MONITORING REPORT

1st April 2014 – 31st March 2015

CONTENTS

Executive Summary **3**

Introduction **4**

Tower Hamlets Planning Policy 4

Monitoring the Local Plan 5

Borough Context **7**

Section 1: Planning Applications and Appeals in Tower Hamlets **21**

Section 2: Progress against the Local Plan **24**

A. Refocusing on our town centres *24*

B. Strengthening neighbourhood wellbeing *30*

C. Enabling prosperous communities *39*

D. Designing a high quality city *42*

Section 3: Delivering Placemaking **48**

Section 4: Progress on the Local Development Scheme **51**

Section 5: Consultation and Engagement **53**

Section 6: Neighbourhood Planning **54**

Section 7: Infrastructure Delivery **55**

Appendix 1: Summary of Performance **62**

Appendix 2: Housing completions by site **72**

EXECUTIVE SUMMARY

Key outcomes reflected in this report include:

Delivering New Homes

- 2,067 new homes completed in the monitoring year (2014/15)
- 7,453 homes permitted during the monitoring year
- Received £24.8 million of New Homes Bonus
- 34% of homes delivered (by habitable room) were affordable

Encouraging Active Town Centres

- Overall decrease in vacant units within the borough's designated town centres
- Refusal of new retail that could undermine the Stepney Green neighbourhood centre successfully defended at Appeal

Supporting Business & Employment Opportunities

- Net decrease of 5,711 square metres of office (B1(a)) floorspace across the borough
- No loss of employment floorspace in designated employment areas
- New business registrations in the borough continue to grow – 3,460 in 2014/15

Improving Open Space

- Victoria Park named as the UK's favourite park in the People's Choice Awards for second year in a row
- Ten parks and open spaces achieved Green Flag awards
- Improvement works took place at Bartlett, Stepney and Victoria Parks

Securing Community Benefits

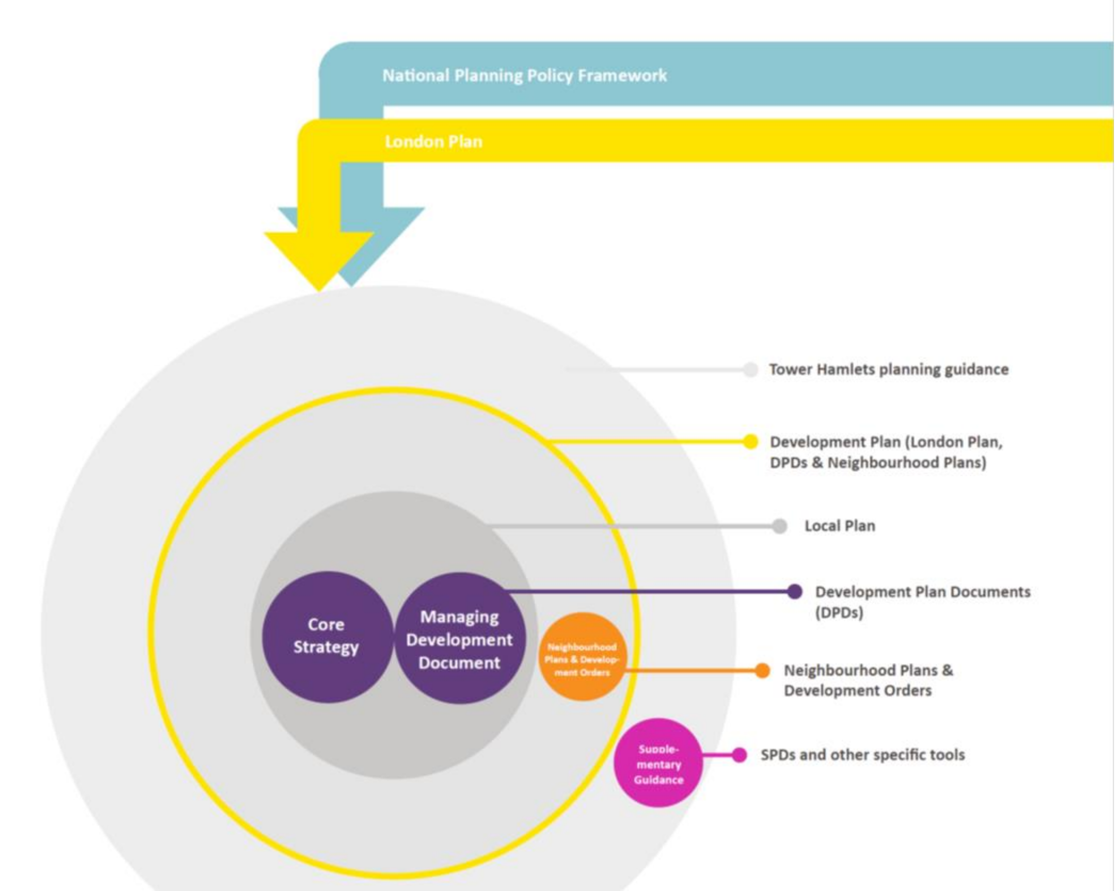
- £93.7 million secured through Section 106 agreements during the monitoring period
- Additional school places delivered at two primary schools and a new secondary school was completed

INTRODUCTION

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

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

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



- **Local Plan** (previously Local Development Framework) - guides and manages development in the borough. The current adopted Local Plan comprises the Core Strategy and the Managing Development Document (MDD) (2013).

- **Neighbourhood Planning** - enables the community to guide development in their local area through establishing Neighbourhood Forums to prepare Neighbourhood Plans and/or Neighbourhood Development Order documents. Although Neighbourhood Forums have been designated in the borough, currently none have adopted Neighbourhood Plans.

- **Supplementary Planning Documents (SPDs) and other guidance** - provides further detail to policies in the Local Plan. Adopted documents include the Planning Obligations, South Quay and Whitechapel SPDs.

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

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

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

This is the eleventh publication of the Monitoring Report that reports the period from 1 April 2014 to 31 March 2015. The information presented in this report relates to this period, unless otherwise stated.

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

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

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

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

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

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

- **Refocusing on our Town Centres:** Relates to town centre activity, shopping and retail uses.

- **Strengthening Neighbourhood Wellbeing:** Relates to housing, open space, flood management and dealing with waste.

- **Enabling Prosperous Communities:** Relates to the delivery of jobs and employment spaces, as well as the provision of community and social facilities.

- **Designing a High Quality City:** Relates to building and design quality, incorporating safe, secure and sustainable environments with heritage and conservation.

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

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

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

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

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

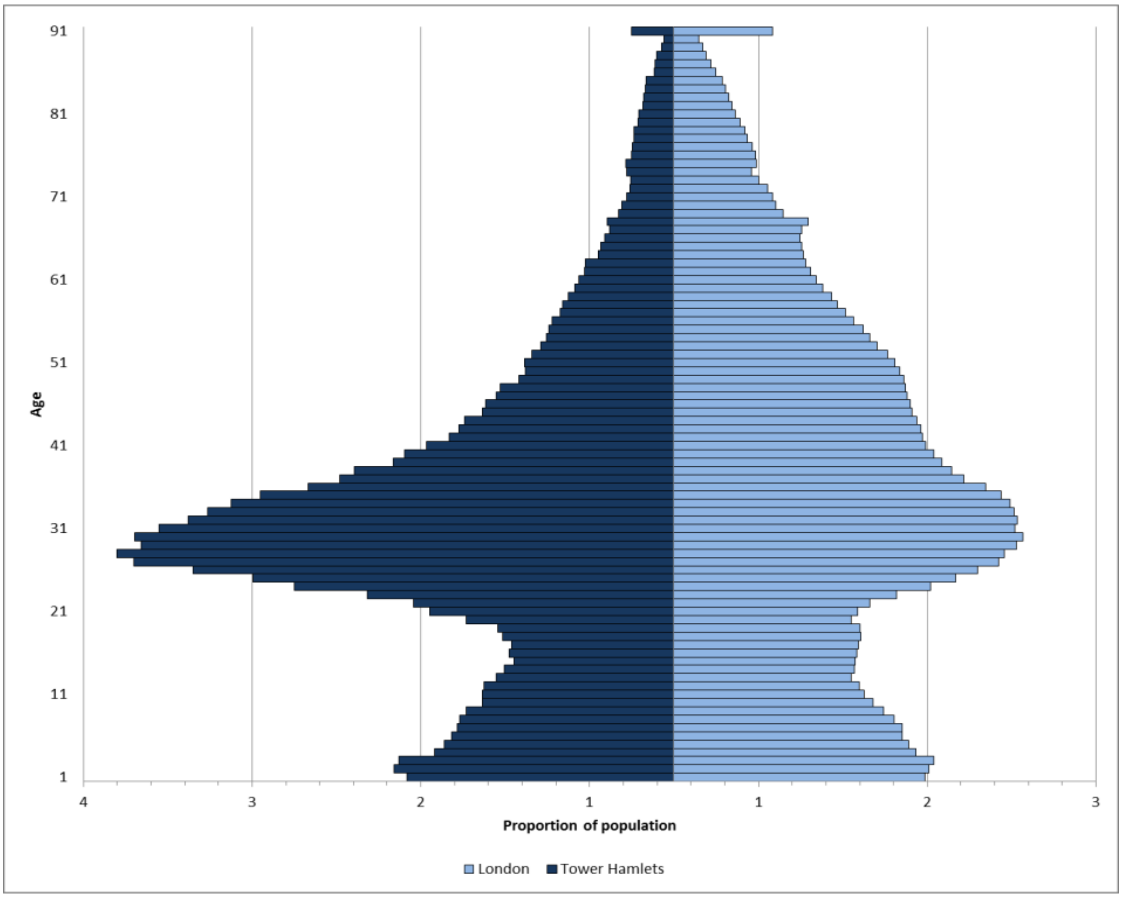
BOROUGH CONTEXT

Demographic Overview
Tower Hamlets is 20.5 kilometres square in size and is the 6th smallest London borough by physical area. It is the second most densely populated borough in London with a density of 13,710 persons per km, second to Islington and above Hackney, which has 13,470 residents per square kilometre

Tower Hamlets remains one of the most densely populated boroughs in the UK and is distinctly heterogeneous in nature.

The ONS 2014 Mid-Year Estimate (MYE) estimates that Tower Hamlets has a population of 284,000 which shows a growth in the population of 29,902 persons (11.8 per cent) since the 2011 Census. This compares to a 4.5 per cent growth in London for the same time period. Tower Hamlets has the second fastest growing population in England and Wales, after the City of London, increasing by 4.1% between 2013 and 2014. By contrast London's population increased by 1.45%

Figure 1 Comparison between Tower Hamlets and London population 2014



Source: ONS 2014 Mid Year Estimates

during the same period

Age
Figure 1 shows a population pyramid distribution by single year of age in Tower Hamlets compared to London. Tower Hamlets has a younger age structure than London or England and Wales. Almost half of the borough's residents (48%)

are aged 20-39, significantly higher than the percentage nationally (26% in England) and regionally (35%), and the highest proportion of all local authorities in England and Wales. The proportion of the population estimate for 20-35 year olds is generally higher than that of London whereas the proportions of older people tend to be less than that of London.

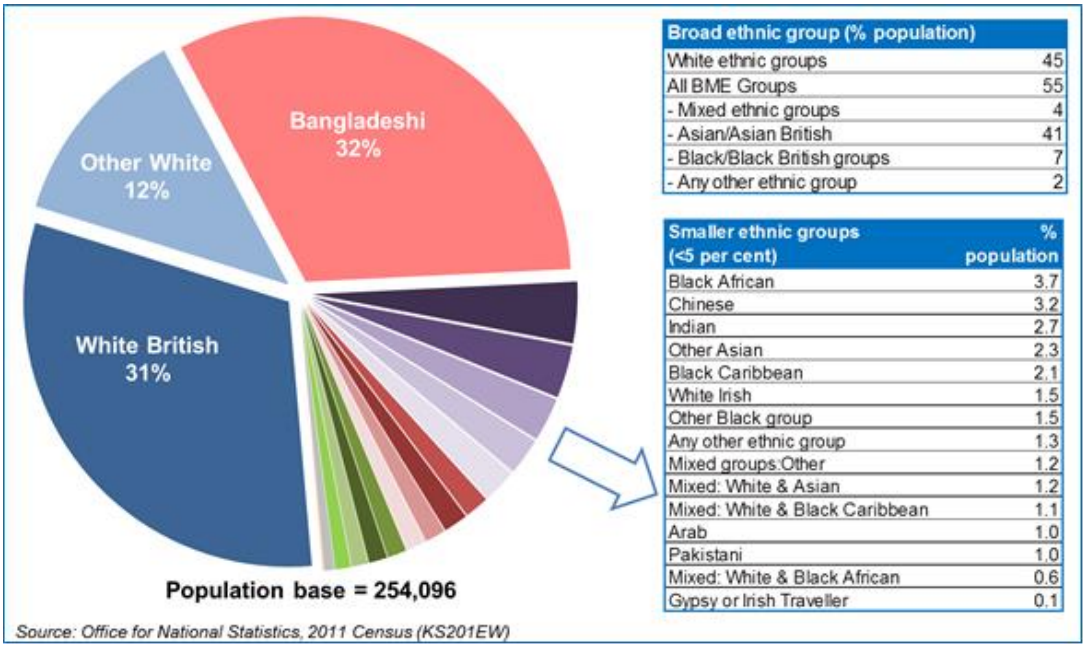
Tower Hamlets has the lowest proportion of residents aged 60 and over in the country. Only 9% of Tower Hamlets residents are aged 60 and over compared to 23% in England and Wales and 15% in London.

The proportion of children aged under 16, at 20%, is similar to both the London (20%) and national averages (19%).

Ethnicity

The 2011 Census results re-affirm London's position as the most ethnically diverse region in England, and in common with many London Boroughs, Tower Hamlets has a relatively high proportion of residents from minority ethnic groups.

Figure 2: Population by ethnic group, Tower Hamlets, 2011 Census



More than two thirds of the borough's population belong to minority ethnic groups (i.e. not White British): 55 per cent belong to BME (Black and Minority Ethnic) groups and a further 14 per cent are from White minority groups. Figure 3 shows the detailed ethnic composition of the borough's population and illustrates the borough's rich ethnic diversity and its distinct ethnic profile.

The borough's two largest single ethnic groups are the Bangladeshi and the White British populations who each comprise just under one third of residents (32 and 31 per cent respectively). The 'Other White' group is the third largest group comprising 12 per cent of the population. The 'Other White' ethnic group includes residents from a mix of ethnic backgrounds including residents from areas such as Western and Eastern Europe, Australia, New Zealand, Turkey, North and South America[1].

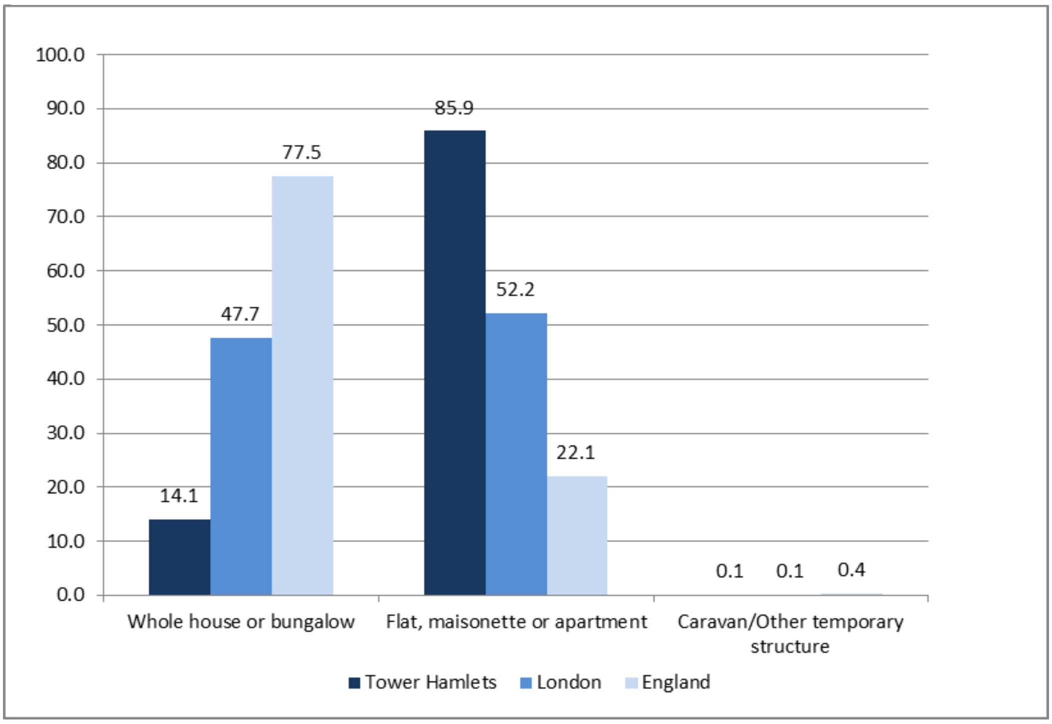
[1] Examples are based on analysis of 2011 Census table QS211 which provides analysis of the write in responses provided by residents who ticked Other White.

Ethnic Group population projections published by the GLA[2] are by broad ethnic groups but projections for 2014 confirm that the two largest ethnic groups will continue to be the White Group (which includes White Other) and the Bangladeshi Group.

Households
Between 2001 and 2011 the number of households in Tower Hamlets increased by 29% from 78,525 to 101,257. The number of households is estimated to increase to 112,283 by 2014[3]. The borough now has an average household size of 2.47.

Housing overview

Figure 3 Dwelling types in Tower Hamlets 2011 (as a % of all dwellings)



Source 2011 Census table

In 2011 there were 105,379 dwellings and estimates published by DCLG for 2014 suggests that the number of dwellings have increased to109,880. The dwelling stock in Tower Hamlets is predominantly made up of 'flats, maisonettes and apartments', of which there are 91,163 equating to 86% of homes with whole houses and bungalows accounting for around 14% of stock. (2011 Census) Figure 3 below illustrates how this contrasts with the national breakdown of dwelling types, which is almost the opposite; nationally just 22% are flats, maisonettes or apartments and regionally 52.2%.

Tenure
Tower Hamlets now has a relatively large percentage of households living in both social housing and private rented and a low percentage of owner occupied households.

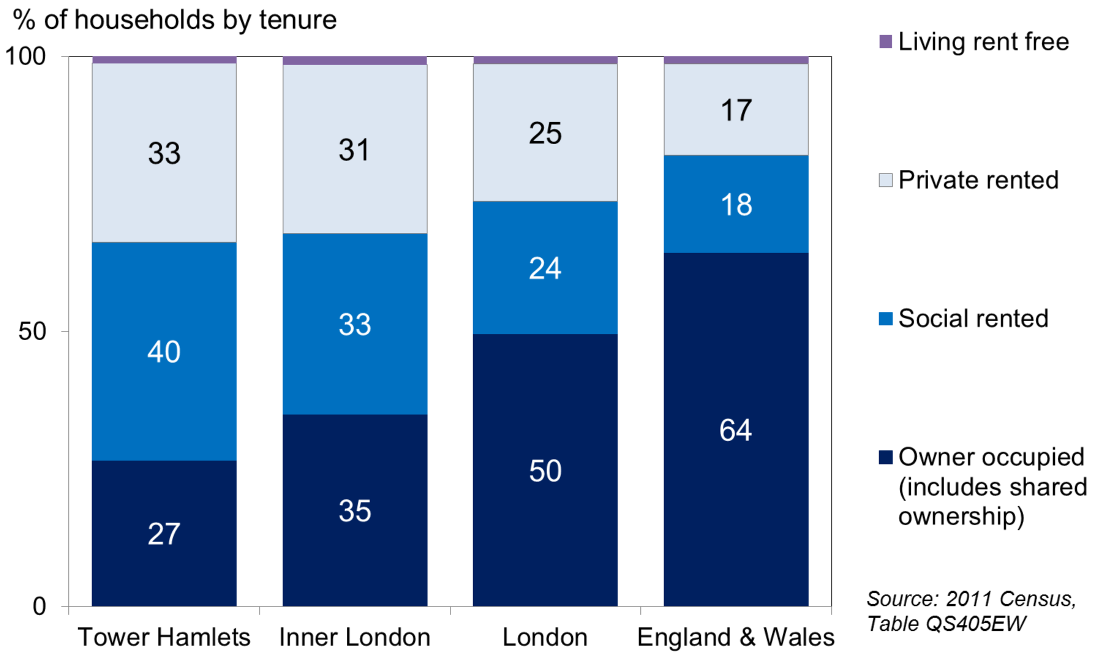
[2] Local authority population projections - SHLAA-based ethnic group projections, Capped Household Size, short-term migration scenario ,October 2015 © GLA 2014 Round Demographic Projections, 2015

[3] GLA 2014 Round Household Projections.

Tower Hamlets has the 4th largest proportion of social housing in the country with almost 40 per cent of households living in social rented accommodation, compared to 24% in London and 18% in England and Wales. One third of households live in private rented housing which has doubled in number since 2001 from 18,400 to 32,960 in 2011, an increase of 152%.

Tower Hamlets has the fifth highest proportion of private rented households and the second lowest proportion of owner occupied households nationally (27%), with only one in four households are owner/occupier. In line with the London trend there has been a decline in the proportion of both owner occupied households and households in social rented housing.

Figure 4:   Housing Tenure in Tower Hamlets, London and England, 2011



From the figures provided to the DCLG[4], as of April 2014, the borough has 109,880 dwellings composed of 12,410 (11.3%) Local Authority owned, 30,770 (28%) Private Registered Provider owned (e.g. housing associations and other registered social landlords) 160 (0.14%) other public sector owned and 66,520 (60.5%) Private sector owned (including owner occupied and private rented accommodation).

House prices

The average house price paid in the borough in April 2014 was £436,421[5] compared to £432,148 for London. During the year house prices continued to rise reaching £493,678 in March 2015 for Tower Hamlets and £469,654 for London, thus the average house price for the borough was above that of London for the whole year.

There were 141 property transactions in the borough between April 2014 and December 2014 of over £1,000,000 including some large residential buildings as a whole. Of the single residential properties, one of the highest prices paid was for a

[4] DCLG Live Table 100 Number of dwellings by tenure and district April 2015

[5] House price information from Land Registry extracted March 2016 This data covers the transactions received at Land Registry in the period [1st Jan 2014] to [December 2014]. © Crown copyright 2014.Land Registry Price paid dataset April 2015 " If you have found an error with the data please contact Her Majesty's Land Registry (HMLR)" http://www.landregistry.gov.uk/professional/price-paid-error

flat in a tower block off Millharbour at nearly £4,000,000. One of the lowest prices paid was around £45,000 for a flat in Alie Street (although this is likely to be a part of a shared ownership purchase).

The average price paid for a detached house in the borough was £557,575 in April 2014 rising to £630,728 in March 2015. The average price paid for flats was £431,871 in April 2014 rising to £488,531 in March 2015. Whereas the average price paid for flats in the borough was higher than London average, the average price paid for detached properties was lower than the London average. (London March 2015 detached house average price £828,200, flat average price £421,468). However the average price paid for terraced houses in the borough was higher than London (March 2015, Tower Hamlets £531,730, London £429,420).

The total number of sales during the year was 4,549 with monthly sales varying from 453 in each of April, June and October to 240 in February 2015.

Table 1 House price statistics 2014-2015 for Tower Hamlets

	Apr-14	May-14	Jun-14	May-01	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15
Houseprice index	475.73	482.59	489.35	496.33	505	511.18	519.27	523.34	522.93	526.43	529.53	538.14
Monthly change	1.8	1.4	1.4	1.4	1.7	1.2	1.6	0.8	-0.1	0.7	0.6	1.6
yearly change	15.7	18.5	20.4	19.8	21.7	21.7	21.2	20.3	18.2	16.5	15.8	15.1
sales volume	453	424	453	404	389	389	453	382	318	265	240	379
average price (all types)	436,421	442,713	448,918	455,318	463,272	468,948	476,371	480,104	479,723	482,935	485,783	493,678

Source: Land Registry data extracted March 2016

Economic Overview

Labour Market

Tower Hamlets ranks[6] as one of the most dynamic economies in the country, first out of 326 local authorities in the high growth index, an index which takes into account demographic characteristics (skilled, young and active workforce diversity), economic potential for growth, and environmental factors. The index also shows that growth in the local economy will be greater than cities like Manchester and Birmingham.

Much of the borough's economic growth has been driven by the financial and business services in Canary Wharf and City Fringe. Employment forecasts[7] predict continued growth with the borough out performing London as a whole. Regeneration opportunities at Wood Wharf, Blackwall Reach, Bromley by Bow and Whitechapel will contribute to this growth and by 2030 there will be approximately 337,000 jobs in the borough.

Businesses

An enterprise can be defined as an overall business, made up of individual sites or workplaces (units). It is defined as the smallest combination of legal units and has a certain degree of autonomy within an enterprise group. The total number of enterprises within the borough in 2014 is 12,790. This is an increase of 11.6 per cent from 2013. The number of local units in the borough in 2014 is 14,945.[8]

Industry

In 2014 there were approximately 261,000 jobs in the borough an increase of 4% from 251,200 in 2013 (an additional 9,800 jobs).

[6] Where Growth Happens, Place Analytics Insight, Autumn 2014
[7] Growth Boroughs, Economic Model, Oxford Economics 2013.
[8] ONS via NOMIS

Table 2: Employee Jobs by Industry 2014 for Tower Hamlets, London and England

	Tower Hamlets		London	England
Industry	number	%	2014	2014
1 : Agriculture, forestry & fishing (A)	*	*	*	1.3
2 : Mining, quarrying & utilities (B,D and E)	800	0.3	0.6	1.1
3 : Manufacturing (C)	3700	1.4	2.4	8.1
4 : Construction (F)	4200	1.6	3.1	4.5
5 : Motor trades (Part G)	600	0.2	0.8	1.9
6 : Wholesale (Part G)	6000	2.3	3.2	4.1
7 : Retail (Part G)	10300	3.9	8.6	10.0
8 : Transport & storage (inc postal) (H)	5200	2.0	4.7	4.5
9 : Accommodation & food services (I)	13000	5.0	7.5	7.0
10 : Information & communication (J)	22900	8.8	7.8	4.3
11 : Financial & insurance (K)	68800	26.4	7.4	3.7
12 : Property (L)	5200	2.0	2.4	1.9
13 : Professional, scientific & technical (M)	35400	13.6	13.5	8.6
14 : Business administration & support services (N)	31400	12.0	10.2	8.7
15 : Public administration & defence (O)	9900	3.8	4.5	4.2
16 : Education (P)	16900	6.5	8.0	9.0
17 : Health (Q)	20500	7.8	10.1	12.7
18 : Arts, entertainment, recreation & other services (R,S,T and U)	6200	2.4	5.1	4.5
total	261000			

Source: Business and Employment Survey, BRES, NOMIS
Please note numbers are rounded and are withheld (marked with *) due to disclosure control

Table 3: Employee Jobs by Industry (%) 2013 – 2014 Change

	Tower Hamlets		
Industry	2013	2014	change
1 : Agriculture, forestry & fishing (A)	*	*	*
2 : Mining, quarrying & utilities (B,D and E)	0.2	0.3	0.1
3 : Manufacturing (C)	1.3	1.4	0.1
4 : Construction (F)	1.8	1.6	-0.2
5 : Motor trades (Part G)	0.2	0.2	0.0
6 : Wholesale (Part G)	2.4	2.3	-0.1
7 : Retail (Part G)	3.2	3.9	0.7
8 : Transport & storage (inc postal) (H)	1.9	2.0	0.1
9 : Accommodation & food services (I)	5.1	5.0	-0.1
10 : Information & communication (J)	10.1	8.8	-1.3
11 : Financial & insurance (K)	28.7	26.4	-2.3
12 : Property (L)	2.0	2.0	0.0
13 : Professional, scientific & technical (M)	11.0	13.6	2.6
14 : Business administration & support services (N)	13.5	12.0	-1.5
15 : Public administration & defence (O)	2.8	3.8	1.0
16 : Education (P)	6.3	6.5	0.2
17 : Health (Q)	7.4	7.8	0.4
18 : Arts, entertainment, recreation & other services (R,S,T and U)	2.1	2.4	0.3

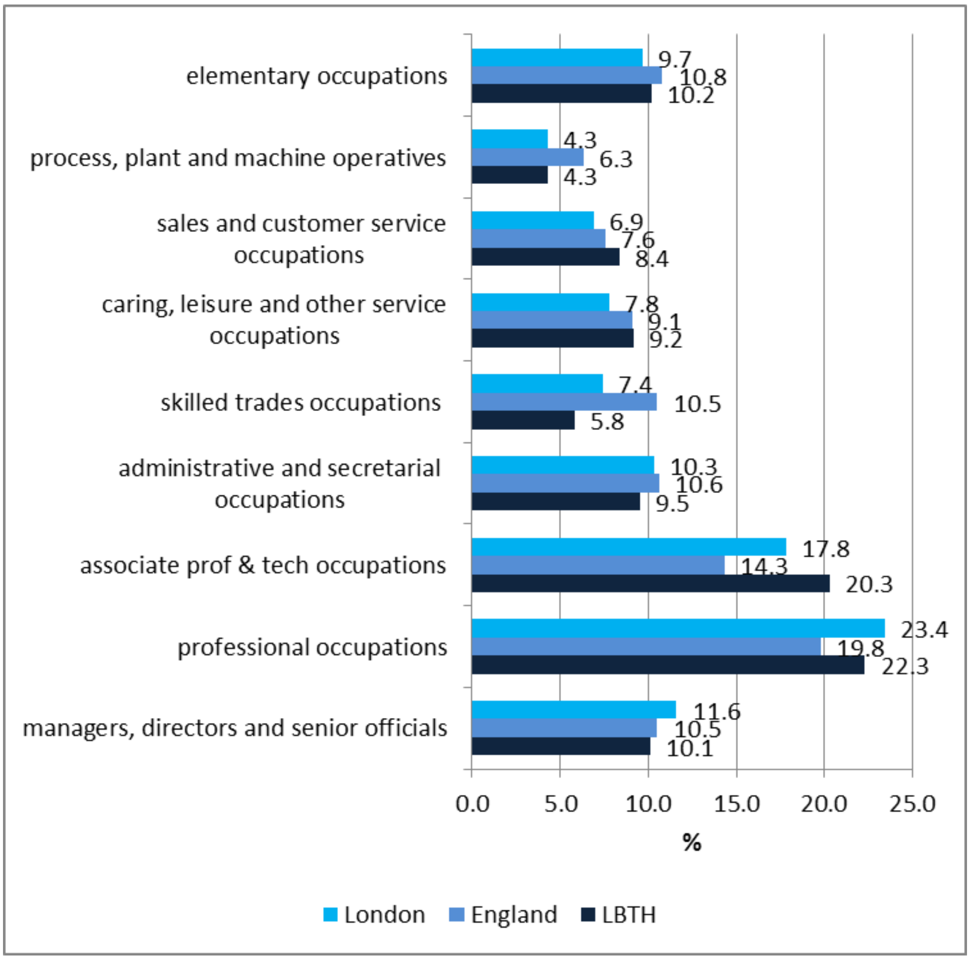
Source: Business and Employment Survey, BRES, NOMIS
Please note numbers are rounded and are withheld due to disclosure control (marked with *)

The key sectors of industry in the borough, in 2014, are Financial & Insurance, Business Administration & Support Services and Professional, Scientific & Technical. Table 2 shows that the Financial and Insurance sector now accounts for 26.4% of all jobs compared to just 7.4% in London and 3.7% in England. Table 3 compares 2014 to 2013. The Professional, Scientific and Technical sector has increased by 2.6 percentage points, followed by the Public Administration and Defence sector which increased by 1 percentage point. However, the Financial & Insurance sector decreased by -2.3 percentage points and the Business Administration and Support Services sector by 1.5 percentage points.

Occupation

The largest occupational groups in Tower Hamlets in 2014 are the Professional Occupations (22.3 per cent) followed by Associate, Professional and Technical Occupations (20.3 per cent), Elementary Occupations and Managers (10.2 per cent and 10.1 per cent respectively).

Figure 5: Occupational groups in Tower Hamlets, London and England (%) 2014



Source: Occupation, Annual Population Survey, ONS via NOMIS extracted 2016

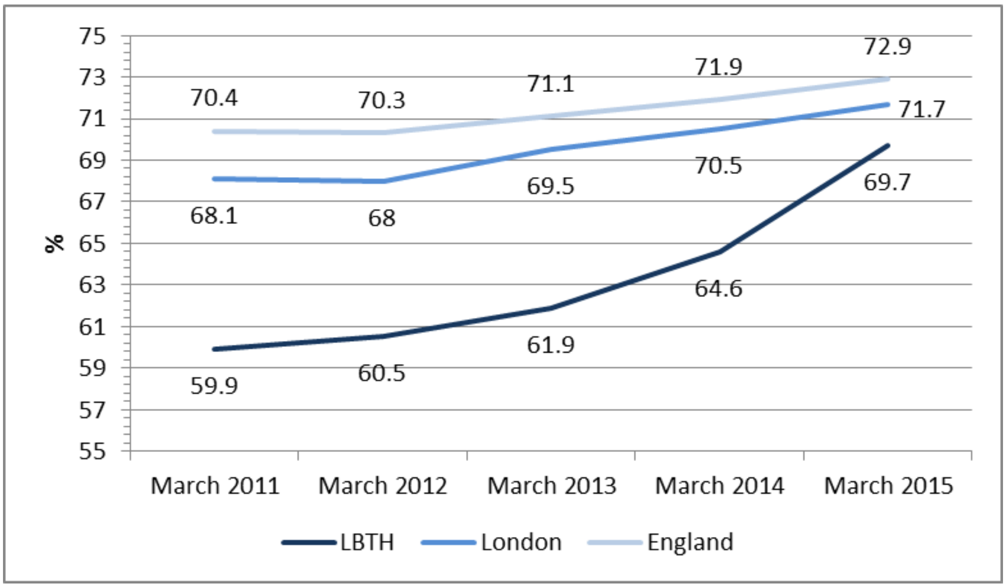
Of the top three occupational groups in Tower Hamlets only Associate Professional and Technical occupations are proportionately larger than in England and London. The smallest occupational groups in the borough are Process, Plant and Machine Operatives (4.3 per cent), Skilled Trade occupations (5.8 per cent) and Caring, Leisure & other Service Occupations (9.2 per cent). The Caring, Leisure & other Service Occupations together with Sales and Customer Service Occupations are also proportionally larger than in London or England.

Employment

Over the last 10 years, Tower Hamlets has had the 4th largest increase in employment rate of any local authority in the UK[9] and there is also evidence that the borough's employment rate is moving close to the London average. In March 2015, there were 142,000 residents in employment, an employment rate[10] of 69.7%, and an increase from 64.6% in 2014 by 5.1 percentage points.

This compares to London's employment rate of 71.7% and England with 72.9%. However, the borough's employment rate is lower than London and national averages but above those for Newham (61.2%) and Hackney (63.4%).

Figure 7: Employment Rate, Tower Hamlets, London and England, (16-64)



Source: Annual Population Survey 2015, ONS

Employment by Gender

In 2015 the male employment rate is just above London average of 79.1% at 79.3%, whilst the female employment rate (59.3%) is 5 percentage points below the London female employment rate of 64.4%. Tower Hamlets has the fifth lowest female employment rate ahead of Camden (59.0%), Westminster (58.2%), Barking and Dagenham (57.7%) and Newham (55.3%). This is an improvement on the previous year. In 2014, after Newham (52.1%), Tower Hamlets had the second lowest female employment rate of 52.9% in London. In 2015 the highest female employment rate was Wandsworth at 74% and the highest male employment rate was in Merton at 86.3%.

Employment by Age

The employment rate (53.7%) for the youngest age group (16-24) in the borough is doing much better than its counterparts across London (44.7%) and slightly better than England (52.4%) as shown in table 6. The employment rates of the other two age groups are less than those of London and England.

[9] The impacts of welfare reform on residents in Tower Hamlets, CESI, June 2014
[10] The Employment rate is referring to the rate for those aged between 16 and 64

Table 6: Employment rate by Age for Tower Hamlets, London and England, April 2014 – March 2015

	16-24	25-49	50-64	16-64
Tower Hamlets	53.7	76.0	60.3	69.7
London	44.7	80.2	68.6	71.7
England	52.4	88.8	69.0	72.9

Source: Annual Population Survey 2015, ONS

However, the improvement on last year of the employment rate for all three age groups and overall was greater than the similar age groups in London. For example, the 16-24 year old employment rate improved by eleven percentage points in Tower Hamlets but only by three percentage points in London.

Employment by ethnicity

Table 7 shows the employment rate for the ethnic groups within the Annual Population Survey. For Tower Hamlets the Mixed Ethnic groups had the highest employment rate (89.1%) of all the ethnic groups and this was also higher than both the equivalent for London (62.8%) and for England (64.7%) rates. The improvement from a year before was almost seventeen percentage points from 72.2% in 2013/14. The ethnic group with the lowest employment rate was the Pakistani/Bangladeshi group with 51.5% which was only half a percentage point below the average for England (52.0%)and five percentage points below London (55.2.%). This group also had made some improvement on last year of around five percentage points from 46.4% which was twice that of the equivalent London group.

Table 7 Employment rate by Ethnicity for Tower Hamlets, London and England, April 2014 – March 2015

	White *	all Ethnic Minorities	Mixed Ethnic	Indian	Pakistani /Bangladeshi	Black /Black British	all Other Ethnic groups
Tower Hamlets	80.1	60.9	89.1	76.2	51.5	69.1	72.0
London	74.8	61.9	62.8	70.3	55.2	63.4	62.6
England	77.1	63.2	64.7	70.8	52.0	63.3	60.6

Source: Annual Population Survey 2015, ONS
White category is assumed to include both White British and Other White ethnic groups
All Ethnic Minorities is the figure for all non-white ethnic minority groups combined

All the other ethnic groups had higher employment rates than their equivalents in London and England (see Table 8) and all had improved on the employment rates for 2013/14.

At the time of the Census 2011, similar to London, the White Other Group had the highest employment rate in the borough (78.5%) whilst the Other Black (42.5%) and the Bangladeshi (39.3%) groups had the lowest rates.

Table 8: Employment Rate by Ethnic Group working age 16 - 64, Tower Hamlets, London and England 2011

	Tower Hamlets		London	England
	In Employment ,000	Employment Rate %	Employment Rate %	Employment Rate %
All Ethnic groups	121,244	59.4	61.4	58.9
White ethnic groups	73,819	70.0	64.1	59.3
White British	47,892	66.6	62.2	58.7
Irish	2,536	67.2	57.7	52.8
Gypsy or Irish Traveller	68	54.4	36.6	37.8
Other White	23,323	78.5	72.2	72.1
Mixed/multiple ethnic group	4,239	64.4	58.5	57.5
White and Black Caribbean	921	54.8	53.4	54.0
White and Black African	633	64.0	57.1	58.0
White and Asian	1,219	66.6	61.3	59.3
Other Mixed	1,466	70.4	61.9	60.2
Asian/Asian British group	33,471	45.7	57.9	55.9
Indian	4,410	72.1	64.3	64.1
Pakistani	984	49.1	49.9	46.7
Bangladeshi	20,660	39.3	45.5	46.0
Chinese	4,559	60.4	57.3	50.3
Other Asian	2,858	58.3	59.1	59.7
Black British ethnic group	7,058	50.9	55.9	56.8
Black African	3,613	51.6	56.3	57.2
Black/ Caribbean	2,461	54.2	56.5	57.2
Other Black	984	42.5	52.9	54.3
Any other ethnic group	2,657	55.0	51.5	50.5
Arab	1,110	52.9	44.5	41.1
Any other ethnic group	1,547	56.6	55.4	56.3

Source: 2011 Census (Table DC6201EW)

Unemployment

There were an estimated 16,400 unemployed residents in the borough, an unemployment rate of 10.3% compared to 6.9% in London and 6.0% in England.[11] This was an improvement on the previous year as the unemployment rate has fallen by 2.8 percentage points from 13.1%.

Table 9 Unemployment rate by Age for Tower Hamlets, London and England, April 2014 – March 2015

	16-64	16-24	25-49	50-64
Tower Hamlets	10.3	23.2	7.5	8.7
London	6.9	19.5	5.1	5.1
England	6.0	19.2	4.6	3.8

Source: Annual Population Survey 2015, ONS

At 23.2% unemployment amongst residents aged 16-24 in is higher than the regional (19.5%) and national (19.2%) averages. Unemployment rates for residents aged 25 -49 and 50 64 are closer to the regional and national averages, (7.5% for 25

[11] Unemployment rate is for those aged between 16 and 64. Source Annual Population Survey 2015

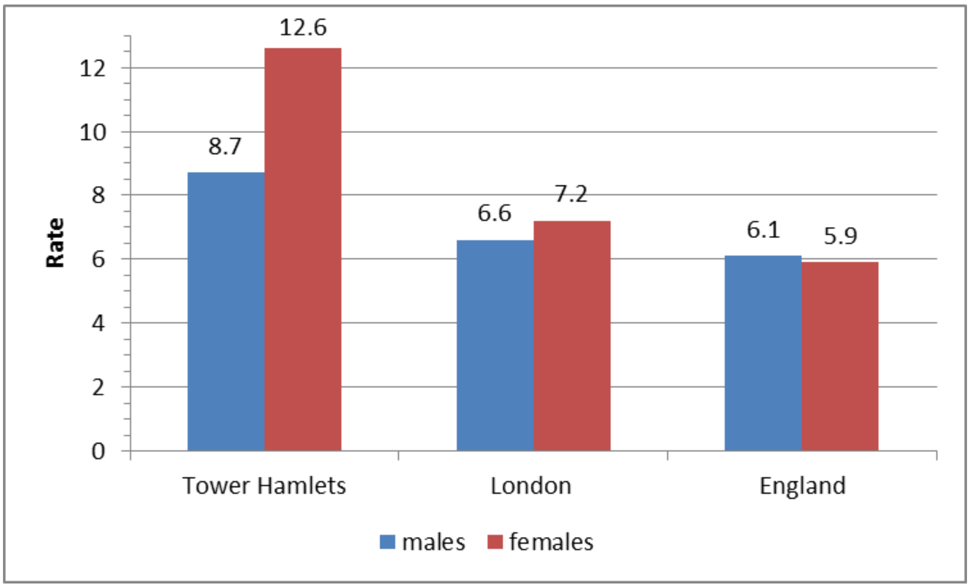
-49 age group and 8.7% for 50-64 age group.) The unemployment rate for both age groups has also improved on the previous year falling by around two percentage points for both from 10.2% for 25-49 age group and 10.7% for 50-64 age group.

Comparing the unemployment rates of males (8.7%) and females (12.6%) the difference between them is greater in Tower Hamlets than it is in London or England. For Tower Hamlets the difference is nearly four percentage points whereas for London and England it is less than one percentage point. For both Tower Hamlets and London the unemployment rate is greater for females than males whereas for England it is the other way round and the male unemployment rate is slightly greater than the female unemployment rate. (See figure 8)

For all areas the unemployment rates for both males and females have improved from a year ago. For Tower Hamlets the improvements have been larger than those for London and England.

The unemployment rate for the white ethnic group is more than half that of all ethnic groups[12] at 6.1% compared with 14.7%. When looking at particular ethnic groups only those with large enough counts can be disclosed so there are only individual figures for Indian/Pakistani and Black/Black British ethnic groups. These unemployment rates are 21.2% for Indian/Pakistani and 11.4% for Black /Black British ethnic groups.

Figure 8 Unemployment rate by gender for Tower Hamlets, London and England, April 2014 – March 2015



Source: Annual Population Survey 2015, ONS

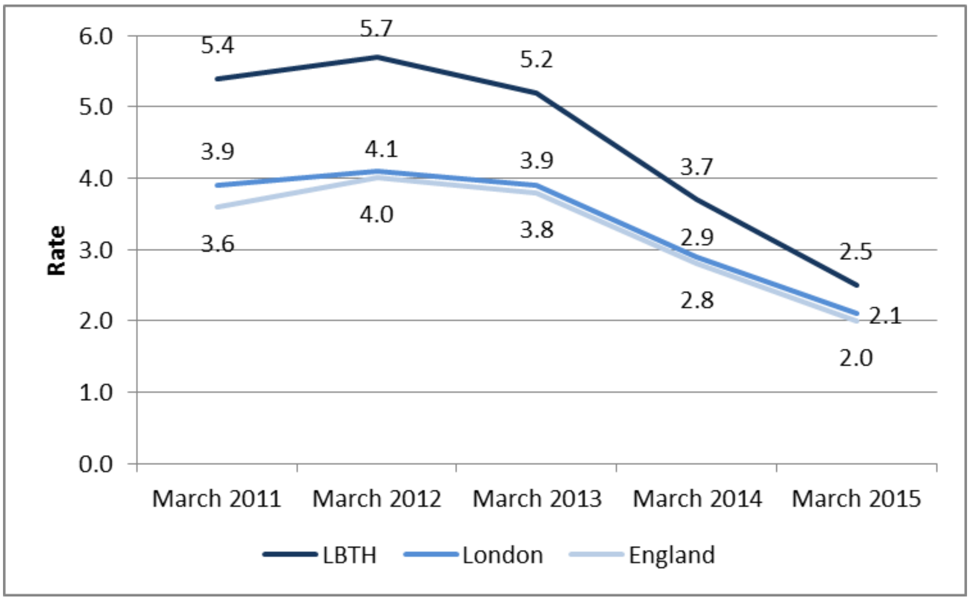
Jobseekers Allowance

There has been a significant decrease in the numbers of residents claiming job seekers allowance (JSA) since 2012. In March 2015, 2.5% of the borough's resident working age population were claiming JSA. This has continued to fall from the higher rate of 5.2% in March 2013. The gap between figures for the borough and London and England continues to decrease and in March 2015 this was half a percentage point whereas in 2012 this gap was over a percentage point.

[12] Annual population survey data 2015. All Ethnic Minorities is the figure for all non-white ethnic minority groups combined.

The Welfare Reform Act 2012 introduced a new JSA sanctions regime in October 2012. Alongside the decrease in the number of JSA claimants locally there has also been a notifiable increase in the numbers of sanction referrals. Analysis by the council suggests that this new regime could be one of the factors which has influenced the fall in the JSA claimant rate.

Figure 9: JSA Claimants Count, Rate



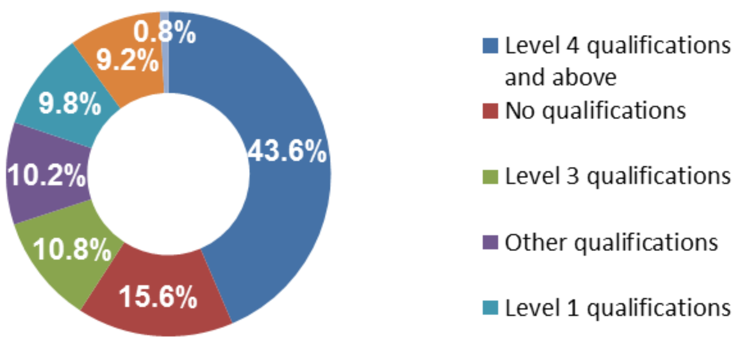
Source: ONS Claimant Count – age duration and proportion (extracted March 2016)

Education attainment

Level of qualification

On Census day, around 43.6 per cent or 82,000 working age residents held a Level 4 and above qualification. This is higher than the London average of 37.7 and England average of 27.4 per cent. The second largest group were working age residents with no formal qualification, accounting for 29,366 residents or 15.6 per cent. This was lower than both the London (17.6) and England (22.5) averages. Following the 'No qualifications' category was Level 3, Other qualifications, Level 1 and Level 2. Only 1,591 or 0.8 per cent held an apprenticeship qualification. This was lower than the London average of 1.6 and the England average of 3.6.

Figure 10: Level of qualification of Tower Hamlets working age population (%)



Source: ONS Census 2011 DC5102EW - Highest level of qualification by sex by age

Table 7: Level of qualification of Tower Hamlets working age population (%)

	Apprenticeship	Level 1	Level 2	Level 3	Level 4 and above	No qualifications	Other
Total	1,591	18,431	17,338	20,387	82,061	29,366	19,209
%	0.8%	9.8%	9.2%	10.8%	43.6%	15.6%	10.2%

Source: ONS Census 2011 DC5102EW - Highest level of qualification by sex by age

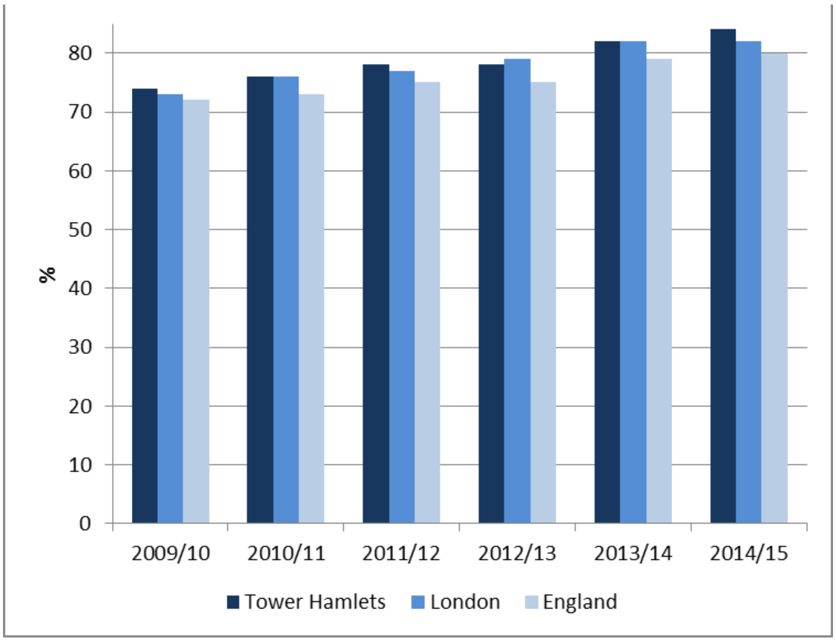
School Attainment

In 2015 83% of secondary school pupils and 90% of primary school pupils in the borough were in good or outstanding schools.[13] This was a ten percentage point drop for secondary school pupils from last year but only a one percentage point decrease for primary school pupils.

Tower Hamlets now has some of the "best urban schools in the country" and our pupils are out performing the London and national averages. In the borough's secondary schools, 65 % of pupils are now achieving at least 5 A* to C grades (including English and Mathematics) at GCSE.

The combined measure for Key Stage 2**,** including reading and mathematics tests scores and writing teacher assessment levels, has again risen by two percentage points in 2015 to reach 84%. This continues to be above national (England) outcomes which are 80% and London at 82%. (The 'secondary ready' measure at level 4b+ has risen in Tower Hamlets by four percentage points to 73%. Nationally, this measure has risen by two percentage points to 69 %.)

Figure 11 Percentage of pupils achieving Level 4 or above in both English and Maths at Key Stage 2 in Tower Hamlets, London and England 2009 to 2015



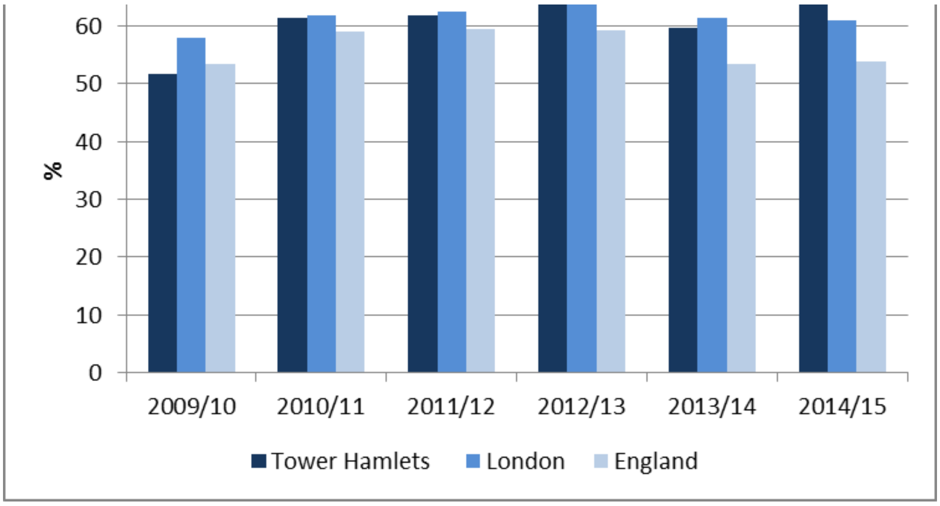
Source DfE

2015 represents the second year of GCSE results after significant rule changes were made in 2014 to how GCSEs are required to be taught and assessed. These changes contributed to a drop in performance between 2013 and 2014 of 5 percentage points for the borough and of 5.8 percentage points nationally.

[13] **The Annual Report of Her Majesty's Chief Inspector of Education, Children's Services and Skills 2014/15**

The final 2015 outturn for the headline GCSE measure of the percentage of pupils who attained 5 A* - C Grades including English and Maths (5ACEM) as 64.6%. This is a 4.9 percentage point increase on the 2014 figure and represents a return to a similar level of performance seen in 2013 before the rule changes took place. The level of improvement seen locally on this measure was not replicated nationally where there was an increase of just 0.4 percentage points, and the London average went down by 0.6 percentage points. These results place Tower Hamlets 10.8 percentage points above the national average on the 5ACEM measure of 53.8%, and 3.7 percentage points above the London average of 60.9%.

Figure 12 Percentage of pupils achieving 5+ GCSEs A*- C including English and Maths in Tower Hamlets, London and England 2009 to 2015



Source DfE

Section 1: Planning Applications and Appeals in Tower Hamlets

During the 2014/15 monitoring period, a total of 3,561 planning applications were received by Tower Hamlets. This was a 27% increase compared to the previous year and the highest total recorded within any previous monitoring period (the first report was produced for the 2005/06 year). The total number of applications received each year over the previous five years is shown in *Figure 1*.

Figure 1: Total planning applications received (all categories)

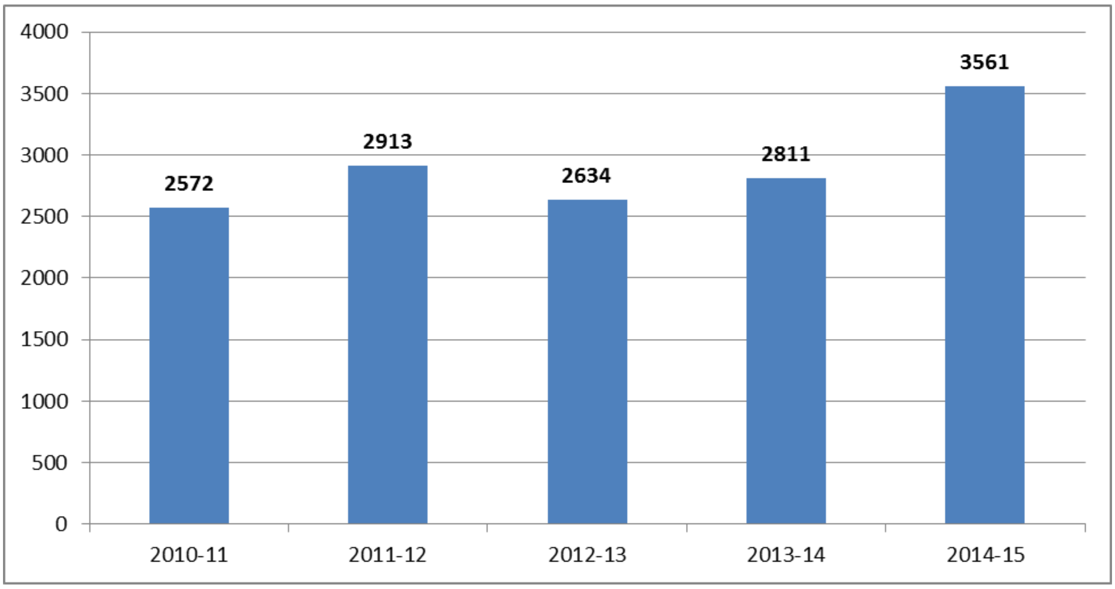
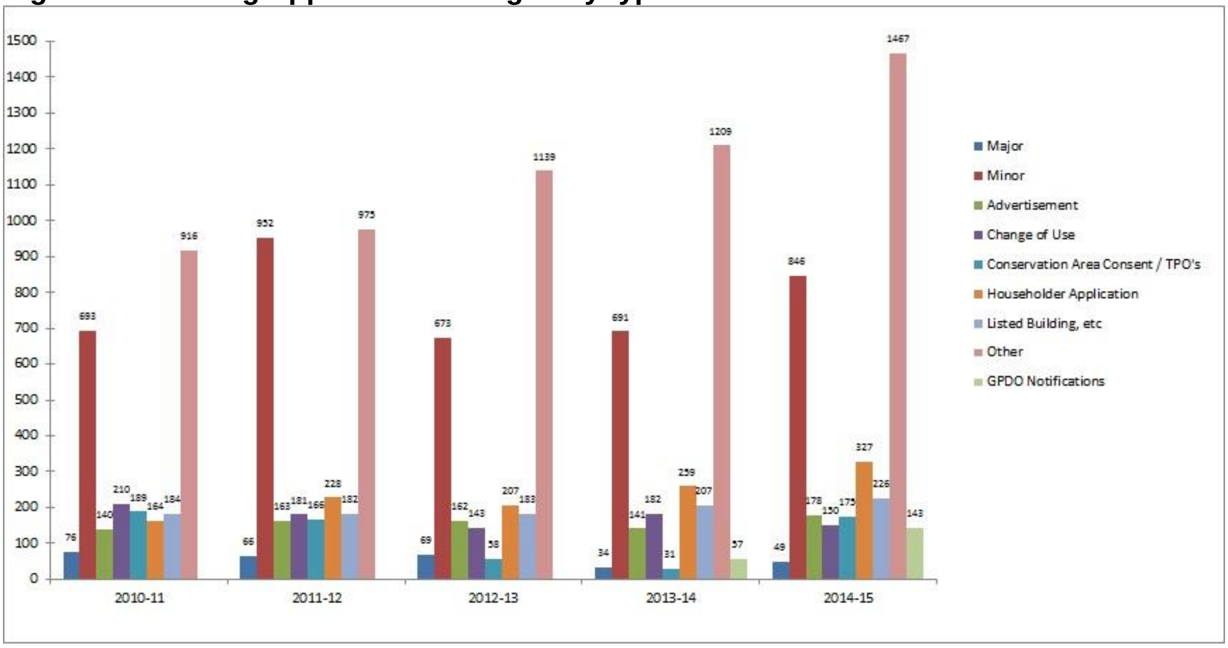


Figure 2 provides a breakdown by type of application. A major application is defined as 10 new residential units and above or a site area of 1,000 sqm or above. Minor applications comprise applications below these thresholds that do not feature in the other categories in the chart below.

Figure 2: Planning Applications Lodged by type 2010-2015



Applications called-in by the Mayor of London
During the 2014-15 year, no applications were called in for determination by the Mayor of London.

Planning Appeals decided 2014-15
During the monitoring period the number of appeals determined by the Planning Inspectorate relating to the decisions made by Tower Hamlets Council remained at 59, the same number as the previous year. However, given the increase in applications this means there were fewer appeals as a proportion of all applications. .

Of these, 36 were dismissed and 19 were allowed by the Planning Inspectorate. In addition 4 appeals were allowed in part. This means that 61% of appeals were dismissed, a slight improvement compared to 58.6% in the previous monitoring period.

The appeals are disaggregated by issue in Table 1[14]. It is important that appeal decisions are closely monitored to ensure that policies remain robust and manage development effectively.

The largest amount of primary issues identified within appeals relates to the character and appearance of the proposal's surroundings, followed by the amenity (generally impact on living conditions) of future inhabitants and those of neighbouring properties.

The fact that more appeals were dismissed than allowed suggests that policies have been written and applied effectively, also there has been a drop in the number of appeals despite an increase in the number of applications. The proportional decline in dismissed appeals on the grounds of the character and appearance and amenity compared to previous years will require monitoring to inform future policy development in these areas.

The breakdown in Table 1 highlights the percentage of appeals upheld by primary issue shows that there was just one topic area in which a higher proportion of appeals are allowed than dismissed – viability/vibrancy of retail areas.

Table 1: Primary issue of appeal*

Primary Issue	Dismissed	Allowed	Part-Allowed	% Dismissed
Amenity (Future residents)	2	1	0	66.6%
Amenity (Surrounding properties)	10	7	1	55.6%
Character & appearance of surroundings (exc. Conservation & heritage)	8	2	2	66.6%
Character and appearance of a Conservation Area	16	5	1	72.7%
Conservation and Heritage	2	2	1	40%
Contribution towards infrastructure provision	2	0	0	100%
Dwelling mix	2	0	0	100%
Impact on or within a Listed building	4	0	0	100%
Playspace provision	1	0	0	100%
Provision of affordable housing/housing mix	1	1	0	50%
Pedestrian/Road Safety	4	1	0	80%
Public access	1	0	0	100%
Viability/Vibrancy of retail/employment areas	1	0	0	100%
Other	2	2	0	N/A

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

It should be noted that some appeals comprise multiple primary issues, therefore the total number of primary issues is higher than the number of appeals determined. Of the primary reasons within the ‘other’ category the dismissed appeals were on the grounds of provision of cycle provision and absence of a car-free agreement. The allowed appeals related to a temporary use becoming permanent and justification for demolition.

Section 2: Progress against the Local Plan

A. Refocusing on our town centres

Core Strategy Spatial Policy monitored:
SP01 – Refocusing on our town centres

Managing Development Document Policies monitored:
DM1 – Development within a town centre
DM2 – Local shops

Strategic objectives:
SO4 – Create and maintain vibrant mix use town centres
SO5 – Mix use at the edge of town centres and main streets
SO6 – Promote areas outside town centres for primarily residential and supporting uses

Indicators:
CS1 Completed and proposed floorspace and units for 'town centre uses'(A1/2/3/4/5, B1a, D1 &D2)
CS2 Town Centre Vacancy Rates
CS3 Percentage of A1, A2, A3, A4 and A5 uses in District Centres and Major Centre
CS4 Applications for change of use from A1 in town centres
CS5 Applications for change of use to A1 in town centres
CS6 Applications for new A1/2/3/4/5 units within 300m of a town centre

Impact of changes to the General Permitted Development Order – Class D (Temporary conversion of A1/A2/A3/A4/A5 to A1/A2/A3/B1 use for a period of up to two years)
New permitted development rights have come into effect since 2013 allowing various changes of use between retail, employment and community uses (A1/A2/A3/A4/ A5/ B1/D1/D2 and selected Sui Generis) and also from some retail uses to residential use. Applicants must notify the Council of their intended change of use under a process referred to as 'Prior Approval', and satisfy required criteria. These changes have the potential to undermine Local Plan policies in particular those protecting A1 uses as a priority and avoiding an over-concentration of A3 uses, and to provide small 'local' shops outside of town centres which meet convenience needs.

In the period 1st April 2014 – 31st March 2015, six valid Prior Approval notifications for change of use between retail and commercial uses were received and permitted. This compares with four Prior Approval notifications that were received during the previous monitoring period. Details of these changes of use are set out below:

1. A1 to A3 – In Tower Hamlets Activity Area (City Fringe)
2. A1 to A3 – In Central Activity Zone
3. A1 to A3 – In Central Activity Zone
4. A1 to A3 – In Central Activity Zone
5. B1 to A3 – In Tower Hamlets Activity Area
6. A1/A2 to A3 – In Limehouse neighbourhood centre

It is notable that all six notifications, and three of four notifications during the previous monitoring period, relate to change of use to A3 (cafes and restaurants). All six were within the town centre hierarchy, although just one was within a designated town centre boundary. This type of development has the potential to undermine Local Plan policy which seeks to prevent an over-concentration of uses including A3 and protect A1 uses as a priority within designated town centre boundaries so continued monitoring will be required to inform future policy development.

There were six valid Prior Approval notifications submitted for retail (A1 or A2) to residential (C3) conversion. Two were refused on the basis of adversely affecting retail provision, though one was subsequently approved after re-submitting a notification. Four were approved. None were located within designated town centre boundaries.

Completed retail floorspace
According to data recorded on the London Development Database (LDD), this monitoring period saw a net gain of retail floorspace (A1) although none of this was within the borough's designated town centre boundaries. Within the wider town centre hierarchy which includes the Central Activity Zone (CAZ) and Tower Hamlets Activity Areas (THAA), a total of 909sqm(net) of retail space was completed. Outside of the town centre hierarchy there was a net gain of 239sqm of retail (A1) floorspace.

There was also a net gain in A2 and A5 floorspace (1,003 and 909sqm respectively), within the Central Activity Zone. 94sqm of the completed A2 space was outside of the town centre hierarchy.

There was no recorded change in A3 or A4 floorspace.

Completed other town centre uses
Additionally, within the town centre hierarchy there was a net loss recorded of 4,882sqm of B1(a) floorspace, all of which was within the Activity Areas. There was no loss of D1/D2 floorspace within town centres in the monitoring period (**CS1**).

Table 2 shows completed retail development across the borough within designated town centre boundaries **(CS1).**

Table 2: Retail completions in 2014/15 (sqm)

	Total Borough					
	A1	A2	A3	A4	A5	Totals
Gross	1,243	1,003	0	0	909	3,155
Net	1,148	1,003	0	0	909	3,060

Note: The reported data within the LDD is not fully reflective of activity as the threshold is 1000m^2, below which submission is voluntary. The loss/gain of floorspace as a result of change of use through permitted development is also not recorded.

Proposed Retail Units
Table 3 shows that in the current monitoring period, thirty-six planning applications were received proposing the loss of A1 units, of which sixteen were permitted. Six permitted applications were within designated town centres (two in Canary Wharf, two in Whitechapel and one each in Salmon Lane and Watney Market). (**CS4**)

As noted in Table 3, there were four planning applications received proposing new A1 units within designated town centres, all of which were permitted. These were within Canary Wharf (two), Roman Road East and Whitechapel. Two of the eighteen applications outside of town centres were for large convenience supermarkets, both of which were refused. One of these was a second application on a site where the previous proposal was also refused. Current policy directs these types of uses to designated town centres so while policies are being effectively applied these types of planning applications and the outcomes of any appeals will need to be monitored closely in subsequent monitoring years. (**CS5**)

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

Table 3: Planning Applications in 2014/15 (determined) for proposed retail

Type of proposal	Applications received	Permitted	Refused	Withdrawn
Gain of A1 units (Within designated town centres)	4	4	0	0
Gain of A1 units (Outside of designated town centres)	18	9	6	3
Gain of A1 units - Total	**22**	**13**	**6**	**3**
Loss of A1 units - (Within designated town centres)	12	6	4	2
Loss of A1 units - (Outside of designated town centres)	24	10	10	4
Loss of A1 units - Total	**36**	**16**	**14**	**6**
Net gain of A1 units (Within designated town centres)		**-2**		
Net gain of A1 units (Outside of designated town centres)		**-1**		
Net gain of units – Total		**-3**		

Vacancy Levels
Vacancy levels in the borough's designated district town centres and Canary Wharf major town centre **(CS2)** are shown below in *Figure 3* with neighbourhood town centres in *Figure 4*. Further detail is provided in Table 4.

Figure 3: District & Major Town Centre Vacancy Levels 2014-15

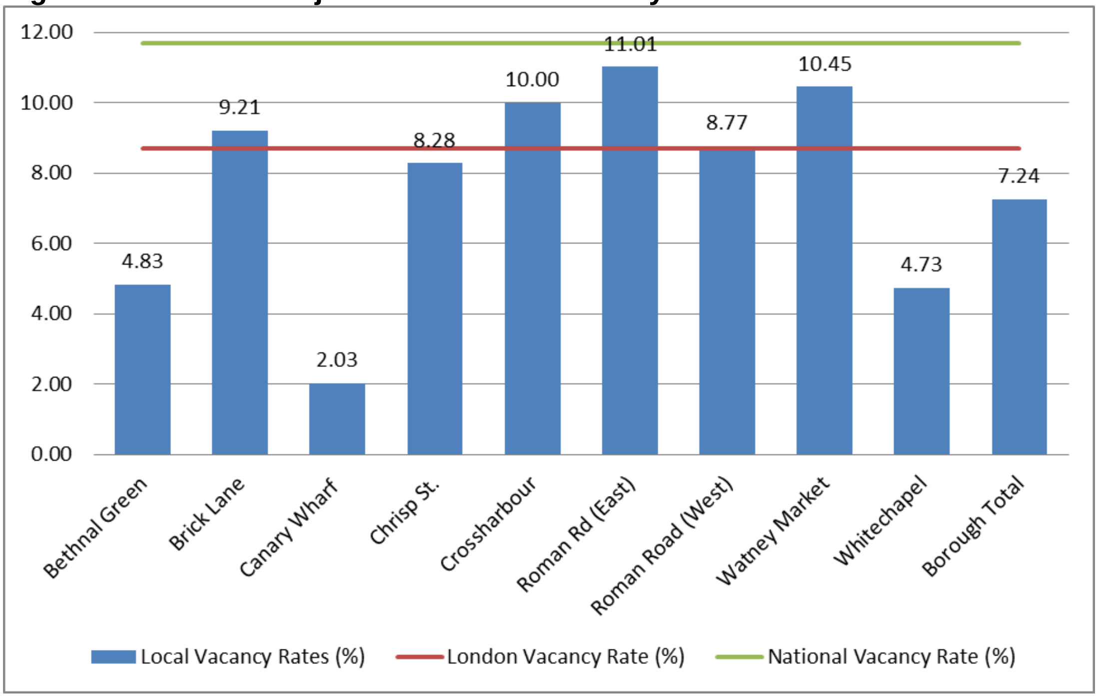


Table 4: Town Centre Vacancy Levels (2009 – 2014)

a. Major town centre (2011 – 2015)

Town Centre	Total Units	2014/15		2013/14	2012/13	2011/12	2010/11
		Vacant Units	%	%	%	%	%
Canary Wharf	**296**	**6**	**2%**	**3.5%**	**1.3%**	**0.4%**	**-**

b. District town centres (2010 – 2015)

Town Centre	Total Units	2014/15		2013/14	2012/13	2011/12	2010/11
		Vacant Units	%	%	%	%	%
Bethnal Green	145	7	4.8%	4.2%	5.4%	3%	4%
Brick Lane	304	28	9.2%	10.1%	11.1%	4%	10%
Chrisp Street	145	12	8.3%	6%	6.3%	7%	6%
Crossharbour *	20	2	10%	11.8%	-	-	-
Roman Road East	227	25	11%	12.5%	15%	11%	11%
Roman Road West	114	10	8.8%	8.9%	8.9%	7%	8%
Watney Market*	134	14	10.5%	11.7%	11.9%	5%	2%
Whitechapel	148	7	4.73%	11.4%	5.5%	3%	1%
ALL DISTRICT CENTRES	**1,237**	**105**	**8.5%**	**9.6%**	**10%**	**7%**	**9%**

* The defined town centre boundary of Watney Market was amended in 2012 and Crossharbour was designated as a district centre through adoption of the Managing Development Document in April 2013.

c. Neighbourhood town centres (2013 – 2015)

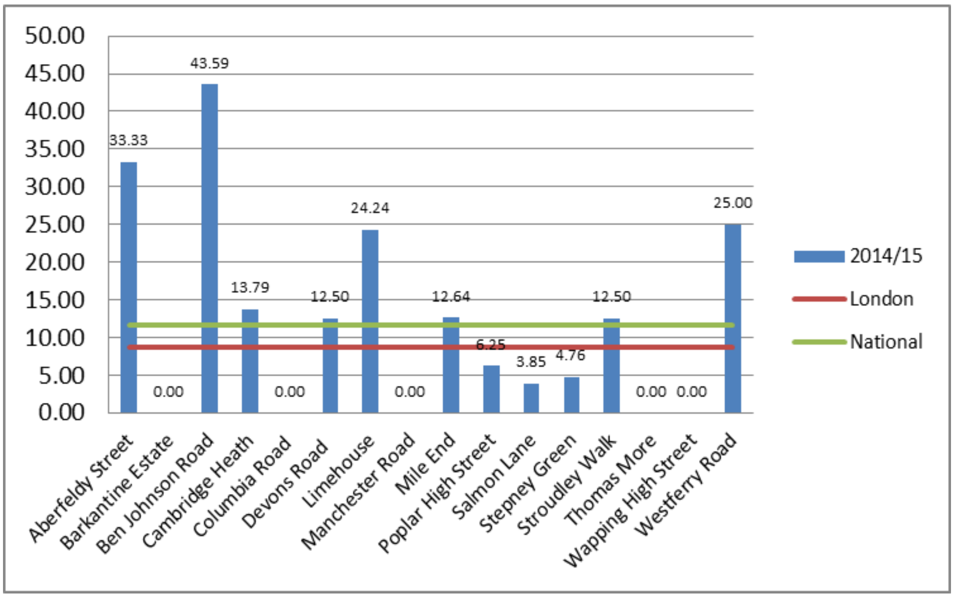
Town Centre	Total Units	2014/15		2013/14
		Vacant Units	%	%
Aberfeldy Street	21	7	33.3%	33.3%
Barkantine Estate	17	0	0%	0%
Ben Johson Road	39	17	43.6%	4.2%
Cambridge Heath	58	8	13.7%	9.8%
Columbia Road	47	0	0%	6.7%
Devons Road	16	2	12.5%	12.5%
Limehouse	66	16	24.2%	28.6%
Manchester Road	13	0	0%	0%
Mile End	87	11	12.6%	13.8%
Poplar High Street	16	1	6.3%	5.3%
Salmon Lane	26	1	3.9%	0%
Stepney Green	42	2	4.8%	7%
Stroudley Walk	16	2	12.5%	6.3%
Thomas More	6	0	0%	0%
Wapping High Street	19	0	0%	0%
Westferry Road	4	1	25%	0%
TOTAL	**493**	**68**	**13.8%**	**11%**

d. All town centres (2011 – 2015)

Town Centre	Total Units	2014/15		2013/14	2012/13	2011/12
		Vacant Units	%	%	%	%
Major & District Centres	1,533	111	7.2%	8.5%	8.6%	8.3%
All Town Centres	2,026	179	8.8%	9.1%	-	-

Source: Tower Hamlets town centre surveys, September/October 2015

Figure 4: Neighbourhood town centre vacancy levels (October 2015)



Overall vacancy levels across the borough's town centres improved since the previous monitoring period, with the proportion of vacant units reducing to 8.8% from 9.1%. This figure is slightly higher than the London average of 8.7%, but significantly better than the national average of 11.7% (London and national figures reported by the Local Data Company, 4th February 2015). None of the borough's individual major or district town centres exceeds national average vacancy figures. The borough's neighbourhood centres saw an increase in vacancy rates in this monitoring period, primarily driven by a number of new units being completed in the Ben Jonson Road centre which had yet to be occupied.

Town Centre Uses

Figure 5: Percentage of A1, A2, A3, A4 and A5 uses in district & major town centres (October 2015)

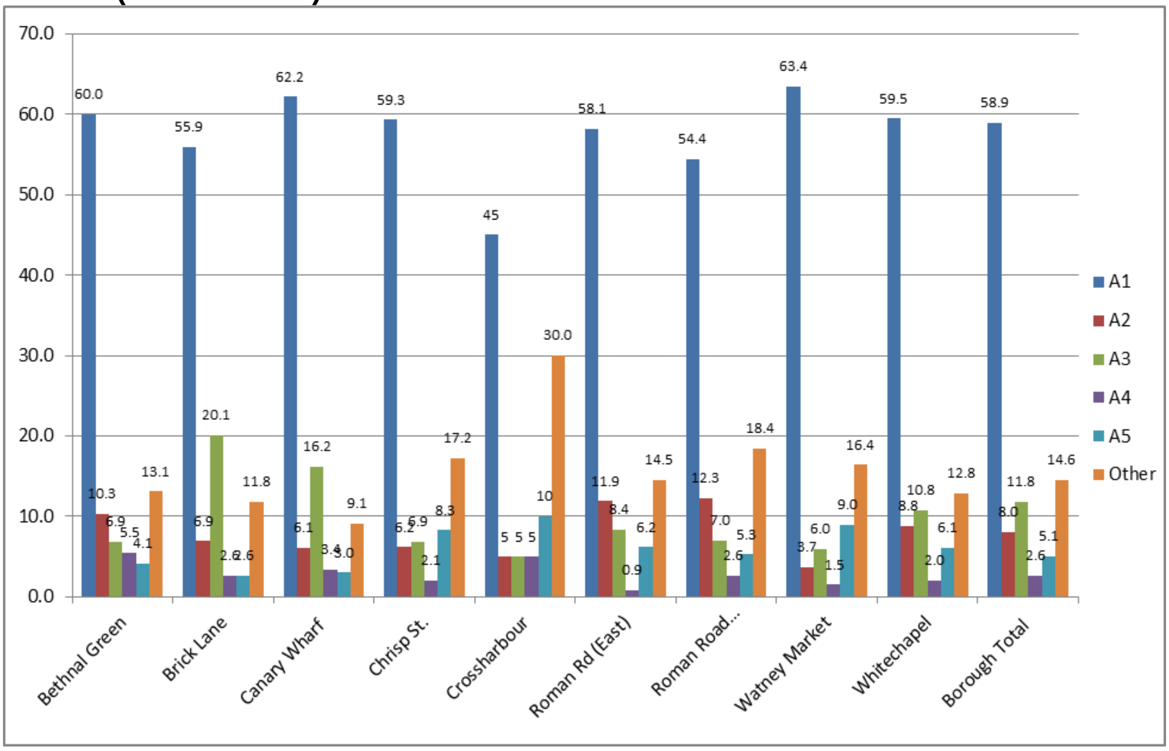
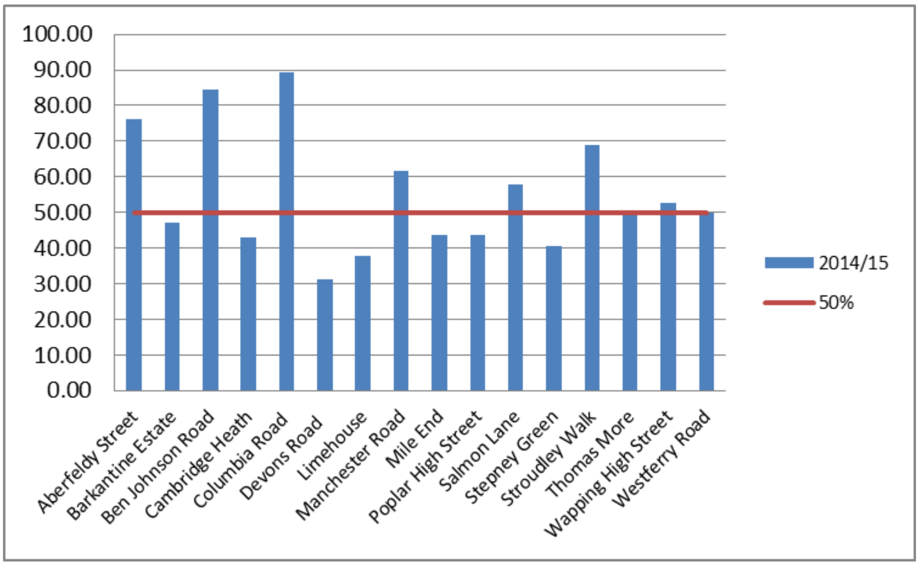
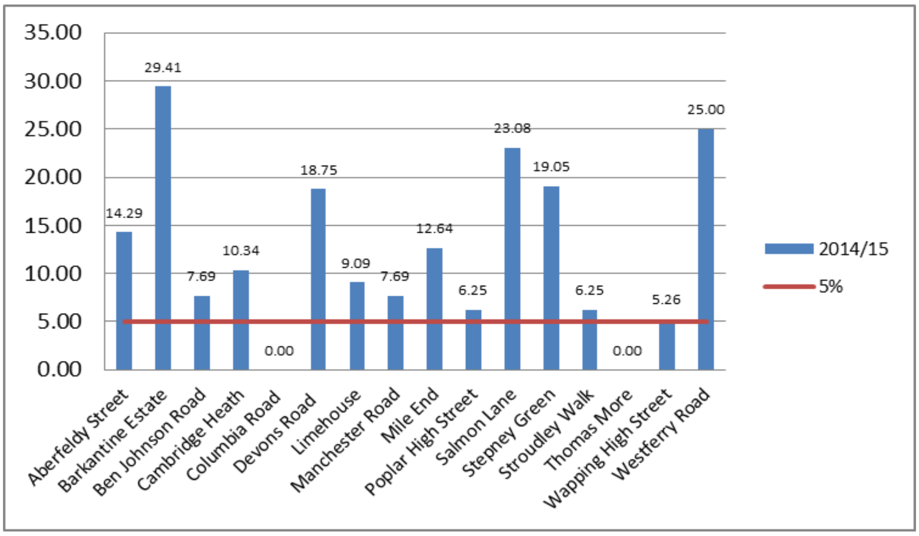


Figure 6: Percentage comparison of A1 & A5 uses in designated neighbourhood town centres (October 2015)

A1 uses



A5 uses



Generally there is a good mix of uses within the Borough's designated district and major town centres. This is important to ensure the vitality of town centres and their continued viability. A1 retail makes up at least 50% of units in all cases. **(CS3)**. The percentage of A1, A2, A3, A4, A5 and 'other' uses (such as community facilities, arts and cultural uses and gyms) across the borough's town centres are represented in *Figures 5 and 6* above.

Policy implications
Policies appear to be performing well demonstrated by the overall decrease in vacancy rates and retail (A1) being in excess of 50% of all units in the borough's major and district town centres. However, the mix of uses is likely to come under increasing pressure in light of amended permitted development rights, as is the supply of small local shops outside of designated town centres. This will be closely monitored in future monitoring reports.

B. Strengthening Neighbourhood Well-being

Urban living for everyone

Core Strategy Spatial Policies monitored:
SP02 – Urban living for everyone

Managing Development Document Policies monitored:
DM3 – Delivering homes
DM5 – Specialist housing
DM6 – Student accommodation

Strategic objectives:
SO7 – Meeting the borough's housing target
SO8 – Delivering affordable homes and a mix of housing types and tenures
SO9 – Maintaining housing quality

Relevant indicators:
CS7 Plan period housing target
CS8 Net additional dwellings in previous years
CS9 Net additional dwellings for the reporting year
CS10 Net additional dwellings in future years
CS11 Gross affordable housing completions
CS12 Percentage of all housing completions that are affordable
CS13 Number of affordable housing units secured through planning obligations
CS14 Percentage of all housing completions for family housing
CS15 Percentage of social/affordable rented housing completions for family housing
CS16 Percentage of affordable housing completions that are intermediate and social/affordable rented
CS17 Wheelchair accessible affordable homes completed
CS18 Section 106 secured for affordable housing
CS19 Gain or loss of specialist supported housing
CS20 Student accommodation – approvals
CS21 Student accommodation – completions
CS22 Number of new hotel rooms –approvals
CS23 Number of new hotel rooms – completions
CS25 Loss of short-stay accommodation to non-employment uses – approvals
CS25 Loss of short-stay accommodation to non-employment uses – completions

Please note: The Council is working to amend discrepancies in its reporting of housing completion figures to the London Development Database (LDD) due to previous under-reporting compared to data held on internal Council systems, and receipt of New Homes Bonus. Therefore, internal data is being reported in this monitoring report rather than LDD data as used previously. Completion figures for previous years are expected to be revised in the 2015/16 Monitoring Report.

Meeting the borough's housing target

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

Table 5: London Plan (REMA) (2014) Monitoring Targets

Dwelling type	London Plan Monitoring Target	Homes delivered in 2014/15 (LBTH completions data)
Conventional New build (including extensions), conversions (changes to the number of units in properties already in residential use) and changes of use (for example, from industrial or commercial uses).	2,462	2,067
Non-conventional The component from non self-contained units (largely but not totally student hall/hostels) is calculated using the development trend of residential units which do not fall within the C3 planning use class (dwelling houses).	382	0
Vacant Long term vacant returning to use (private accommodation) from DCLG Housing Live website.	43	0
Total	**2,885**	**2,067**

This monitoring period 2,067 new conventional homes were completed according to internal completions information. **(CS9)** There were no non-conventional homes delivered. This was a defecit of 808 homes compared to the London Plan monitoring benchmark, although half of the shortfall can be attributed to no non-conventional homes being delivered or long-term vacant homes being brought back to use. Nonetheless, based on the award of New Homes Bonus for 2015/16 (over £24.8 million) Tower Hamlets continued to deliver more new homes than any other authority in the country. In fact, the borough was allocated almost 40% more New Homes Bonus than Birmingham, which was the recipient of the second largest award. In total across the five years of New Homes Bonus, Tower Hamlets has been awarded over 65% more money than Islington which is London's second largest recipient.

Appendix 2 contains the full list of homes delivered in the 2014/15 monitoring period. Further information on the type and tenure of homes delivered are contained in the section 'delivering affordable homes and a mix of housing types and tenures'.

In accordance with paragraph 47 of the National Planning Policy Framework (NPPF), the Council is able to demonstrate a sufficient supply of housing sites over a 15 year period from 2014-2029 utilising its internal 'Growth Model' which is a database of known applications and potential development sites used to effectively plan for future infrastructure requirements. It also continues to be informed by the GLA's Strategic Housing Land Availability Assessment (SHLAA), which was completed in 2013. The information from Growth Model is considered the most up to date and robust assessment of site capacities and timescales for delivery.

The Council will shortly be publishing its Five Year Supply of Deliverable Housing Sites document which will include these additional sources of housing supply from 2015-2018, again incorporating and reflecting the revised London Plan housing target.

Planning Approvals
Tower Hamlets Council has the capacity for 26,558 homes, in terms of planning approvals in the pipeline (extant or live planning approvals and Prior Approvals as of 31 March 2014). Out of the pipeline capacity, 7,453 new conventional homes were approved in this monitoring period, which includes homes indicated to be delivered through Prior Approvals. Additionally there are a number of units that can potentially be delivered based on developable sites that have yet to come forward with applications.

Policy Implications
Tower Hamlets is committed to working with the development industry and partner agencies to ensure the current and future London Plan targets for new homes are met. Although housing delivery is below target, more homes are delivered in the borough than anywhere else in the country based on receipt of New Homes Bonus.

Delivering affordable homes and a mix of housing types and tenures

Completed affordable homes
The Council reports affordable housing delivery figures across the two affordable tenure products – Affordable or Social Rented and Intermediate – from two data sources, the Council's internal completions database and the Council's Affordable Housing Team (AHT), in order to report both completion and occupancy. Figures reported from the Council's completions database are derived from completions certificates, issued once an entire scheme has discharged all conditions attached to the development and are deemed completed; certificates are issued regardless of occupancy. Figures reported from the AHT are based on occupancy regardless of whether the scheme is deemed complete. It should also be noted the Council's completion figures are net completions (unless otherwise stated), whilst the AHT report gross completions figures.

Tables 6 & 7 provide an overview of the mix of affordable housing types and tenures delivered in 2014/2015.

Table 6: Affordable Housing Provision

Social/Affordable Rented				Intermediate			
LBTH completions data		AHT		LBTH completions data		AHT	
Units	% (hr)	Units	% (hr)	Units	% (hr)	Units	% (hr)
548	88.4%	466	75.1%	182	11.6%	169	24.9%

Table 7: Housing Tenure

Tenure	Studio		1 bed		2 bed		3 bed		4+ bed		Total
	Units	%	Units	%	Units	%	Units	%	Units	%	
Market	114	8%	481	33.6%	585	40.9%	241	16.8%	10	0.7%	1,431
Intermediate	0	0%	35	39.8%	36	40.9%	17	19.3%	0	0%	88
Social/Affordable Rented	0	0%	105	19.2%	179	32.7%	185	33.8%	79	14.4%	548
All tenures	114	5.5%	621	30%	800	38.7%	443	21.4%	89	4.3%	2,067

Figures derived from the completions database show an increase in the amount of affordable homes delivered from 691 in the 2013/14 monitoring period to 730 units in the 2014/15 period **(CS11)**. This equates to 35.6% of new housing by habitable room, exceeding the Council's target of 35%. New homes within the Affordable and Social rented tenure increased from 503 to 548 and 48.2% of those were three and four bedroom family units which are most in need, exceeding the target of 45%. **(CS14)** There was a drop in the number of intermediate units delivered, down from 182 in 2013/14 to 88 this monitoring period. Across the affordable tenures 86.2% of units were affordable or social rented and 13.8% were intermediate, whereas the Council's target is a split of 70%/30%.

Of the 2,067 completed homes, 25.7% (532 units) were suitable for families (i.e. 3 bedrooms or more) **(CS15)**. The Council seeks 30% of all homes and 45% of social/affordable rented homes to be suitable for families, therefore the policy targets have not been achieved. Of the 635 affordable homes delivered according to the AHT, 79 (12.4%) were to wheelchair accessible standard **(CS17)**.

Policy Implications
The policy target of 35% of new homes (by habitable room) to be affordable was exceeded (35.6%). The policy also requires 45% of social/affordable rented homes to be suitable for families (3 or more beds); the actual total was just short at 43.9%. There was a variance between recording systems for the split between social/ affordable rented and intermediate homes - 73:27 and 67:33 – compared to the 70:30 policy split. Overall these figures demonstrate that the Council's policy requirements are effective.

Specialist housing

Just as in the previous monitoring period, there was no specialist housing delivered in 2014/15 according to LDD data. (**CS19**).

Student Accommodation

According to internal Tower Hamlets completions data, no additional student bed spaces were completed in the 2014/2015 monitoring period **(CS21).** Permission was given during the monitoring period for 100 new student rooms (**CS20**).

Policy Implications
Although no new student bed spaces were delivered during this monitoring period, the Council's commitment to meeting local need as well as a strategic need is demonstrated by 100 additional rooms being permitted. Policy DM6 aims to ensure that student accommodation is managed to continue to meet the identified need, without compromising the delivery of other Council priorities, including affordable housing.

Short stay visitor accommodation

According to the LDD, in the 2014/15 monitoring period 250 hotel rooms were completed **(CS23)**. A further 1,916 hotel rooms and serviced apartments were under construction. During the monitoring period 81 hotel rooms and serviced apartments were approved **(CS22)**.

Policy Implications
The importance of hotels to the visitor economy of London and the borough is acknowledged in the Core Strategy. The completion of 250 rooms, approval of 81 hotel rooms and serviced apartments and 1,916 rooms being recorded as under construction demonstrates the Council's commitment to support hotels within the borough to encourage tourism, create jobs and support local businesses.

Creating healthy and liveable neighbourhoods

Core Strategy Spatial Policy monitored:
SP03 – Creating healthy and liveable neighbourhoods

Managing Development Document Policies monitored:
DM8 – Community infrastructure

Strategic Objectives:
SO10 – Deliver healthy and liveable neighbourhoods
SO11 – Provision of social infrastructure to support housing and employment

Indicators:
CS26 Section 106 Community Payment received
CS27 Section 106 secured for health and healthcare
CS28 Section 106 secured for leisure facilities
CS29 Applications/permission for new D1/D2 use
CS30 Applications/permissions for the loss of D1/D2 use

In terms of planning applications during the 2014/15 monitoring period, sixteen were determined that proposed new D1 facilities, of which twelve were permitted. **(CS29)** The majority of these applications (ten) were either within designated town centres or at the edge of town centres in accordance with policy DM8, or within Tower Hamlets Activity Areas/Central Activities Zone (CAZ). Of the other six applications, four were permitted and two were refused. Four applications proposed the loss of D1 space, two were permitted, one was refused and one was withdrawn by the applicant. **(CS30)**

Three planning applications were received proposing new D2 facilities all of which were permitted. One was within a Tower Hamlets Activity Area and two were outside of town centres, though were local in scale which accords with policy. Two applications proposed loss of D2, both of which were permitted.

Section 106 contributions secured for leisure facilities increased this monitoring period from £3.2 million in 2013/14 to £3.6 million. **(CS28)** 'Community Payment' contributions were £153,974. **(CS26)**

In terms of public health facilities, no works were completed to provide new capacity or improvements but a lease was agreed between the NHS and Poplar HARCA at William Cotton Place with works expected to commence in 2016. A proposal was at the design and planning stage for a new facility in Wellington Way to accommodate two nearby practices operating from inadequate premises. Negotiations took place for new facilities at Aberfeldy, Asda in Crossharbour, Goodman's Fields, Suttons Wharf and Wood Wharf. Section 106 contributions secured for health decreased to £4.1 million from £1.1 million in the previous monitoring period. **(CS27)**

Policy Implications
The proportion of planning applications received and approved proposing new D1 and D2 uses in locations within the town centre hierarchy demonstrates the Core Strategy and MDD policies have been effectively applied.

Creating a blue and green grid

Core Strategy Spatial Policy monitored:
SP04 – Creating a blue and green grid

Managing Development Document Policies monitored:
DM10 – Delivering open space
DM11 – Living buildings & biodiversity
DM12 – Water spaces
DM13 – Sustainable drainage

Strategic Objectives:
SO2 – Deliver a high quality and well-connected green grid
SO3 – Reduce the risk and impact of flooding

Relevant indicators:
CS33 Number of eligible open spaces managed to Green Flag standard
CS34 Area of land designated as open space (loss or gain from previous year)
CS35 Open space in the borough per 1,000 people
CS36 Changes in areas of biodiversity importance
CS37 Area of land designated as Local Nature Reserves
CS38 Biological river quality
CS39 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
CS40 Percentage of approved planning applications that do not meet the sequential test for managing flood risk

Open Space
In previous monitoring periods, six parks and open spaces had been awarded Green Flag status and two parks were awarded Green Flag Community Awards. This year, the number of Green Flag Awards has increased to ten. The parks awarded Green Flag status are:

- Altab Ali Park
- Bromley Gardens
- Island Gardens
- Mile End Park
- Millwall Park
- Poplar Recreation Ground
- St George's Gardens
- Trinity Square Gardens
- Victoria Park
- Weavers Fields

As in the previous monitoring period, Mudchute Park & Farm and Tower Hamlets Cemetery Park retain their Green Flag Community Awards. Additionally, as well as its Green Flag Award Victoria Park also achieved a Green Heritage Award and retained its position as the UK's favourite park in the People's Choice Awards. **(CS33)**

£3.9 million was received through Section 106 contributions in this monitoring period compared to £728,000 million in the previous year. These development contributions have resulted in improvements including new sports facilities, improvements to children's play areas, CCTV and new event infrastructure at Victoria Park.

Contributions also provided for resurfacing astroturf at Stepney Green to third generation standard and a Landscaping Improvement Plan at Bartlett Park.
Since the previous monitoring period, there have been no additions to the Council’s register of publicly accessible open space so the total remains at 264.98 ha. **(CS34)** The amount of open space (hectares) per 1,000 people in the current monitoring period 2014/15 equates to 0.93ha which represents a decrease compared to the previous monitoring period. This is the second successive decrease in open space per 1,000 people (**CS35**) and is as a result of further population increase.

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

Flood Risk and management

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

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

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

Biodiversity and Wildlife Habitat

The total area of Sites of Importance for Nature Conservation (SINCs) is 427.4 hectares, a reduction of 4.2 hectares from the figure quoted in the 2013-14 monitoring period. Of this loss, 1.1 hectares was reported retrospectively having actually been lost in 2009 when the Crossrail station development in Middle Dock started. The loss in 2014-15 is therefore 3.1 hectares **(CS36)**. All of this loss is related to three major developments on and around the West India Docks. Most of this was open water, with a small amount of brownfield habitat lost on north edge of Blackwall Basin.

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

Policy implications
It is important to ensure that the net change in future is positive. The losses of open water in the docks will be mitigated by significant improvements to the remaining habitat within the SINC, brownfield habitat will be mitigated by biodiverse green roofs. This suggests that current policy is effective, but it is important that this continues to be monitored as loss of SINCs should only be supported where there is clear social and economic benefit. While the losses of open water in the docks relating to each individual development are relatively small, it is a concern that 25% of the total water space in the West India Docks has been lost since 2000.

Biological River Quality

Biological river quality is monitored by the Environment Agency as part of monitoring of compliance with the Water Framework Directive. There are two separate classifications for water bodies, ecological and chemical. These are graded on a five-point scale: high, good, moderate, poor and bad. For a water body to be in overall 'good' status (and to meet Water Framework Directive standards) both ecological and chemical status must be at least 'good'. The ecological classification is made up of three components: biological condition, physico-chemical factors, and concentrations of specific pollutants.

Environment Agency data is available for the second half of 2014 and for 2015. The Lower Lea was classified with an overall status of Bad in the second half of 2014 and in 2015. Its chemical status was Poor in late 2014 but Good in 2015, and its ecological status was Bad in both periods (**CS38**).

Policy Implications
With the borough's watercourses failing to meet Water Framework Directive standards, it is clear that more needs to be done to improve the river quality. In recognition of this, the Lower Lea catchment is classified as a Water Protection Area. The improvement in chemical status in 2015 is encouraging, but the ecological status has worsened from Poor between 2010 and the first part of 2014 to Bad in 2014-15.

Dealing with waste

Core Strategy Spatial Policy monitored:
SP05 – Dealing with waste

Managing Development Document Policies monitored:

DM14 – Managing waste

Strategic objectives:
SO14 – Plan and manage the borough's waste efficiently

Relevant Indicators:
CS41 Capacity of new waste management facilities by waste planning authority
CS42 Amount of municipal waste arising and managed by waste management authority: by management type
CS43 Percentage of household waste which has been sent by the authority for recycling, reuse and composting
CS44 Recycling, reuse and composting per borough resident

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

The amount of household waste produced has increased from 106,326 tonnes in the 2013/14 period to 110,237 tonnes in the 2014/15 period, though growth in waste has happened at a slower rate than growth in population. There has been a further large increase in energy from waste, rising over 20% from 54,315 in the 2013/14 period to 68,976 in the 2014/15 period. Table 8 provides the breakdown of all waste managed by type.

The amount of household waste recycled, reused or composted increased from 32.5% to 33.2%. (**CS44**).

Table 8: Household waste generated and managed

Indicator COI W2	Recycled, Reused, Composted	Landfill	Reuse Derived Fuel / Energy from Waste	Moisture Loss through Mechanical Biological Treatment	Total waste arising
Amount of waste arising in tonnes (2013/14 figure in brackets)	36,654 (34,563)	1,864 (8,553)	68,976 (54,315)	2,743 (8,896)	110,237 (106,326)

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

C. Enabling prosperous communities

Delivering successful employment hubs

Core Strategy Spatial Policies monitored:
SP06 – Delivering successful employment hubs
SP07 – Improving education and skills

Managing Development Document Policies measured:
DM15 – Local job creation and investment
DM16 – Office locations
DM17 – Local Industrial Locations
DM18 – Delivering schools and early education
DM19 – Further and higher education

Strategic objectives:
SO15 – Support the thriving centres of City Fringe and Canary Wharf
SO16 – Support the growth of existing and future businesses
SO17 – Improve education, skills and training
SO18 – Promote the growth of further and higher education establishments

Relevant indicators:
CS45 Number of new jobs created/lost
CS46 Total amount of completed employment floorspace by type
CS47 Count of births of new enterprises
CS48 Applications for change of use from B1
CS49 Applications for change of use to B1 to C3
CS50 Applications for change of use to B1
CS51 Section 106 received for local employment and business training
CS52 Applications for loss/gain of floorspace within Preferred Office Locations
CS53 Applications for loss/gain of floorspace within Local Office Locations
CS54 Applications for loss/gain of floorspace within Local Industrial Locations
CS55 Applications for loss/gain of floorspace within Strategic Industrial Locations
CS56 New educational facilities
CS57 Applications for new Free Schools
CS58 S106 secured for education

Job creation and delivering employment opportunities

Completions
According to completion information from the LDD there was a net loss of 5,711sqm B1(a) employment space and 2,995sqm of industrial floorspace during the monitoring period. This represents a significant loss of floorspace, though none was within a designated employment area. **(CS46)**.

Planning Approvals
In terms of approved planning applications within the monitoring period, there would be a net increase of 372,397sqm of all employment floorspace if all approvals are completed. There would be a large gain in B1(a) due to three proposals for significant additional floorspace at Canary Wharf and Wood Wharf which are within one of the borough's Preferred Office Locations (POL). These would more than

offset a number of proposals across the borough which cumulatively would result in the loss of 57,530sqm of floorspace within the B1 use classes, of which 3,105sqm is within the Canary Wharf POL . Tables 9 and 10 break down this information by employment use class. .

Applications
In total sixty-eight applications were received proposing change of use from B1 **(CS48)** of which forty-four (65%) proposed change of use to residential (C3). **(CS49)** There were eighteen applications proposing change of use to B1. **(CS50)** Forty-two Prior Approval notifications for change of use through the General Permitted Development Order (GPDO) Class J to residential use were received, including for a substantial loss of floorspace at the Blackwall Local Office Location. (**CS52-55)**.

New businesses
Data from the Department for Business, Innovation and Skills on 'births of new enterprises' (**CS47**) in the borough shows that new business start-ups rose for the sixth consecutive year, increasing from 3,320 to 3,460. The most recent data from the Office of National Statistics (2013 – this runs one year behind the monitoring period) shows that there were 9,800 new jobs in the borough (**CS45**)

Table 9: Gain/Loss of Employment Floorspace 2014/15 (Approvals)

Use class	Gross (sq m)	Net (sq m)
B1a Offices (aside from financial services Class A2)	909	404,007
B1b Research & development	0	-349
B1c Light industry	0	-4,517
B2 General industrial, for industrial processes other than those within Class B1	0	-8,613
B8 Storage & distribution	0	-18,131
Total	909	372,397

Source: LDD, October 2015

Table 10: Gain/Loss of Employment Floorspace 2014/15 (Completions)

Use class	Gross (sq m)	Net (sq m)
B1a Offices (aside from financial services Class A2)	909	-5,711
B1b Research & development	0	0
B1c Light industry	0	0
B2 General industrial, for industrial processes other than those within Class B1	0	0
B8 Storage & distribution	0	-2,995
Total	909	-8,706

Source: LDD, October 2015

Policy Implications
While Policies DM16 and DM17 have been applied effectively insofar as there has been no loss of floorspace within designated employment areas, the future effectiveness of these policies (and also Policy DM15 which manages employment floorspace outside of designated locations) has been negatively impacted by Class J of the GPDO. This is demonstrated by Prior Approval for a large site within a Local Office Location. Supply of employment space more generally continues to be under pressure, evidenced by the number of planning applications and prior approvals coming forward proposing loss of space and the net loss of employment space recorded on the LDD during the monitoring period.

Improving education and skills

As described within the borough contextual information, school attainment for the key performance indicators at Key Stage 2 (including both English and Maths) improved since the previous year rising to 82% from 78%. Attainment at Key Stage 4 (5 GCSEs at grades A*-C including both English and Maths) increased from 60% to 65%, even though the London average decreased. The borough's figures remain well ahead of the national average and have now overtaken the London average for the first time in three years.[15]

Section 106 contributions secured a total of £6.29 million for educational purposes and £5.15 million for local employment and business training in the current monitoring period, compared to £12.2 million and £2.76 million respectively in the previous year**. (CS58)**

Secondary schools
Major refurbishment and improvement was completed at Langdon Park Central Foundation Girl's School. Following earlier completion of the new secondary school at Bow Lock, extra places became available from September 2014. **(CS56)**

Primary schools
Works to add two new forms of entry at Woolmore and one at Stebon were completed, both providing extra places from September 2014. In addition, work started to provide two new forms of entry at Olga Primary by 2016/17 and permanent accommodation for extra places at St Pauls Way Trust School (extra places were provided from September 2014. **(CS56)**

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

[15] Department for Education, 2014

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

D. Designing a high quality city

Core Strategy Spatial Policies monitored:
SP08 – Making connected places
SP09 – Creating attractive and safe streets and spaces
SP10 – Creating distinct and durable places
SP11 – Working towards a zero carbon borough
SP12 – Delivering Placemaking

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

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

Relevant indicators:
CS59 Section 106 for traffic, highways and public transport
CS60 Number of TfL cycle docking stations in the borough
CS61 Public satisfaction with public transport
CS62 Loss/gain of depots and wharfs
CS63 Number of on-street car club spaces
CS64 Section 106 secured for the environment and public realm
CS65 Total distance of cycle and pedestrian networks

CS66 Number of planning appeals upheld due to Design
CS67 Number of applications received and approved relating to listed buildings and conservation areas
CS68 Conservation Areas with up to date appraisals and published management guidelines
CS69 Number of listed buildings at risk
CS70 CO2 emission reduction in line with DM29 requirements
CS71 Percentage of dwellings from consented major applications seeking to achieve 'Excellent' ranking in the Code for Sustainable Homes
CS72 Percentage of dwellings with a SAP rating below 35
CS31 Number of days when air pollution is moderate or high for PM10
CS32 Number of days when air pollution is moderate or high for nitrogen oxide

Making connected places

There are now 102 TfL cycle hire docking stations throughout the borough **(CS60)**. While this is a decrease compared to 120 the previous monitoring period, ten stations have been removed due to Cycle Superhighway works and two have been removed to allow other building works; all will be reinstated upon completion. There was no change in the total distance of cycle and pedestrian networks **(CS65)**, although the 'Cycle Superhighways' through the borough and a 'Connect 2' route making use of quieter roads and off-road routes to link Bow to Bethnal Green will deliver additional space.

There has been no further increase in on-street car club spaces in the borough compared to the previous monitoring report. **(CS63)**

In the Annual Resident's Survey for 2014/15, public satisfaction with public transport increased to 82% from 76%. This is the highest level of satisfaction recorded out of the seven surveys going back to 2008/09. **(CS61)**.

The Council secured £45,559,943 through Section 106 contributions for traffic, highways and public transport during the monitoring period. The figure for the previous year was £18,850,461. **(CS59)** Contributions for the environment and public realm decreased from £5.45 million to £2.9 million. **(CS64)**

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

Policy Implications
Policies DM20, 21 and 22 support a sustainable transport network and appear to have been effective as demonstrated by the increase in public satisfaction with public transport and works to facilitate cycle network improvement being in progress.

Creating distinct and durable places

Design

There were no appeals made in the monitoring period with design as a primary issue. **(CS66**).

Policy Implications
As there were no appeals made citing design as a primary issue, this indicates that the Council's policies on this topic are robust and have been applied effectively. developments are likely to put pressure on these policies. Close monitoring will be required in future reports.

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

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

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

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

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

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

Working towards a zero-carbon borough

Carbon Dioxide emission reduction

The overall carbon dioxide emissions from new development should be minimised to meet the targets set out in policy DM29 for carbon dioxide emissions reduction in buildings. These reductions are to be achieved through a combination of improving insulation, supply energy efficiently (e.g. combined heat and power) and onsite renewable energy.

Policy DM29 sets out the following carbon reduction targets which are intended to be implemented at the same time as improvements to Part L of the Building Regulations.

Year Improvement over 2010 Building Regulations
2011-2013 35% CO_2 emissions reduction
2013-2016 50% CO_2 emissions reduction
2016 Zero Carbon (residential)
2019 *Zero Carbon (non-residential)*

The requirements of DM29 are based on a reduction in CO_2 emissions above the Building Regulations 2010. From April 2014, the date of the implementation of the Building Regulations 2013, the London Borough of Tower Hamlets have applied a 45 per cent carbon reduction target beyond Part L 2013 of the Building Regulations, as this is deemed to be broadly equivalent to the 50 per cent target beyond Part L 2010 of the Building Regulations.

This reporting period primarily covers development proposals seeking to achieve the 45% reduction target against Building Regulations 2013, although some schemes were assessed against Building Regulations 2010 (where initial building notice had already been lodged).

Where a development proposal is unable to meet policy requirements on-site, the applicant can provide a carbon offset contribution to enable the carbon reduction policy requirements to be met. The LBTH Planning Obligations SPD includes the mechanism for any shortfall in CO_2 to be met through a cash in lieu contribution for sustainability projects.

<u>DM29 Carbon Targets</u>

Through a combination of delivering the carbon savings on-site and carbon offset contributions, 100% of major developments consented from 2014-2015 achieved the CO_2 emission reduction requirements of policy DM29. **(CS70)**

44.4% of the development proposals are anticipated to achieve policy compliant carbon reductions on-site, either the 45% against Building Regulations 2013 or 50% against building regulations 2010).

For the schemes utilising the carbon offsetting mechanism to deliver the required emission reductions, the carbon offsetting contributions (secured within the S106 agreements) totalled £1,885,198.54.

Policy Implications
As previously noted, the 2013-2016 targets that are set out in DM29 have only been enforced since the implementation of the Building Regulation 2013 updates in April 2014. All major development proposals were considered to be policy compliant due to delivering emission reductions on-site or utilising the carbon offsetting mechanism to fulfil carbon reduction requirements

There are many factors which impact on a scheme's ability to deliver CO2 savings such as site constraints and building use. In the instances where our targets are not achievable there are planning mechanisms in place for the shortfall in emission reductions to be met through a case in lieu payment. The monies generated through this obligation would be spent on energy efficiency and carbon reduction projects within the Borough. 55% of developments utilised the carbon offsetting mechanism to fund carbon emission reductions elsewhere in the Borough. The Council is progressing its Carbon offsetting solutions study (To be adopted in January 2016), which will identify the key project types to be delivered through the contributions.

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

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

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

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

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

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

The Council has a legal duty from 2015 to report on PM2.5 concentrations. The Air Quality Action Plan outlines how the Council is working towards meeting the objectives, which includes addressing Air Quality through the Local Planning System, reducing exposure of local residents to air pollution. The targets the Council work towards are as shown in Table 11 with 2014 results from the borough's permanent monitoring stations shown in Table 12 below.

Table 11: Borough air quality objectives

Pollutant	Air Quality Objective		Date to be achieved by
	Concentration	Measured as	
Nitrogen dioxide (NO_2)	200 $\mu g\ m^{-3}$ not to be exceeded more than 18 times a year	1-hour mean	31.12.2005
	40 $\mu g\ m^{-3}$	Annual mean	31.12.2005
Particles (gravimetric)	50 $\mu g\ m^{-3}$, not to be exceeded more than 35 times a year	24-hour mean	31.12.2004
	40 $\mu g\ m^{-3}$	Annual mean	31.12.2004

Pollutant	Objective	Measured as	Date to be achieved by	EU limit values	Date to be achieved by
Particles $PM_{2.5}$	25 $\mu g\ m^{-3}$	Annual mean	2020	Stage 1 25 $\mu g\ m^{-3}$	1 January 2015
				Stage 2 20 $\mu g\ m^{-3}$	1 January 2020

Table 12: Borough air quality results (2014)

	2014 results in µgm-3	
	NO2	PM10
Mile End	62	-
Blackwall	58	29
Victoria Park	44	22

Policy Implications

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

Section 3: Delivering Placemaking

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

Implemented Masterplans and Area Action Plans

Aldgate

During the monitoring period construction commenced on the 'Aldgate Highway Changes and Public Realm Improvement Project'. The project will see the removal of the Aldgate Gyratory, introducing two-way traffic and the creation of new open space. Overall completion is expected in 2017 with road changes completed in 2016.

Works on the major development schemes at Aldgate Place and Goodmans Fields continued, with the first residential phases and a new hotel at Goodmans Fields nearing completion and works on subsequent phases getting underway. These schemes, along with others in the vicinity, are helping to deliver significant numbers of new homes in Aldgate along with new retail and commercial space.

London Legacy Development Corporation

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

During the monitoring period the LLDC Local Plan underwent Examination in Public ahead of adoption in July of 2015. The Council made written representations on the Plan and also spoke at Examination. The Council continued to work closely with the LLDC on a number of key delivery projects identified in the Fish Island AAP and Bromley-by-Bow Masterplan, and was invited to comment on development proposals coming forward in the area.

Whitechapel

Six key place transformations are proposed in the Masterplan, including revitalising Whitechapel Road, creating a new Civic Hub and a Med-City campus, and making new public spaces and residential communities on Durward Street, Raven Row and Cambridge Heath Road.

A number of interventions are proposed to bring about these key place transformations, including public realm enhancements at the new 'green spine' linear park to run a 1km through the Royal London Hospital and Queen Mary University London (QMUL) estate, a continuation of the High Street 2012 shop-front upgrades, the addition of high quality architecture, the provision of new housing including affordable homes, and new retail and community spaces. These physical changes are expected to occur over a number of phases over the period to 2025 and beyond with three major planning applications submitted for planning proposing approximately 1600 new homes and 100sqm of commercial floorspace.

A new regeneration delivery team has been established by the Council to take forward the objectives of the Whitechapel Vision Masterplan. In its first year, the Whitechapel Vision Delivery Team has commissioned eight technical expert studies and strategies (related to public realm related, active spaces, retail, street markets and town centre engagement), providing greater technical detail for the next phase of design delivery. The launch of an affordable workspace initiative, the hosting of various town centre events including Small Business Saturday while also coordinating the Whitechapel Life Sciences Steering Group to develop a globally significant Life Science campus cluster with QMUL and Barts NHS Trust has also taken place.

Emerging Masterplans

South Quay

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

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

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

Other emerging projects

Isle of Dogs and South Poplar OAPF

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

Poplar Riverside Housing Zone

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

Section 4: Progress on the Local Development Scheme

Local Development Scheme

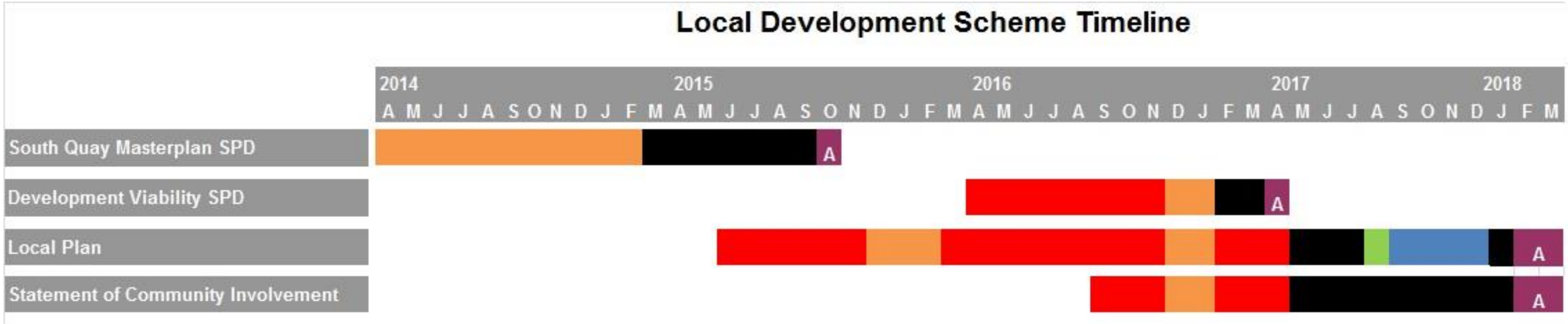
The Local Development Scheme (LDS) is a live public ‘project plan’ setting out, over a period of three years, which Development Plan Documents will be produced and when.

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

Compliance with the LDS

During the monitoring period a SPD for the South Quay area was being drafted, the South Quay Masterplan. Given the large increase in the borough’s housing target and other legislative and policy changes at a local and regional (London) level, initial preparations were also made for producing a new Local Plan. The timetable for the preparation of this and other documents is set out in the LDS (shown overleaf in *Figure 7*).

Figure 7: Local Development Scheme timeline 2014-2017



Section 5: Consultation and Engagement

Statement of Community Involvement

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

An update to the SCI is intended to be undertaken in 2016 to reflect the changes brought about by the Localism Act (2011), Local Planning Regulations (2012), Neighbourhood Planning Regulations (2012) and amendments to the General Permitted Development Order since 2013. This will include amending terminology, for example 'Local Development Framework' to 'Local Plan', introducing the consultation processes for Neighbourhood Planning, and providing information regarding the prior approval process within the most recent amendment to the General Permitted Development Order.

Duty to Cooperate

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

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 as they prepared their Local Plan and the GLA as they prepared the 2015 Further Alterations to the London Plan.

In particular during the 2014/15 year, the Council progressed the South Quay Masterplan SPD which involved engagement via a number of formal and informal methods at the strategic and local level. At the strategic level meetings were held with statutory consultees including Canal & River Trust, Environment Agency, Historic England, GLA and TfL, as well as organisations associated with the World Heritage Site in Greenwich.

Section 6: Neighbourhood Planning

At the end of the previous monitoring period (2013/2014) two Neighbourhood Forum and Area applications were decided upon. The application to designate a Neighbourhood Planning Area and Forum for East Shoreditch was approved by the Mayor in Cabinet on Wednesday, February 5, 2014. The application by Network Wapping to designate a Neighbourhood Planning Area and establish a Neighbourhood Planning Forum was refused by the Mayor in Cabinet on Thursday, February 5th, 2014. As per the requirements of the Localism Act, an alternative area was designated, and as such the Wapping Neighbourhood Planning Area was designated by the Mayor in Cabinet on Thursday, February 5th, 2014.

During this monitoring period, the Council began the policy determination process for two additional Areas and Forums: the Isle of Dogs and Spitalfields. The council began the determination process for these applications on Monday December 1, 2014 with a six-week consultation following between Monday January 5, 2015 and Monday February 16, 2015.

Planning officers also continued to liaise with other interested groups across the borough, with a group in Limehouse continuing to work towards submitting an application to be designated a Neighbourhood Planning Forum and Neighbourhood Planning Area.

Section 7: Infrastructure Delivery

Section 106 Planning Obligations

During the year 2014/15 the Council utilised the planning obligations system (also known as Section 106) to secure contributions from developers towards infrastructure. The Planning Obligations SPD (2012) was utilised to negotiate planning obligations (including financial contributions) considered necessary to mitigate against the negative impacts of a development.

In the year 2014/15 the Council received a total of £18,632,584 in Section 106 financial contributions, compared to £15,023,494.31 in 2013/14; and negotiated £98,686,776 in financial contributions, compared to £54,993,210 in 2013/14.

Table 13: Received & Negotiated Section 106 Financial Contributions 2014/15

	Received	Negotiated*
Affordable Housing	£300,411	£11,882,394
Community Payment	£669,714	£153,974
Education Facility Support	£7,253,773	£6,294,391
Environment and Public Realm	£1,937,889	£2,925,816
Health and Healthcare	£1,450,241	£3,301,025
Leisure Facilities	£1,008,044	£3,624,135
Landscape /Open Space	£1,403,249	£13,759,889
Management Plan	£250,000	£445,572
S106 Monitoring Fee	£511,476	£581,060
Traffic, Highways & Public Transport	£2,425,706	£45,559,943
Local Employment & Business Training	£1,422,081	£5,152,774
Total	**£18,632,584**	**£93,680,977**

*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 instead of the Section 106 Planning Obligations system. The money generated through CIL is required to be spent on infrastructure to support development of the borough, such as parks, schools, libraries, health facilities, leisure centres, etc. The Council adopted a local CIL in April 2015.

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. To support this change in approach, a revised Planning Obligations SPD will be published that will work alongside a CIL Regulation 123 List to set-out the types of infrastructure that fall under each system.

Infrastructure Delivery Framework

The Council has an established Infrastructure Delivery Plan that has been amended over the years to support the development of the Council's Core Strategy and other Development Plan Documents and the local CIL Charging Schedule. The Council are also refreshing this evidence base to support the decision making structure for spending both CIL and planning obligations in the future.

Infrastructure Project Delivery

The table below presents a selection of projects that are underway or have been completed in the monitoring period 2014/15, which address the infrastructure needs of the borough as identified in the Core Strategy. The provision of infrastructure is often over a timeframe longer than one year. The Monitoring Report therefore provides a summary of progress within a monitoring period in context of longer term delivery.

Table 14: Infrastructure Delivery Summary

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 14/15 to ensure need is being met	Works commenced in 14/15 to ensure need is being met
Education				
Primary Schools				
7 new Forms of Entry (FE) required by 2024/25. FE = 210 Pupils (over new provision already planned)	LBTH Cabinet Report 8 September 2015: Planning for School Places 2015/16 Review.	**Core Strategy** SP07: Improving education and skills **Managing Development DPD** A number of sites to deliver primary schools have been identified within this document. **Planning Obligations SPD** All major residential development to make a financial contribution to the provision of primary schools places.	Completion of Woolmore Primary School 2FE expansion – extra places from September 2014 Completion of Stebon Primary 1FE expansion – extra places from September 2014	St Paul's Way Trust School primary expansion – works on site. Extra places from September 2014. Permanent build scheme in progress Scheme in progress to expand Olga Primary School by 2FE in 2016/17 Scheme in development for new 2FE school at former Bromley Hall school site for 2018. Scheme in development for new 3FE school at former Bow Boy's School site for 2018.
Secondary Schools				
20 FE required by 2024/5. FE = 150 places.	LBTH Cabinet Report 8 September 2015: Planning for School Places 2015/16 Review..	**Core Strategy** SP07: Improving education and skills **Managing Development DPD** A number of potential sites to deliver secondary schools have been identified within this emerging document. **Planning Obligations SPD** All major residential development to make a financial contribution to the provision of secondary school places.	Major refurbishment and improvement completed at Langdon Park School Central Foundation Girls' School Bow Lock new secondary school completed May 2014. Extra places available from September 2014	

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 14/15 to ensure need is being met	Works commenced in 14/15 to ensure need is being met
Health				
Delivery of up to eight Primary Health Care facilities parallel to the delivery of new housing in the borough.	Health and Wellbeing Joint Strategic Needs Assessment 2011, Improving Health and Wellbeing Strategy 2006 - 2016	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods **Managing Development DPD** Three sites to deliver PCTs have been identified within this document. **Planning Obligations SPD** All major residential development to make a financial contribution to the provision of health facilities.		Goodman's Field: Ongoing negotiations between NHS and developer in relation to the provision of a new facility. The facility is expected to be delivered in late 2018. William Cotton Place: Lease agreed between NHS & Poplar HARCA, fit out works to commence May2016 planned completion by March 2017 Wellington Way: In design and planning stage, initial proposal now to accommodate two nearby practices in inadequate premises. The facility is expected to be delivered in 2017. Suttons Wharf: Ongoing negotiations between NHS and developer in relation to feasibility of a new facility. The facility is expected to be delivered in late 2016. Wood Wharf – Wood Wharf New development to include new health facility. Ongoing negotiations between NHS and developer in relation to the provision of a new facility. The facility is expected to be delivered in late 2018. Aberfeldy - Aberfeldy Estates - Provision of a new healthcare facility to rehouse Aberfeldy Practice 1050 sq. m - In discussions with developer Asda - Re-provision of modernised facility. This is a concept idea, which has yet to be discussed with the developer and dependent on the ASDA site redevelopment. South Quay Masterplan identified need for additional facilities, potential site allocation to be included in new Local Plan.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 14/15 to ensure need is being met	Works commenced in 14/15 to ensure need is being met
Health (Continued)				
Improving the usability and accessibility of up to six existing Primary Care Facilities	Health and Wellbeing Joint Strategic Needs Assessment 2011, Improving Health and Wellbeing Strategy 2006 – 2016	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods	Internal works to St Katharines Dock practice to increase clinical space and ability to carry out remote monitoring of patients	Conversion of non-clinical space to clinical space to provide 21 additional consulting rooms across the 11 practices involved; Aberfeldy Practice, Barkantine Health Centre, Blithehale Health Centre, Hartford Health Centre, Island Health, Jubilee Street Practice, Limehouse Practice, Mission Practice, Spitalfields Practice, Wapping Group Practice and Whitechapel Health. Work expected to be complete by March 2017.
Open Space				
New Open Space: 12,000 sq m required per 1000 population.	Open Space Strategy 2006-2016	**Core Strategy** SP04: Creating a green and blue grid **Managing Development DPD** A number of potential sites to deliver open spaces have been identified within this document.	None	None
Enhancement of Existing Space	Open Space Strategy 2006 - 2016	**Core Strategy** SP04: Creating a green and blue grid **Planning Obligations SPD** All major commercial and residential development to make a financial contribution to the improvements of existing open space	Resurfacing Stepney Green AstroTurf to third generation standard. Phase 3 Victoria Park works, including improvements to children's play areas, CCTV and event infrastructure. Approval of Bartlett Park Landscape Improvement Plan by Cabinet.	Improvement to tennis courts in St John's Park

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 14/15 to ensure need is being met	Works commenced in 14/15 to ensure need is being met
Community Facilities				
Swimming Pools 11.37 sq m per 1000 population	Sports England Sports Facility Calculator – LBTH specific [2011]	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods **Managing Development DPD** A number of sites to deliver community facilities have been identified within this document. **Planning Obligations SPD** All major residential development to make a financial contribution to the provision of community facilities.	None.	None.
Leisure Centres 0.33 courts per 1000 population	Sports England Sports Facility Calculator – LBTH specific [2011]	**Core Strategy** SP03: Creating healthy and liveable **Managing Development DPD** A number of sites to deliver community facilities have been identified within this document. **Planning Obligations SPD** All major residential development to make a financial contribution to the provision of community facilities.	None.	None.
Idea Store 30 sq. m per 1000 population	Public Libraries, Archives and New Development: A standard charge approach (MLA 2008)	**Core Strategy** SP07: Improving education and skills **Managing Development DPD** A number of sites to deliver community facilities have been identified within this document. **Planning Obligations SPD** All major residential development to make a financial contribution to the provision of community facilities.	Refurbishment works to Bancroft Library to improve access to the local history collection, increase access to areas for public use, including lift installation.	

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 14/15 to ensure need is being met	Works commenced in 14/15 to ensure need is being met
Energy				
Utilisation of Isle of Dogs Barkantine Combined Heat and Power Station	SP11 of the Core Strategy: Working towards a zero carbon borough.	**Core Strategy** SP11: Working towards a zero carbon borough.	All planning application within the Isle of Dogs area are advised to contact Barkantine to establish ability of the existing infrastructure to serve new developments. Barkantine capacity study undertaken to identify available heating loads and scope to increase flow rate of system to allow more connections.	New Barkantine working group set up to explore the expansion of |Barkantine and review existing contract. Expansion discussions currently ongoing with the operator, council and new developments.
District Heating Facilities	SP11 of the Core Strategy: Working towards a zero carbon borough.	**Managing Development DPD** A number of potential sites have been identified within this document.	Initial buildings within the Blackwall reach regeneration project have been future proofed and designed with temporary energy centres to meet the buildings demands prior to the delivery of the energy centre	Council working to deliver a NEW large CHP led district heating system within the Blackwall reach project. Tender process currently being undertaken to identify delivery partner for the new district heating system.
Whitechapel District Energy	SP11 of the Core Strategy: Working towards a zero carbon borough.	**Core Strategy** SP11: Working towards a zero carbon borough.	Whitechapel Energy Masterplan tender documents completed. Energy masterplan to identify the suitability of the area for a district energy facility and potential locations of plant and pipe routing.	Whitechapel Energy Masterplan tender documents completed and procurement process commenced. Aim to go out to tender in Q1 2015/2016 for commencement of the energy masterplan.

APPENDIX 1: Summary of Performance

CS Policy	Indicator	Title	Aspiration	2010/11	2011/12	2012/13	2013/14	2014/15
DM1 - Development within a town centre								
SP01 – Re-focussing our town centres	**CS1**	**Completed/loss of floorspace in sqm for 'town centre uses' (A1, A2, A3, A4 A5 B1a, D1 and D2)**	No substantial reduction within town centres	**Within Town Centres** Net: • A1/2: -60 • B1a: -110 • D2: 0 Total: -170 Gross: Total (All classes): 0 **Borough wide** Net: • A1/2: 3,624 • B1a: -11,056 • D2: 0 Total: -7,402 Gross: • A1/2: 4,624 • B1a: 7,472 • D2: 0 Total: 12,096	**Within Town Centres** Net: • A1/2:-108 • B1a: -514 • D2: 0 Total: -622 Gross: Total (All classes): 0 **Borough wide** Net: • A1: 168 • B1a: -1,685 • D2: 275 Total: -1,242 Gross: • A1/2: 432 • B1a: 98 • D2: 370 Total: 900	**Within Town Centres** Net: • A1/2/3/4/5: 0 • B1a: 0 • D1/D2: 0 Total: 0 Gross: Total (All classes): 0 **Borough wide** Net: • A1/2/3/4/5: 80 • B1a: 2,629 • D1/D2: 0 Total: 2,709 Gross: • A1/2/3/4/5: 84 • B1a: 2,629 • D2:0 Total: 2,713	**Within Town Centres** Net: • A1/2/3/4/5: 404 • B1a: -223 • D1/D2: 0 Total: -181 Gross: Total (All classes): 0 **Borough wide** Net: • A1/2/3/4/5: 1,236 • B1a: 0 • D1/D2: 0 Total: 1,236 Gross: • A1/2/3/4/5: 84 • B1a: 0 • D1/D2:0 Total: 84	**Within Town Centres** Net: • A1/2/3/4/5: 0 • B1a: 0 • D1/D2: 0 Total: 0 Gross: Total (All classes): 0 **Borough wide** Net: • A1/2/3/4/5: 1,148 • B1a: -5,711 • D1/D2: 0 Total: -4,563 Gross: • A1/2/3/4/5: 3,155 • B1a: 909 • D1/D2:0 Total: 4,064
	CS2	**Town centre vacancy rates**	Not more than 8%	**Major Centre:** • Canary Wharf: N/A **District Centres**: • Bethnal Green: 4% • Brick Lane: 13% • Chrisp Street: 5% • Roman Road East: 11% • Roman Road West: 8% • Watney Market: 2% • Whitechapel: 1%	**Major Centre:** • Canary Wharf: 0% **District Centres**: • Bethnal Green: 3% • Brick Lane: 10% • Chrisp Street: 7% • Roman Road East: 11% • Roman Road West: 9% • Watney Market: 8% • Whitechapel: 10%	**Major Centre**: • Canary Wharf: 1% **District Centres**: • Bethnal Green: 5% • Brick Lane: 11% • Chrisp Street: 6% • Roman Road East: 15% • Roman Road West: 9% • Watney Market: 12% • Whitechapel: 6%	**Major Centre**: • Canary Wharf: 3.5% **District Centres**: • Bethnal Green: 4.2% • Brick Lane: 10.1% • Chrisp Street: 6% • Crossharbour: 11.8% • Roman Road East: 12.5% • Roman Road West: 8.9% • Watney Market: 11.7% • Whitechapel: 11.4%	**Major Centre**: • Canary Wharf: 2% **District Centres**: • Bethnal Green: 4.8% • Brick Lane: 9.2% • Chrisp Street: 8.3% • Crossharbour: 10% • Roman Road East: 11% • Roman Road West: 8.8% • Watney Market: 10.5% • Whitechapel: 4.7%

	CS3	**Percentage of A1, A2, A3, A4 and A5 uses in District Centres**	Not less than 50% A1	**District Centres:** • Bethnal Green: A1-50%, A3-6%, A5-5% • Brick Lane: A1-44%, A3-19%, A5-1% • Chrisp Street: A1-33%, A3-6%, A5-3% • Roman Road E: A1-50%, A3-3%, A5-5% • Roman Road W: A1-46%, A3-4%, A5-3% • Watney Market: A1-56%, A3-7%, • Whitechapel: A1-21%, A3-4%, A5-3%	**District Centres:** • Bethnal Green: A1-51%, A3-7%, A5-7% • Brick Lane: A1-37%, A3-38%, A5-3% • Chrisp Street: A1-45%, A3-7%, A5-10% • Roman Road E: A1-49%, A3-6%, A5-8% • Roman Road W: A1-44%, A3-10%, A5-4% • Watney Market: A1-64%, A3-5%, A5-6% • Whitechapel: A1-41%, A3-10%, A5-9%	**Major Centre:** • Canary Wharf: A1-63%, A2-5%, A3-15%, A4-5% A5-4% **District Centres:** • Bethnal Green: A1-53%, A2-20%, A3-7%, A4-5% A5-6% • Brick Lane: A1-50%, A2-8%, A3-19%, A4-5% A5-6% • Chrisp Street: A1-54%, A2-9%, A3-6%, A4-2% A5-11% • Roman Road E: A1-59%, A2-12%, A3-6%, A4-1% A5-8% • Roman Road W: A1-55%,A2-13%, A3-6%, A4-3% A5-8% • Watney Market: A1-68%, A2-9%, A3-7%, A4-1% A5-6% • Whitechapel: A1-57%, A2-14%, A3-10%, A4-2% A5-9%	**Major Centre:** • Canary Wharf: A1-66.5, A2-7, A3-14.8, A4-3.9 A5-1.6 **District Centres:** • Bethnal Green: A1-59.4, A2-16.8, A3-6.3, A4-5.6, A5-5.6 • Brick Lane: A1-51.3, A2-9.1, A3-21.1, A4-4 A5-3.4 • Chrisp Street: A1-58.8, A2-5.9, A3-17.6, A4-2 A5-7.9 • Crossharbour: A1-62.3, A2-6.6, A3-7.3, A4-5.9, A5-0 • Roman Road E: A1-58, A2-13.4, A3-8.5, A4-0.9 A5-7.1 • Roman Road W: A1-53.6,A2-14.3, A3-8, A4-0.9 A5-7.1 • Watney Market: A1-64.1, A2-8.6, A3-3.9, A4-1.6, A5-7.8 • Whitechapel: A1-53.8, A2-15.2, A3-8.9, A4-1.9 A5-9.5	**Major Centre:** • Canary Wharf: A1-62.2, A2-6.1, A3-16.2, A4-3.4, A5-3 **District Centres:** • Bethnal Green: A1-60, A2-10.3, A3-6.9, A4-5.5, A5-4.1 • Brick Lane: A1-55.9, A2-6.9, A3-20.1, A4-2.6 A5-2.6 • Chrisp Street: A1-59.3, A2-6.2, A3-6.9, A4-2.1, A5-8.3 • Crossharbour: A1-45, A2-5, A3-5, A4-5 A5-10 • Roman Road E: A1-58.1, A2-11.9, A3-8.4, A4-0.9 A5-6.2 • Roman Road W: A1-54.4,A2-12.3, A3-7, A4-2.6 A5-5.3 • Watney Market: A1-63.4, A2-3.7, A3-6, A4-1.5 A5-9 • Whitechapel: A1-59.5, A2-8.8, A3-10.8, A4-2, A5-6.1
	CS4	**Applications for change of use from A1 in town centres (approvals)**	Any loss of A1 does not compromise the function of the town centre	Newly measured indicator for 2012/13		• Chrisp St – 1 • Roman Rd E – 1 • Whitechapel – 1 • Neighbourhood centres – 2	• Bethnal Green – 1 • Brick Lane – 3 • Roman Rd Et–1	• Canary Wharf – 2 • Watney Market – 1 • Whitechapel – 2 • Neighbourhood centres – 1
	CS5	**Applications for change of use to A1 in town centres (approvals)**	Maintain or increase the proportion of A1 units	Newly measured indicator for 2012/13		• Roman Rd E – 1 • Roman Rd W – 1 • Watney Market – 1	• Canary Wharf – 1 • Roman Rd E–1 • Watney Market – 1 • Whitechapel – 1	• Canary Wharf – 2 • Roman Rd E–1 • Whitechapel – 1
DM2 - Local shops								
	CS6	**Applications for new A1/2/3/4/5 units within 300m of a town centre**	New retail units should not undermine nearby town centres	Newly measured indicator for 2012/13		Received – 6 Approvals – 2	Received – 0 Approvals – 0	Received – 5 Approvals – 3

DM3 - Delivering Homes & DM4 - Housing standards & amenity space								
	CS7	**Plan period and housing targets**	To meet the needs of the boroughs growing population	28850	28850	28850	28850	28850
	CS8	**Net additional dwellings in previous years**	2,885 annual London Plan delivery target	• 2,575 dwellings (05/06) • 2,370 dwellings (06/07) • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10)	• 2,370 dwellings (06/07) • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11)	• 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12)	• 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12-13)	• 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13) Net: 3,136 dwellings (13-14)
	CS9	**Net additional dwellings for the reporting year**	2,885 annual London Plan delivery target	Net: 1,202 dwellings (2010-2011)	Net: 903 dwellings (2011-2012)	Net: 997 dwellings (2012-2013)	Net: 3,136 dwellings (2013-2014)	Net: 2,067 dwellings (2014-2015)
SP02.1 - Urban living for everyone	**CS10**	**Net additional dwellings in future years**	2,885 annual London Plan delivery target	• 2,221 (2011-2012) • 1,156 (2012-2013) • 1,211 (2013-2014) • 4,521 (2014-2015) • 3,796 (2015-2016) • 3,856 (2016-2017) • 6,657 (2017-2018) • 3,386 (2018-2019) • 4,969 (2019-2020) • 1,336 (2020-2021) • 2,734 (2021-2022) • 824 (2022-2023) • 2,864 (2023-2024) • 43 (2024-2025)	• 2,881 (2012-2013) • 1,803 (2013-2014) • 2,405 (2014-2015) • 2,591 (2015-2016) • 4,440 (2016-2017) • 3,504 (2017-2018) • 4,614 (2018-2019) • 3,778 (2019-2020) • 3,925 (2020-2021) • 5,104 (2021-2022) • 1,548 (2022-2023) • 4,985 (2023-2024) • 1,734 (2024-2025) • 1,459 (2025-2026) • 2,099 (2026-2027)	• 1,303 (2013-2014) • 3,818 (2014-2015) • 2,632 (2015-2016) • 4,074 (2016-2017) • 3,253 (2017-2018) • 3,320 (2018-2019) • 3,047 (2019-2020) • 3,324 (2020-2021) • 3,440 (2021-2022) • 2,775 (2022-2023) • 2,726 (2023-2024) • 3,068 (2024-2025) • 2,357 (2025-2026) • 1,162 (2026-2027)	• 2,790 (2014-2015) • 4,111 (2015-2016) • 4,376 (2016-2017) • 6,240 (2017-2018) • 5,387 (2018-2019) • 5,706 (2019-2020) • 5,101 (2020-2021) • 4,081 (2021-2022) • 3,055 (2022-2023) • 2,346 (2023-2024) • 3,085 (2024-2025) • 2,429 (2025-2026) • 1,162 (2026-2027)	• 2,458 (2015-2016) • 2,496 (2016-2017) • 2,860 (2017-2018) • 6,349 (2018-2019) • 8,467 (2019-2020)
	CS11	**Affordable housing completions**	2,700	• 645 (AHT) • 353 (LDD)	• 2023 (AHT) • 593 (LDD)	• 569 (AHT) • 262 (LDD)	• 581 (AHT) • 691 (LDD)	• 635 (AHT) • 730 (LDD)
SP02.3 Urban living for everyone	**CS12**	**Percentage of total housing completions that are affordable (calculated by habitable rooms)**	50%	27% (LDD)	69% (LDD)	34% (LDD)	34% (LDD)	35.6% (LDD)
	CS13	**No. of affordable housing units secured through planning obligations**	Increase in the number of units secured the previous years	574 units	1574 units	523 units	581 units	

	CS14	**Percentage of all housing suitable for families**	30%	Newly measured indicator for 2012/13		35% (LDD)	20.1% (LDD)	25.7% (LDD)
SP02.4, SP02.5 Urban living for everyone	**CS15**	**Percentage of social/affordable rented homes suitable for families**	45%	• 58% (LDD) • 52% (AHT)	• 53% (LDD) • 43% (AHT)	• 62% (LDD) • 45% (AHT)	43.9% (LDD) 47.7% (AHT)	60.3% (LDD) 33.5% (AHT)
	CS16	**Affordable housing completions that are intermediate and social/affordable rented (%)**	70% Social/Affordable rented 30% Intermediate	Newly measured indicator for 2012/13		66% soc/aff rent, 34% int (LDD); 68% soc/aff rent, 32% int. (AHT)	73.4% soc/aff rent, 26.4% int. (LDD); 67.1% soc/aff rent, 32.9% int. (AHT)	86.2% soc/aff rent, 13.8% int. (LDD); 75.1% soc/aff rent, 24.9% int. (AHT)
	CS17	**Wheelchair accessible affordable homes completed**	Proportion to be wheelchair accessible or easily adaptable for occupation by a wheelchair user	8.20%	11%	6%	7.7%	12.4%
	CS18	**S106 secured for affordable housing**	Increase on previous year		£9,883,081	£1,000,000.00	£230,492	£11,882,394
DM5 - Specialist Housing								
SP02.7 Urban living for everyone	**CS19**	**Gain or loss of specialist supported housing**	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13		0	0	0
DM6 - Student Accommodation								
SP02.7 Urban living for everyone	**CS20**	**Student accommodation - approvals**	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13		0	0	100
	CS21	**Student accommodation completions**	382 annual London monitoring target.	1,192 Bed spaces	0 Bed spaces	2,722 bedrooms (net)	693 units (net)	0
DM7 - Short stay accommodation								
SP06 Delivering successful employment hubs	**CS22**	**Number of new hotel rooms - approvals**	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13		943 new rooms	1,121 new rooms	81 new rooms
	CS23	**Number of new hotel rooms - completions**	Appropriate provision that meets the needs of the borough	0 new rooms	0 new rooms	0 new rooms	105 new rooms	250 new rooms
	CS24	**Loss of short-stay accommodation to non-employment uses - approvals**	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13		0	0	0
	CS25	**Loss of short-stay accommodation to non-employment uses - completions**	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13		0	0	0

DM8 - Community Infrastructure								
	CS26	**S106 Community Payment secured**	Increase on previous year		£3,616,793.50	£880,749.50	£940,225.01	£669,714
	CS27	**S106 received for health and healthcare**	Increase on previous year		£3,731,675.76	£1,079,545.00	£4,120,682	£1,450,241
	CS28	**S106 received for leisure facilities**	Increase on previous year		£2,093,764.50	£181,442.00	£3,206,937	£1,008,044
	CS29	**Applications/ permissions for new D1/D2 use**	N/A	Newly measured indicator for 2012/13		D1 – 25 /19 D2 – 10 /10	D1 – 14 /10 D2 – 7/5	D1 – 16 /12 D2 – 3 /3
	CS30	**Applications/ permissions for the loss of D1 and D2 use**	N/A	Newly measured indicator for 2012/13		D1 – 10 /6 D2 – 3 /2	D1 – 15 /12 D2 – 2 /0	D1 – 4/2 D2 – 2 /2
DM9 - Improving air quality								
	CS31	**No. of days when air pollution is moderate or high for PM10**	25 µg m^{-3} measured as an annual mean to be achieved by 1st January 2015	Newly measured indicator for 2012/13		Exceeding target	Exceeding target	Exceeding target
	CS32	**No. of days when air pollution is moderate or high for nitrogen oxide**	200 µg m^{-3} not to be exceeded more than 18 times a year	Newly measured indicator for 2012/13		Exceeding target	Exceeding target	Exceeding target
DM10 - Delivering Open Space								
SP04 Creating a blue and green grid	**CS33**	**Number of eligible open spaces managed to Green Flag standard**	1 additional park/year	6 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Millwall Park • Trinity Square Gardens • Weavers Fields	6 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Millwall Park • Trinity Square Gardens • Weavers Fields	8 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Millwall Park • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields	6 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Trinity Square • Victoria Park • Weavers Fields	10 parks • Altab Ali Park • Bromley Gardens • Island Gardens • Mile End Park • Millwall Park • Poplar Recreation Ground • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields
	CS34	**Area of land designated as Open space (loss or gain from previous year)**	No net loss	248.67ha (+2.67ha)	249.05ha (+0.38ha)	264.98ha (+4.48ha)*	264.98ha	264.98ha
	CS35	**Open space in the borough per 1,000 population (ha)**	No net loss	1.05	1	1.04	0.97	0.93

DM11 - Living Buildings and Biodiversity								
SP04 Creating a blue and green grid	**CS36**	**Changes in areas of biodiversity importance**	No Loss	No change	2.8ha	No change	No change	-3.1ha
	CS37	**Area of land designated as Local Nature Reserves**	No net loss	24.8 ha	24.8 ha	24.8ha	24.8ha	24.8ha
DM12 - Water Spaces & DM13-Sustainable Drainage								
	CS38	**Biological river quality**	'Moderate', 'Good' or 'Very Good'	Moderate (Scale changed in 2010-11 monitoring period to 'cs36 high, good, moderate, poor, bad)	Lower Lea – Moderate Chemical status – Moderate Ecology - Poor	Lower Lea – Moderate Chemical status – Moderate Ecology - Poor	Lower Lea – Moderate Chemical status – Moderate Ecology - Poor	Lower Lea – Moderate Chemical status – Moderate Ecology - Moderate
	CS39	**Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds**	Fewer than previous year	No application was granted contrary to Environment Agency's advice	No application was granted contrary to Environment Agency's advice	3 applications granted contrary to Environment Agency advice	1 application was granted contrary to Environment Agency advice	1 application was granted contrary to Environment Agency advice
	CS40	**Percentage of approved planning applications that do not meet the sequential test for managing flood risk**	0%	0%	0%	0%	0%	0%
DM14 - Managing Waste								
SP07 Dealing with waste	**CS41**	**Capacity of new waste management facilities by waste planning authority**	London Plan waste apportionment target achieved within safeguarded sites	No new waste management facilities	No new waste management facilities	No new waste management facilities	No new waste management facilities	No new waste management facilities
	CS42	**Amount of municipal waste arising and managed by waste planning authority: by management type (tonnes)**	Reduction in waste managed by authority	•Recycled, reused, composted - 20,566 •Landfill – 66,007 •Reuse Derived Fuel/ Energy from Waste – 8,710.77 •Moisture Loss through Mechanical Biological Treatment- 11,135.93	• Recycled, reused, composted – 20,632 • Landfill – 37,272 • Reuse Derived Fuel/ Energy from Waste – 2,630.5 • Moisture Loss through Mechanical Biological Treatment – 40,269	• Recycled, reused, composted – 22,759 • Landfill – 17,934 • Reuse Derived Fuel/ Energy from Waste – 48,422 • Moisture Loss through Mechanical Biological Treatment – 12,056	• Recycled, reused, composted – 34,563 • Landfill – 1,864 • Reuse Derived Fuel/ Energy from Waste – 68,976 • Moisture Loss through Mechanical Biological Treatment – 2,743	• Recycled, reused, composted – 36,654 • Landfill – 8,553 • Reuse Derived Fuel/ Energy from Waste – 54,315 • Moisture Loss through Mechanical Biological Treatment – 8,896

	CS43	**Percentage of household waste which has been sent by the authority for recycling, re-use and composting**	30% by 2016	27.26%	27.51%	27.6%	32.8%	33.2%
	CS44	**Recycling, reuse and composting per borough resident.**	Annual increase	Newly measured indicator for 2012/13		22,759 tonnes / 254,096 = 0.9 tonnes per resident (or 89.57 kg per resident)	34,563 tonnes / 272,890 = 0.13 tonnes per resident (or 126.66 kg per resident)	36,654 tonnes / 284,000 = 0.13 tonnes per resident (or 126.66 kg per resident)
DM15 - Local job creation and investment								
SP06 Delivering successful employment hubs, SP07 Improving education and skills	**CS45**	**Number of new jobs created/loss**	Positive growth	3,267 new jobs (2010)	25,532 new jobs (2011)	2,760 new jobs (2012)	14,817 new jobs (2013)	9,800 new jobs (2014)
	CS46	**Total amount of completed employment floorspace by type (square metres)**	No net reduction	GROSS: • B1a: 7,472 sqm • B1b: 0 sqm • B1c: 1,817 sqm • B2: 0 sqm • B8: 0 sqm NET: • B1a: -18,749 sqm • B1b: 0 sqm • B1c: -1,221 sqm • B2: 488 sqm • B8: 12,070 sqm	GROSS: • B1a: 98 sqm • B1b: 0 sqm • B1c: 0 sqm • B2: 0 sqm • B8: 0 sqm NET: • B1a: -1,685 sqm • B1b: 0 sqm • B1c: -2,357 sqm • B2: 191 sqm • B8: 4,469 sqm	GROSS: • B1a: 2629 sqm • B1b: 0 sqm • B1c: -3,250 sqm • B2: 0 sqm • B8: 0 sqm NET: • B1a: 2629 • B1b: 0 • B1c: -3,250 • B2: -130 • B8: -70	GROSS: • B1a: 7221 sqm • B1b: 0 sqm • B1c: 0sqm • B2: 0 sqm • B8: 500 sqm NET: • B1a: 5297 • B1b: 0 • B1c: 0 • B2: 0 • B8: -1130	GROSS: • B1a: 909 sqm • B1b: 0 sqm • B1c: 0sqm • B2: 0 sqm • B8: 0 sqm NET: • B1a: -5,711 • B1b: 0 • B1c: 0 • B2: 0 • B8: -2,995
	CS47	**Count of births of new enterprises**	Increase on previous year	1,960	2,330	2,395	3,320	3,460
	CS48	**Applications for change of use from B1**	No net reduction in employment floorspace	Newly measured indicator for 2012/13		49	63	68
	CS49	**Applications for change of use from B1 to C3**	No net reduction in employment floorspace	Newly measured indicator for 2012/13		19	42	44
	CS50	**Applications for change of use to B1**	Net increase in employment floorspace	Newly measured indicator for 2012/13		22	30	18
	CS51	**S106 received for local employment and business training**	Increase on previous year		£1,242,220.27	£1,435,201.00	£2,775,580	£1,422,081

DM16 - Office Locations								
SP06 Delivering sucessful employment hubs	**CS52**	**Applications for loss/gain of floorspace within Preferred Office Locations (sqm)**	No net loss of B1 in POL	Newly measured indicator for 2012/13		**Aldgate** Gross: 2330 Net: -8,837 (Yet to be decided) **TOTAL:** Gross: 2330 Net: -8,837 (Yet to be decided)	No applications	**Around Tower Gateway South** Net: -11,600 **TOTAL:** -11,600
	CS53	**Applications for loss/gain of B1 floorspace within Local Office Locations (sqm)**	No net reduction in B1 floorspace within LOL	Newly measured indicator for 2012/13		**Around Tower Gateway East** Gross: 0 Net: -96 (Permitted) **Whitechapel** Gross: 16.8 Net: -2492.5 **TOTAL:** Gross: 16.8 Net: -2588.5	No applications	**Blackwall** 1 application (Prior Approval)
DM17 - Local Industrial Locations								
SP012 Delivering Place-making	**CS54**	**Applications for loss/gain of floorspace within Local Industrial Locations**	No net reduction of employment floorspace in LIL	Newly measured indicator for 2012/13		No applications received relating to loss of floorspace	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace
	CS55	**Applications for loss/gain of floorspace within Strategic Industrial Locations**	No net reduction of employment floorspace in SIL	Newly measured indicator for 2012/13		**Empson Street** One application, but for adjustment in layout. No loss of overall space	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace
DM18 - Delivering schools and early learning & DM19 - Further and higher education								
SP07 Improving education and skills	**CS56**	**New educational facilities**	Increase in educational facilities	Newly measured indicator for 2012/13		2 new forms of entry at primary level for 2014; 3 new free schools	3 new forms of entry at primary level	3 new forms of entry at primary level
	CS57	**Applications for new Free Schools**	N/A		3	3	0	2
	CS58	**Financial contribution for education**	Increase on previous year		£14,619,648.76	£3,457,972.50	£12,208,792.90	£7,253,773

DM20 - Supporting a sustainable transport network								
	CS59	**S106 for traffic, highways and public transport**	Increase on previous year		£3,811,740.35	£2,744,020.97	£18,850,461	£2,425,706
	CS60	**Number of TfL cycle docking stations in the borough**	Increase on previous year	Newly measured indicator for 2012/13		104	120	102
	CS61	**Public satisfaction with public transport**	Increase on previous year	72%	74%	78%	76%	82%
DM21 - Sustainable transportation of freight								
	CS62	**Loss/gain of depots/wharfs**	No net loss	Newly measured indicator for 2012/13		0	0	0
DM22 – Parking								
	CS63	**Number of on-street car club spaces**	Increase on previous year	Newly measured indicator for 2012/13		135	135	135
DM23 - Streets and Public realm								
	CS64	**S106 received for environment and public realm**	Increase on previous year		£3,978,353.17	£496,978.00	£5,444,960.68	£1,937,889
	CS65	**Total distance of cycle and pedestrian networks**	Increase of at least 1% per annum	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km
DM24 - Place-sensitive design, DM25 – Amenity & DM26 Building heights								
SP10 Creating distinct and durable places, SP12 Delivering Place-making	**CS66**	**Number of planning appeals upheld due to Amenity and Design**	Decrease on previous year		2 allowed 1 part-allowed	2 allowed	0 allowed	0 allowed
DM27 - Heritage and the Historic Environment & DM28 World Heritage Sites								
SP10 Creating distinct and durable places,	**CS67**	**Number of applications received & permitted relating to listed buildings**	N/A	Newly measured indicator for 2012/13		Listed – 53 received/43 permitted	Listed – 207 received/167 permitted	Listed – 225 received/142 permitted
SP12 Delivering Place-making	**CS68**	**Conservation Areas with up-to-date appraisals and published management guidelines**	100%	100%	100%	100%	100%	100%
	CS69	**Number of listed buildings at risk**	Reduction on previous year	35 buildings	34 buildings	28 buildings	28 buildings	28 buildings

DM29 - Achieving a zero carbon borough and addressing climate change								
SP11 Working towards zero-carbon borough	**CS70**	**CO2 emission reduction in line with DM29 requirements**	35% CO2 emissions reduction on 2010 Building Regulations	Newly measured indicator for 2012/13		30% achieved	80% achieved	100% achieved
	CS71	**Percentage of dwellings from consented major applications seeking to achieve ‘Excellent’ ranking in the Code for Sustainable Homes**	100%	Newly measured indicator for 2012/13		100%	100%	100%
	CS72	**Percentage of dwellings with a SAP rating below 35**	No homes with a SAP rating below 35	7%	7%	7%	1.3%	1.3%

*In previous years the amount of open space has been under-reported. 264.98 will be the new baseline figure

Appendix 2: Housing completions by site (1st April 2014 - 31st March 2015)

PA Number	Site Location	No of units (Net)	
		Affordable	Private
PA/02/01360 PA/11/03461	207-211 Bow Road, London	22	
PA/04/01669	56-60 Nelson Street, London, E1 2DE	0	14
PA/05/00229	Phase 2, 111 To 120 Whitechapel High Street And 1 Commercial Street, Whitechapel High Street, London	0	83
PA/06/01336	Suttons Wharf, Palmers Road, London	0	83
PA/06/01787	21 Wapping Lane, London, E1W 2RH	0	7
PA/06/02101	Providence Tower Site, Block C, New Providence Wharf Development, Blackwall Way, London, E14	55	0
PA/07/01201	61-75 Alie Street And 17-19 Plough Street, London E1	0	6
PA/07/02193	32-42 Bethnal Green Road, London	0	13
PA/07/03282	Indescon Court, (Phase II), 20 Millharbour, London E14	123	0
PA/08/02008	105 Globe Road, London	0	9
PA/08/02347	Denning Point, Commercial Street, London	28	92
PA/09/00146	Site At 2 To 6 Philpot Street And 235 To 237 Commercial Road, Philpot Street, London	0	6
PA/09/00203	Former Safeways, 2 Gladstone Place, London	62	146
PA/09/00476	5 Regal Close, London, E1 5JB	0	1
PA/09/00856 PA/10/02777	1 To 3, Court Street, London E1	0	2
PA/09/02065	Eric and Treby Estates, Site no 15, Hamlets Way, London E3	0	56
PA/09/02132	Frances Wharf, 303 Burdett Road, London	0	9
PA/09/02323 PA/11/01230	Land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, Hackney Road, London, E2 7NS	32	29
PA/10/00161	Former Blessed John Roche Secondary School, Upper North Street, London E14	2	85
PA/10/00613	Land adjacent 30 Varden Street, London, E1 2AR	0	3
PA/10/00925	Fulneck Estate, 150 Mile End Road, London	55	23
PA/10/00987	123 Sceptre Road, London E2 0JU	0	9
PA/10/01734	Bow Enterprise Park Development Phase 1, Cranwell Close, Violet Road, London E3	29	0
PA/10/02093	Site formerly known as Tweed House, Teviot Street, London	55	60
PA/10/02283	Feeder 3 LIFRA Centre, Ben Jonson Road, Ocean Estate, Stepney E1 3NN	0	70
PA/10/02340	64 Tredegar Road, London E3	0	60
PA/10/02501	Land at north west corner of Chrisp Street and Carmen Street, E14	24	51
PA/10/02550	1 To 5, Steels Lane, London	0	3
PA/10/02578	Island Gardens Estate, London	16	60

PA Number	Site Location	No of units (Net)	
		Affordable	Private
PA/11/00337	128 Commercial Road, London, E1 1NL	0	8
PA/11/00568	477 Roman Road, London, E3 5LX	0	3
PA/11/00650	75 Burdett Road, London, E3 4TN	0	3
PA/11/01327	Peabody Buildings, John Fisher Street, London	13	0
PA/11/01426	Land at Virginia Quay, Newport Avenue, London	7	17
PA/11/01971	154 - 162 Hackney Road, London, E2	5	25
PA/11/02257	Brownfield Estate, Site 1 & 2, London E14 6ND	17	0
PA/11/02732	Railway Arches, 29-31 Grimsby Street, London, E2 6ES	0	7
PA/11/03388	25-77 Knapp Road, London, E3 4BP	14	20
PA/11/03548	Block B, Aberfeldy Estate, Abbott Road, London E14	0	105
PA/12/00357	286-290 Cambridge Heath Road, London, E2 9DA	0	9
PA/12/00771	22-28 Underwood Road, London, E1 5AW	29	4
PA/12/01803	Betty May Gray House Estate and St Johns House, Pier Street, London, E14	10	17
PA/12/01886	Omega Works, 4 Roach Road, London	0	8
PA/12/01963	29-43 Vyner Street, London, E2 9DQ	0	8
PA/12/02231	73 Usher Road, London, E3 2HS	8	0
PA/12/03180 PA/13/02074	Land between 64 and 66 Glamis Place, Glamis Place, London	0	0
PA/12/03288	Land at Rear of 1 Glenaffric Avenue, Off Saunders Ness Road, London, E14	0	4
PA/13/00499	Land to the south of Cable Street bounded by Glasshouse Fields and Schoolhouse Lane, London E1	4	9
Pa/09/00010	2-4 Boulcott Street, London, E1 0HR	0	8
Pa/13/02282	2-4 Boulcott Street, London, E1 0HR	0	1
PA/13/00912	Land to rear of Lindop House, 432 Mile End Road, Toby Lane, London E1	0	9
PA/13/00919	Grand Regent Tower, 2 Cadmium Square, LONDON, E2 0FG	0	1
PA/13/01462 PA/08/01161	St Andrews Block E, Devas Street, London	0	142
Not found	Apartment 2402 & 2403, Ontario Tower, 4 Fairmont Avenue, London, E14 9JD	7	2
PA/01/01033	4-12, Batty Street, London	0	10
PA/09/02476	35 - 37 Mile End Road, London, E1 4TP	0	9
PA/12/01019	Phase 11 Crossways Estate Rainhill Way London	19	0
PA/14/00436	4-6 Davenant Street, London E1 5EQ	0	8
PA/12/028224	4-13 Taylor place	0	12
PA/14/00024	Unit CA01 and CA02, Fondant Court, Payne Road, London, E3 2SP	0	2

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