for this area for the following reasons:

- To provide local residents and businesses in the Leaside area with more information as to what the future development will entail and how it will affect them and their community.
- To encourage stakeholders to consider infrastructure capacity issues in the area. Within the Leaside area there are areas of poor accessibility, due to a lack of public transport and physical barriers such as the A-roads and the River Lea, which have posed a barrier to development. The AAP can provide additional guidance on the delivery of infrastructure and around intensifying and sharing land uses.
- Given the volume of change and development expected, this AAP is necessary to set principles and policies to guide development to help ensure that it meets the needs of current and future communities in and around the area. In addition, this AAP can support the anticipated development in the area by identifying sites where significant housing and employment-related uses will be delivered, in effect promoting growth where it is most needed or most suitable.
- To develop a clear vision and identity for the east of Tower Hamlets. Despite the area being home to longstanding communities and areas of significant heritage and character, the area identified in this AAP lacks a single identity. This is likely down to a combination of factors including the relative isolation of the area from the rest of the borough, its historical role as a largely industrial area, and severance within the area due to major road infrastructure crossing through it.

The document will go out for Regulation 18 consultation in spring 2021 and is expected to go to Regulation 19 consultation in autumn 2021, followed by adoption in 2022.

South Poplar Masterplan

The South Poplar Masterplan is being developed to ensure the vision and objectives set out in the Council's Local Plan and the Mayor of London's Isle of Dogs and South Poplar OAPF are delivered. Through these aforementioned documents, South Poplar has been recognised as a key opportunity and growth area within the borough. The Isle of Dogs and South Poplar area is expected to see a further 31,000 homes and 110,000 jobs by 2041. This masterplan will cover approximately 30 hectares of land through both South Poplar and Canary Wharf.

Overall, it is intended for South Poplar to share in the benefits of good growth, improved transport capacity and connectivity, be provided with social infrastructure alongside development, benefit from joined up development across different land ownership and be protected against the construction impacts of future developments. The masterplan will optimise land around a transport hub and provide more certainty within the development management process. The Council, the Greater London Authority (GLA) and Transport for London (TfL) have identified the need for further guidance in addition to existing adopted policies to assist in ensuring comprehensive and equitable development occurs across South Poplar. The Masterplan SPD will go through a formal consultation process in the Spring of 2021 and will be adopted in the Summer of 2021.

Queen Mary's University London Masterplan

Queen Mary University London (QMUL) are planning for significant growth in the Borough, both in terms of university floorspace and student accommodation. They are seeking to concentrate most of this growth on the Mile End Campus.

The QMUL Mile End Campus Supplementary Planning Document in a council-led document prepared in partnership with masterplanning consultants. The SPD aims to guide to influence the future development of the Mile End Campus and to ensure that new development is aligned to the interests of the local community. The document will also take into consideration the campus' relationship to the Mile End Hospital, the Regent's Canal and Mile End Park.

During the monitoring period, the council initiated the preparation of the document in July 2020 and carried out extensive initial consultation with stakeholders. A draft document was produced in February 2021 and published for a 6-week public consultation during February and March 2021. The SPD is due to be adopted in Summer 2021.

Section 4: The Local Development Scheme

The Local Development Scheme (LDS) sets out the Council’s timetable for planning policy document production.

The latest LDS is reproduced below. This anticipates:

- The adoption of the Local Plan in early 2020.
- The adoption of 5 Supplementary Planning Document on Good Growth in the Central Area (July 2021), High Density Living (December 2020), Tall Buildings (October 2021), Reuse, Recycle and Waste (July 2021), and Planning Obligations (March 2021)
- The adoption of a South Poplar Masterplan (July 2021), Queen Mary University Masterplan (July 2021) and an East of the Borough Area Action Plan (February 2022)
- The commencement and adoption of a new Shopfronts SPD in late 2021 to 2022.
- The adoption of a number of revised Conservation Area Character Appraisals.

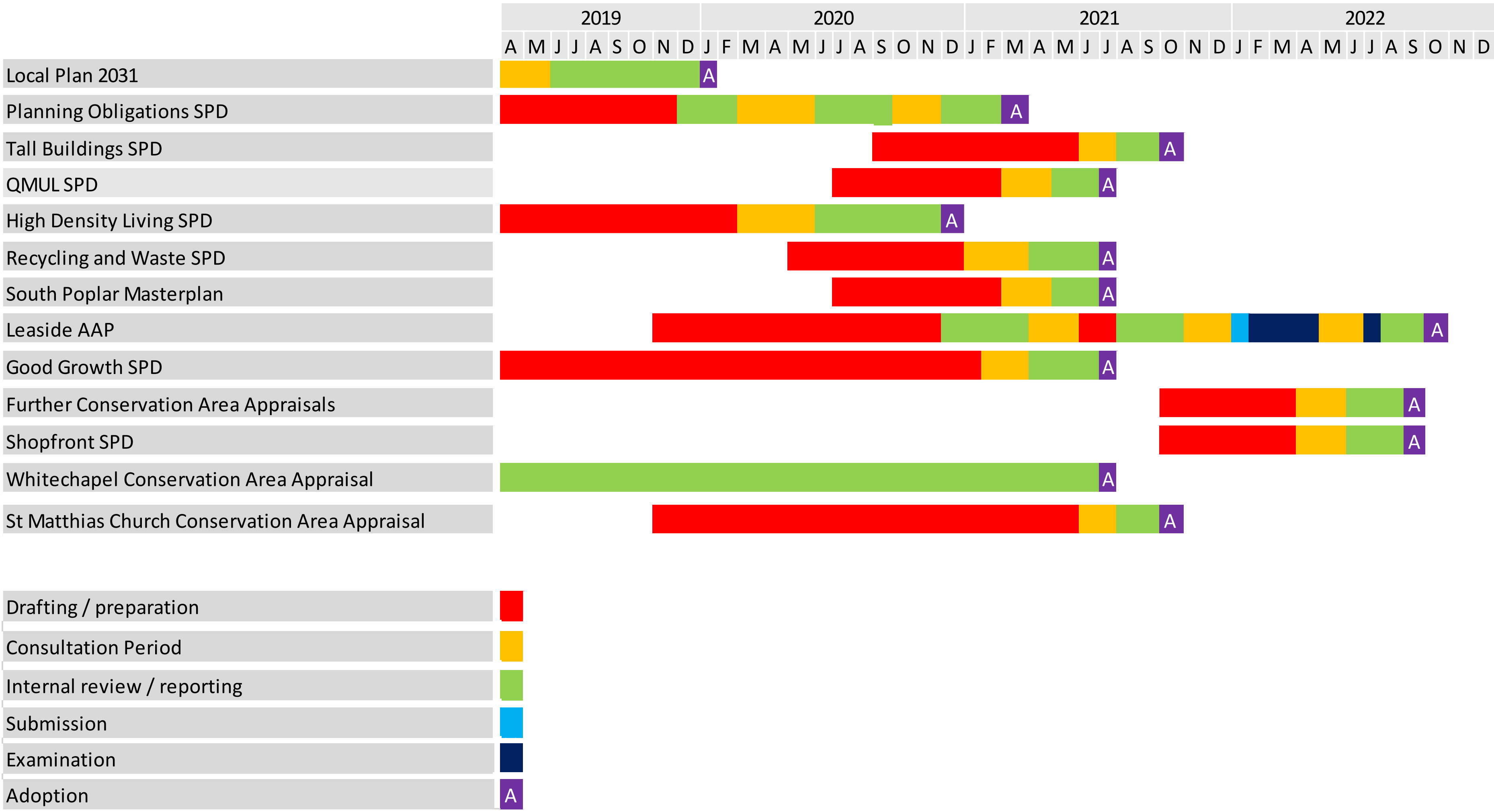

Figure 8 – Local Development Scheme Timetabe

Section 5: Consultation and Engagement

Consultations

The following consultations were held during the 2019/20 monitoring period.

Leaside Area Action Plan

A Call for Sites consultation was held between 11 July and 23 August 2019 to ask for potential development sites that could be considered as part of the Leaside Area Action Plan. On 23 January 2020, a vision workshop on the AAP took place with local residents and community organisations to understand the opportunities for the areas and the themes that the AAP should focus on. Both of these consultations fed into the development of the AAP and further engagement work that took place in 2020-21.

Local Plan

Following the examination of the Local Plan, a consultation on the Examiner's Main Modifications took place between 25 March and 9 May 2019. This consultation contributed to the Examiner's Final Report, which was received by the Council on 20 September 2019.

Local Infrastructure Fund

2019 LIF Consultation took place from 30 September to 15th November 2019 (over 8 weeks).

Consultees were asked for their top priorities for spending the LIF in their area, and to suggest specific projects that could be delivered using the LIF. The results of this consultation will be fed into the Council's infrastructure planning website: https://talk.towerhamlets.gov.uk/lif

Planning Obligations SPD

Between 13 March 2020 and 24 May 2020, a public consultation was held on the first draft of the Planning Obligations SPD. The consultation was originally planned to run for 6 weeks but was extended to provide more time for consultees to respond due to the disruption of Covid-19. The consultation was the first step in updating the Planning Obligations SPD, followed by a second consultation later in the year. Once adopted the updated SPD will replace the current 2016 version. More details are available on Let's Talk Tower Hamlets.

Duty to Cooperate

As detailed in Section 110 of the Localism Act (2011), local planning authorities have a duty to co-operate on 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, for example, with the LLDC and the GLA.

During the 2019/20 monitoring period, the Council engaged various neighbouring local authorities and other duty to cooperate prescribed bodies via a series of formal and informal methods in the process of developing all the various planning policy documents, in particular the Regulation 18 draft of the Leaside Area Action Plan. Various meetings were held with statutory consultees including the Canal & River Trust, Environment Agency, Port of London Authority, the GLA and TfL, as well as organisations associated with the World Heritage Site in Greenwich. Further details are set out in the Duty to Cooperate Statement which can be downloaded at https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Submission_2018/Duty_to_Cooperate_Statement_2018.pdf.

Section 6: Neighbourhood Planning

During the monitoring period, the following neighbourhood planning activities took place:

- The Isle of Dogs Neighbourhood Plan underwent Regulation 14 consultation in April-May 2019. A Strategic Environment Assessment screening report was published by the Council in July 2019 and determined that a full SEA was not required for the neighbourhood plan. The final draft of the neighbourhood plan was submitted to the Council in October 2019, and in December 2019 Cabinet approved the plan to go to consultation and examination. Regulation 16 consultation was held in January-February 2020, and John Parmiter was appointed as the independent examiner of the neighbourhood plan. The final examiner's report was received shortly after the monitoring period ended, in April 2020, and recommended that the Isle of Dogs Neighbourhood Plan proceed to referendum, subject to a number of modifications.
- A modification to the East Shoreditch Neighbourhood Planning Area was agreed by Cabinet in May 2019. The area was previously a cross-boundary neighbourhood planning area, with the majority of the area in Tower Hamlets and a small amount in Hackney. This change removes the Hackney section, and the neighbourhood planning area is now entirely within Tower Hamlets.

Section 7: Infrastructure Delivery

Section 106 Planning Obligations

During the year 2019/20 the Council utilised the planning obligations system (also known as Section 106) to secure contributions from developers towards infrastructure. The Planning Obligations SPD (2016) was utilised to negotiate planning obligations (including financial contributions) considered necessary to mitigate against the negative impacts of a development. The Council has recently adopted an updated Planning Obligations SPD available here.

During the monitoring period, the Council received a total of £31,412,369 in Section 106 financial contributions, compared to 24,837,099 in 2018/19; and negotiated £31,509,522 in financial contributions, compared to £7,173,779 (without Crossrail) in 2018/19.

Received & Negotiated Section 106 Financial Contributions 2019/20

Received & Negotiated Section 106 Financial Contributions 2019/20		
	Received	**Negotiated**
Affordable Housing - AHSG	£8,691,169	£55,000
Community Payment - CPAY	£726,340	£0
Crossrail Contribution - CSRL	£2,193,045	£0
Education Facility Support - EDUC	£940,717	£0
Environment and Public Realm- EIST	£1,543,515	£0
Health and Healthcare - HEAL	£1,724,150	£0
Leisure Facilities - LEIS	£1,749,461	£0
Landscape /Open Space - LSOS	£2,329,074	£30,000
Management Plan - PLAN	£18,096	£0
Traffic, Highways & Public Transport - TRFC	£2,504,639	£5,000,000
Local Employment & Business Training - TRNG	£3,878,712	£1,706,207
Carbon Offsetting- CARB	£605,062	£3,076,575.89
London Thames Gateway Development Corporation - LTGD	£4,013,061	£0
Other	£495,327	£90,250
Public Art Projects - ARTS	£0	£50,000
Multiple Uses	£0	£0
Total	£31,412,369	£10,008,033

*Note: Negotiated financial contributions are only received by the Council if the associated planning permission is implemented and the development in question delivered. It is likely that some granted planning permissions will not be implemented and therefore not all negotiated funds will be received by the Council.

Development of the Community Infrastructure Levy

The Community Infrastructure Levy (CIL) was introduced in April 2010 by the Government as a new mechanism to fund infrastructure as part of a scaling back of Section 106 Planning Obligations. The money generated through CIL is required to be spent on infrastructure to support the development of the borough on a range of projects, such as parks, schools, libraries, health facilities and leisure centres. The Council adopted a local CIL in April 2015. Since then, the Tower Hamlets CIL Charging Schedule has been revised to ensure that the council can secure sufficient funding for infrastructure to support growth in the borough. Following a public examination hearing on 1 August 2019 the Charging Schedule was approved at Full Council on 15 January 2020. The Schedule took effect on 17 January 2020.The amount of CIL money collected in the monitoring period is set out below, along with the amount for which demand notices were issued but which has yet to be collected.

CIL collected and total amount of CIL Demand Notice issued 2019/20

Total value of CIL collected	Total value of CIL demand notices issued
£24,508,129.44	£42,211,138.02

Following the adoption of the Council's local CIL, the role of planning obligations for securing infrastructure funding has been significantly reduced. A small number of matters will continue to be secured through Section 106 Agreements, including affordable housing, employment and training and carbon offset. Further guidance on the types of infrastructure that fall under each system can be found in the Planning Obligations SPD and the CIL Regulation 123 List.

Infrastructure Delivery Plan

The Council has an established Infrastructure Delivery Plan that identifies the infrastructure required to support growth and the delivery of the Local Plan. The Infrastructure Delivery Plan is supported by an up to date evidence base and assists decision makers in the allocation and expenditure of the Community Infrastructure Levy, planning obligations and other sources of funding for infrastructure.

Infrastructure Delivery Framework

The Infrastructure Delivery Framework is a decision-making governance structure for infrastructure delivery and is responsible for the allocation and expenditure of Community Infrastructure Levy and planning obligation receipts. The Infrastructure Delivery Plan and Local Plan inform decisions made within the Infrastructure Delivery Framework.

It should be noted that a new reporting process was introduced in May 2018 for capital projects and programmes. This process enables the updating of the capital delivery programme and has incorporated the function of what was previously termed the 'Infrastructure Delivery Framework' (IDF) and its associated reporting requirements.

Infrastructure Project Delivery

The table below presents a selection of projects that are underway or have been completed in the monitoring period 2019/20, which address the infrastructure needs of the borough as identified in the Core Strategy and/or the Infrastructure Delivery Plan. The provision of infrastructure is often over a timeframe longer than one year. The Annual Monitoring Report therefore provides a summary of progress within the monitoring period in the context of longer-term delivery.

Appendix 1 - Infrastructure Delivery Summary

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 19/20 to ensure need is being met	Infrastructure projects currently in progress 19/20
Education				
Primary Schools				
Poplar and the Isle of Dogs face require a total of 5.5 FE to meet projected need by 2030/3	GLA School Roll Projections 2019	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.CF1: Supporting community facilities**		A new 2FE primary school is being delivered as part of the Wood Wharf development. Shell and core works will be finished in 2021 with the school completed in 2022. A new 2FE primary school has been secured at 3 Millharbour. Shell and core works are expected to be completed by mid-2021 with the school opening in 2025/26.
Secondary Schools				
By 2030/31, the borough is projected to require an additional 6FE of secondary provision which is equivalent to one additional secondary school	GLA School Roll Projections 2019	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.CF1: Supporting community facilities**		A new 6FE secondary school has been secured at London Dock and is expected to open in 2023. There are also potential new secondary schools at Westferry Printworks, Bow Common Gas Works, Leven Road Gas Works and Billingsgate Market and the redevelopment of George Green’s.
Special Schools				
An additional 200 places (1-2 new specialists schools) required by 2030	Mastodon C SEND Projections 2019	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.CF1: Supporting community facilities**		The expansion of Phoenix Special School to provide up to 144 additional places for pupils in the borough with Autistic Spectrum is expected to be completed in early 2021. Provision of temporary accommodation on land adjacent to Beatrice Tate School to accommodate an additional 20 places due for completion in 2020/21.

				Planning consent has been granted for the expansion of Beatrice Tate Special School to increase its capacity from 75 to up to 130 pupils.
Health				
By 2030/31, 19 additional FTE GPs will be required to account for projected population growth. Delivery of five new primary health care facilities; modernisation of one health facility as well as enhancing the integrated care offer within a newly built health care and community centre will address this need	Wellbeing Strategy 2017-20, Tower Hamlets CCG Estates Strategy 2018 There are a number of new health facilities identified within the new Local Plan. These will be secured and delivered as strategic development sites come forward over the plan period.	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.CF1: Supporting community facilities**	Wellington Way: A project to extend the existing Wellington Way Health Centre to provide six additional clinical rooms. Works were completed in January 2020.	Goodman's Field Health Facility is expected to be handed over to the NHS in summer 2021. The Suttons Wharf: project relocates the Globe Town surgery in the current north-west locality, to the Suttons Wharf development in Tower Hamlets. Due to open in spring 2021. The Island Medical Centre proposal will deliver a refurbished, modern, and expanded fully equipped modern health facility in the South East Locality. Contractors have been appointed and works are expected to begin in spring 2021. The Wood Wharf: development includes a new health facility which is expected to be delivered in spring 2022. Relocation of the Aberfeldy General Practice to the Aberfeldy New Village development in order to build additional clinical capacity. Due to be operational by spring 2022. A mobile extension block will also be developed on the existing site to help with increasing list size while the new building is being developed.
Improving the usability and accessibility of nine existing primary care facilities	Health and Wellbeing Strategy 2017-20	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.CF1: Supporting community facilities**		Works are due to be completed on Limehouse and Blithehale in early 2021 and all other programmes of works have been completed.

Open Space				
New Open Space: 12,000sqm required per 1000 population. By 2030/31 up to 187 more hectares of open space are required to meet need. This equates to the delivery of 2 - 3 additional open spaces the size of Victoria Park	Open Space Strategy 2017	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.OWS1: Creating a network of open spaces**		Projects to create new open spaces are progressing through the governance process. This includes Maroon street pocket park and the community garden on the site of the Berner TRA building.
Enhancement of existing space	Open Space Strategy 2017	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.OWS1: Creating a network of open spaces**	Installation of outdoor gym equipment in Sir John McDougall Gardens. Inclusive play - Completed works at St Johns Park, Stepney Green Park, Ropemakers Fi elds, and playground at Mile End Park. Improvements to Hellings Street and Wapping Gardens com pleted March 2020. Resurfaced multi-use game area at Whitehorse Road and St John's completed in March 2020.	Bartlett Park inclusive playground will be completed in summer 2020 and the changing rooms (on the main site) are expected to be completed in early 2021. Improvements to Ropemakers Tennis Courts will be completed in October 2020. King Edward Memorial Park (KEMP) – masterplan implementation estimated to be in late 2021. Ford Square and Cavell Street Gardens - Planning applications have been submitted with works expected to commence in 2021 and be completed by early 2022. The Quality Parks Programme was approved in September 2019 and includes projects such as the south Isle of dogs, Allen Gardens and Aberfeldy. Improvements to Sports Facilities in Parks – a programme to improve 20 sports facilities (tennis courts, multi-use games areas, basketball courts, etc.) in parks. Signage and Heritage – a programme to install interpretation panels around heritage and nature in each

				of the Council's Green Flag sites and other significant heritage/ biodiversity sites. Biodiversity, Community Gardening and Horticulture – a programme to develop a minimum of three community gardening/ biodiversity projects.
Leisure and Sports Facilities				
Swimming Pools: 11.48sqm per 1000 population	Sports England Sports Facility Calculator – LBTH specific [2011]	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.CF1: Supporting community facilities**		
Leisure Centres: 0.34 courts per 1000 population	Sports England Sports Facility Calculator – LBTH specific [2011]	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.CF1: Supporting community facilities**		Leisure centre investment programme including refurbishment works and installation of new equipment at the following: • Whitechapel Leisure Centre • Mile End Leisure Centre • Tiller Leisure Centre • St Georges Leisure Centre • York Hall Leisure Centre • John Orwell Leisure Centre
Idea Stores: 30sqm per 1000 population	Public Libraries, Archives and New Development: A standard charge approach (MLA 2008)	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.CF1: Supporting community facilities**	The Idea Stores Refresh Programme to upgrade the current facilities was completed in 2019/20. Refurbishment of the Idea Store facility at Chrisp Street was completed in October 2019.	
Energy				

Utilisation of Isle of Dogs Barkantine Combined Heat and Power Station	The supporting text of the policy outlines contributions will be required to the cost of a decentralised energy network in certain scenarios	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.ES7 A zero carbon borough**		Decarbonisation and expansion plans for Barkantine Combined Heat and Power Station progressing following completion of the expansion study.
District Heating Facilities	The supporting text of the policy outlines contributions will be required to the cost of a decentralised energy network in certain scenarios	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.ES7 A zero carbon borough**		Delivery of a new Combined Heat and Power Plant led district heating system within the Blackwall Reach project. Installation of the energy centre is complete, and the CHP is due to be turned on in 2021.
Carbon Offsetting	The supporting text of the policy outlines contributions will be required to the cost of a decentralised energy network in certain scenarios	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.ES7 A zero carbon borough**	Carbon offsetting schemes including: • Schools Energy Retrofit Project – Phase 1 completed • Bio-Solar Installation Project – project feasibility completed • SME Carbon Reduction Project – Phase 1 completed • Residential Boiler Replacement Project – Phase 1 completed	
Transport				

Transport and connectivity	The policy outlines the need for there to be travel choice (including connectivity and affordability) and sustainable travel within the borough and to other parts of London and beyond.	**Local Plan 2031: Managing growth and sharing the benefits: Policy S.TR1: Sustainable travel**		Violet Street Phase 1: traffic calming measures and pedestrian crossing. Footway and Carriageway Programme: Infrastructure renewals of carriageways and footways. Streetlighting and LED Programme: Infrastructure renewals to replace existing streetlight lamps with LEDs to achieve full energy efficiency as well as renewals for column structural safety. Liveable Street Programme Bethnal Green and Wapping Phase 1 – including public consultation and preliminary and detailed design. Liveable Street Programme Bow and Brick Lane – public consultation and detailed design, including school streets. Street Trees initiative to plant 1,000 trees within the public highway. Three-year programme with approximately 350 street trees planted during 2019/20.
Public Realm				
Public Realm	Part of the requirement of this policy is to ensure that development improves and enhances public realm in a variety of ways.	**Local Plan 2031: Managing growth and sharing the benefits: Policy D.DH2 Attractive streets, spaces, and public realm**		South Dock Bridge - Development Design and Planning Application Stage: delivery of a new footbridge on the Upper Bank Street alignment. Brick Lane Regeneration Phase 2 – improvements to the public realm including lighting, signage, greening, artwork, security, and shop front improvements. Middlesex Street Art trail – feasibility study for Middlesex Street area (including Brick Lane).

				Middlesex Regeneration programme – Lady Lane market launched, and power bollards purchased. Roman Road West Regeneration Programme, including detailed design for public realm improvements, large scale artwork, tree planting, seating, replacing lighting columns, sustainable urban drainage for trees, new bin storage with green roof, shop front improvements and reopening pedestrian link between Queen Mary University of London and Meath Gardens.
Public safety				
Public safety	Embedded within this policy is the requirement for the principles of 'secure by design' to be incorporated in new development	**Local Plan 2031: Managing growth and sharing the benefits: Policy D.DH2 Attractive streets, spaces, and public realm**		
Prevention security funding -	Evidence Base 2020	Allow council to meet its duty under Section 17 of 1998 Crime and Disorder Act and Section 106 of the Town and Country Planning Act 1990.		Protective Security Fund Community Safety Project: a scheme to strengthen the physical resilience of crowded places within the borough against potential terrorist attacks.

Appendix 2: Housing completions at scheme level (1 April 2019 -31 March 2020)

Borough reference	Net gain in residential units	Total Affordable Units	Proposed Total Affordable Percentage	Address
PA/08/00125	8	0	0	Moss Close
PA/12/01020	1	0	0	69 Voss Street
PA/12/02784/A1	25	4	16	Saunders Ness Road
PA/12/02887	7	0	0	185 Bow Common Lane
PA/13/01885	3	3	100	234 Old Ford Road
PA/13/02911	105	121	54	Aston Street
PA/13/03036	7	0	0	43 Fieldgate Street
PA/15/00195	5	0	0	3-9 West India Dock Road
PA/15/00519	1	0	0	34 Settles Street
PA/15/00997	1	0	0	147 Mellish Street
PA/15/01355	7	0	0	185 Bethnal Green Road
PA/15/01908/A1	1	0	0	388 Bethnal Green Road
PA/15/02149	4	0	0	Alie Street
PA/15/02215	1	0	0	Office 14 Telfords Yard
PA/15/02400/A1	5	0	0	Spelman Street
PA/15/02689/A1	2	0	0	41 Nelson Street
PA/15/03550	1	0	0	Hughes House, Sceptre Road
PA/16/00366/A1	1	0	0	34 Settles Street
PA/16/01090/B1	143	40	28	Broomfield Street
PA/16/01447/A1	1	0	0	363-363a Commercial Road
PA/16/01817	9	0	0	Rear of 130 Eric Street
PA/16/02188	1	0	0	Read of 386-390 Bethnal Green Road
PA/16/02270	1	0	0	233 Mile End Road
PA/16/02559	2	0	0	290-294 Hackney Road
PA/16/02727	2	0	0	20a The Oval
PA/16/02764	1	0	0	67 Burdett Road
PA/16/02914	-1	0	0	North East Block, 74 Alie Street
PA/16/03101	2	0	0	Grundy Street
PA/16/03410	5	0	0	31 Turner Street
PA/16/03505	3	0	0	202-204 Brick Lane
PA/16/03722	5	0	0	3 Pan Peninsula Square
PA/16/03729	1	0	0	Busbridge House, Brabazon Street
PA/17/00726	2	0	0	1-5 Alfred Street
PA/17/01310	3	0	0	162-64 Commercial Road
PA/17/01725	1	0	0	Regents Wharf, Wharf Place
PA/17/01915	9	0	0	Queen Mary Day Nursery Tidey Street

PA/17/02221	6	0	0	20 Leopold Street
PA/17/02249	3	0	0	97 New Road
PA/17/02576	1	0	0	94 Columbia Road
PA/17/02747	1	0	0	216a Bow Common Lane
PA/17/02764	1	0	0	Old Ford Road
PA/17/03140	3	0	0	7-9 Club Row
PA/17/03177	-1	0		51 Three Colt Street
PA/17/03271	7	0	0	64 Squirries Street
PA/18/00203	1	0	0	7 Alphabet Square
PA/18/00269	1	0	0	415a Roman Road
PA/18/00499	0	0	0	353 Roman Road
PA/18/00566	2	0	0	11 Lanark Square
PA/18/01083	2	0	0	Commercial Road
PA/18/01158	5	0	0	162-164 Limeharbour
PA/18/01252	1	1	100	Watney Market
PA/18/01292	1	0	0	Mcdougall House, Turin Street
PA/18/02963	1	0	0	1 Eden Way
PA/19/00707	2	0	0	Hanbury House, Hanbury Street
PA/19/01343	0	0	0	22 Lancaster Drive
PA/19/01903	6	0	0	97Commercial Road