



London Borough of Tower Hamlets

Spatial Assessment Need for Schools

Tower Hamlets Local Plan: 2016-2031

Table of Contents

- 1. Introduction.....3
- 2. Context3
- 3. Spatial assessment of primary schools5
 - Adopted Local Plan (2010 and 2013) and evidence base6
 - The New Local Plan proposed submission (2018) and evidence base.....7
 - Limitations of the evidence10
 - Allocating primary schools11
- 4. Spatial assessment of secondary schools12
 - Adopted Local Plan (2010 and 2013) and evidence base13
 - The New Local Plan proposed submission (2018) and evidence base.....13
 - Limitations of the evidence14
 - Allocating secondary schools14
- 5. Conclusion17
- Appendices18
 - Appendix A: School roll projection: Reception (January 2018)19
 - Appendix B: Free schools in Tower Hamlets.....22
 - Appendix C : Projects identified to help meet the need for primary schools.....24
 - Appendix D: Reception projections by LAP area.....28
 - Appendix E: School roll projections: Secondary (January 2018).....29
 - Appendix F: Projects identified to help meet the need for secondary schools.....30
 - Appendix G : Secondary projections by LAP area33

1. Introduction

- 1.1 This exercise aims to support the approach taken to allocating schools as reflected in the Local Plan.
- 1.2 It sets out the rationale for the number of sites allocated for primary and secondary schools, and the choice of locations to best address need. This assessment should be read alongside the Site Allocations Methodology (2018).
- 1.3 This report provides detailed information regarding the assessment of the potential sites that were undertaken as part of the stage 2 Site Allocations Methodology (2017), which ensured that the most suitable and available sites were included and as informed by a number of evidence base studies.
- 1.4 The council has a statutory duty to provide sufficient school places for the local population and a key means of achieving this is through the Local Plan. In order to ensure that there is sufficient capacity in the right places to accommodate primary and secondary school children within the Local Plan period (up to 2031), a number of sites have been identified for their delivery as part of wider comprehensive development. The borough's school age population is rising and is projected to continue, due to high levels of anticipated growth in the borough. The vast majority of development and population growth is projected to occur in the east of the borough, and in particular in the Isle of Dogs and South Poplar. Therefore, these locations are generally the areas of focus in terms of site allocations for the provision of new schools.

2. Context

- 2.1 The Local Plan identifies four sub-areas to positively manage growth and development opportunities in the borough at a strategic level. These sub-areas are:
 - a. City Fringe
 - b. Central
 - c. Lower Lea Valley
 - d. Isle of Dogs and South Poplar
- 2.2 The highest level of growth is expected to take place in the Isle of Dogs and South Poplar sub-area and as such this is the location where the majority of schools are proposed. High levels of growth are also expected in parts of the Lower Lea Valley sub-area; therefore sites have also been identified in this area.
- 2.3 In order to inform the Local Plan, key evidence base documents set out the numbers of school places required and the timings of when these would need to come forward. These are:
 - Site Allocations Methodology (2017 and 2018)
 - Infrastructure Delivery Plan (2016 and 2017)
 - Planning for School Places Review – 2017/2018
 - Internal exercise: Updated projections for schools (2018)

Primary schools

- 2.4 Over the past few years, the borough has seen a reduction in the number of applications for reception places and reception pupils on roll, despite growth in the overall population in Tower Hamlets. This fall in demand for primary places is due in part to a drop in births in previous years, but also reflects changing demographics in the borough. Other inner London boroughs have seen similar falls in demand for reception places.
- 2.5 Future projections show that borough-wide, the number of primary places needed, will slowly increase after 2018/19, and capacity is expected to be sufficient to meet this need until the end of the Local Plan period in 2030/31. In the shorter term, over the next five years, the borough is expected to have a surplus of places between 7% and 12%, which exceeds the margin of what is reasonable to allow for the exercise of parental preference and to meet any unforeseen need.
- 2.6 However, the need for primary places varies greatly by area. Four of the borough's catchment areas (Stepney, Bow, Wapping, and Bethnal Green) are expected to have a surplus of places throughout the Local Plan period while in Poplar and the Isle of Dogs, demand is expected to grow much more quickly due to housing development, exceeding supply by 2020/21 or 2021/22, resulting in a shortfall of primary school places (see Appendix A).

Secondary schools

- 2.7 The borough is expected to have a significant shortfall of secondary places. Year 7 rolls are expected to rise relatively quickly in the short- to medium-term, with demand outstripping supply in the next year. Pupil numbers are projected to peak in 2023/24 (as the borough's peak in primary pupils progress through to secondary school), when the borough is expected to have a shortfall of places of around 20 to 23FE (equating to 4 6FE secondary schools). After this, Year 7 pupil numbers are expected to fall (mirroring previous falls in primary rolls) before they begin to rise again slowly in 2026/27. By the end of the Local Plan period in 2030/31, the shortfall in secondary places is projected to fall back down to between 9.6 and 12.9FE (which equates to 2-3 6FE secondary schools), although the additional places will by this time already have been provided.
- 2.8 Most of the capacity to expand existing secondary schools on their current sites has been exhausted. Small increases in provision have been secured at a number of schools (less than an additional 1FE per year) and consideration is currently being given to the balance of secondary school and 6th form places at Langdon Park School, to see if the split of places within the overall number currently planned for is correct.

Free schools

- 2.9 There are 12 free schools in the borough (see appendix B). Free schools are funded by the government but are not maintained by the local authorities.
- 2.10 In addition to the borough's proposals for additional capacity, free schools (agreed by the Secretary of State) contribute to the local supply of places. This creation of additional capacity outside the council's control adds to the difficulties of planning.
- 2.11 While pupils who attend existing free schools are taken into account in the school roll projection methodology, new schools which have not yet opened (including free schools) are

not taken into account. The opening of a new school can affect the movement of pupils across planning areas within the borough, but also across boundaries with neighbouring boroughs.

- 2.13 It should be noted that there is a great deal of uncertainty about the borough's future population growth in the context of Brexit and the borough's quickly changing demographics.
- 2.14 On this basis the local authority continues to take a cautious approach to planning for additional school capacity. While the projections of need are now showing a slower rate of increase at primary, it is possible that this could vary again either upwards or downwards in the future.

3. Spatial assessment of primary schools

- 3.1 The 2016/2017 school year had 70 publicly funded primary schools in the borough providing 24,587 places. In addition to this there are a number of independent schools across the borough. The Council's schools place planning team assumes a level of independent provision and the data/calculations take this into account.
- 3.2 In the short to medium term, the need for additional primary school provision is catered for by a range of current planned projects. These are set out in appendix C.
- 3.3 Any of the potential projects to help meet need are proposed to be delivered on private development sites. The council has limited control over the development programme of these sites. Therefore, it is the case that the council will have to decide whether to deliver primary schools on these sites when the site becomes available.
- 3.4 Primary schools are assumed to take up 0.4 hectares of land. The preferred minimum size for a primary school is 2FE. The location of the sites within the New Local Plan are all within the Isle of Dogs and South Poplar sub-area which is projected to experience very high levels of growth and demand for primary places is expected to exceed supply. Ailsa Street sits in the Lower Lea Valley sub-area which is also expected to experience high levels of growth. As such it is important to ensure that schools are located within these areas to enable appropriate walking distances for local residents.
- 3.5 The regulation 19 version of the Local Plan allocates the following sites to include a primary school:
1. Ailsa Street
 2. Crossharbour Town Centre
 3. Limeharbour
 4. Millharbour (secured through planning permission)
 5. Millharbour South
 6. Marsh Wall East
 7. Marsh Wall West (secured through planning permission)
 8. Reuters
 9. Wood Wharf (secured through planning permission)

Adopted Local Plan (2010 and 2013) and evidence base

Core Strategy

3.6 The adopted Core Strategy (2010) sets out that the delivery of new primary schools should be explored in the following areas:

- Fish Island
- Bromley-by-Bow
- Poplar Riverside

Managing Development Document

3.7 The adopted Managing Development Document (2013) identifies the following sites to provide primary schools. These sites fall within or are very close to the areas of search identified in the adopted Core Strategy.

Table 1: Primary schools in the adopted Managing Development Document

Site allocation	Current status (2017)
Fish Island (Neptune Wharf)	Under the terms of the S106 agreement for this site, the council was obliged to determine whether or not to take up the option to develop a 2FE primary school by August 2017. Projections of demand and surplus places in the vicinity of the site prior to this date indicated that the council could not at that time justify investing in provision in this location, although recognising that, in the slightly longer term, provision on this site could be sustainable. Under the terms of the S106, LLDC has a longer term option to develop the site for primary provision and therefore the council is working with the LLDC to keep the requirement for a school under review, with a view to this being brought forward by LLDC in due course should this prove necessary.
Bromley –by-Bow North East Quadrant	Within the LLDC
Ailsa Street	The site has not yet been developed and the allocation along with the primary school remains in the emerging Local Plan.
Leven Road Gas Works	This site has not yet been developed. The emerging Local Plan has now allocated a secondary school for the site.
Bow Common Gas works	This site has not yet been developed. The emerging Local Plan has now allocated a secondary school for the site.
Blackwall Reach	Completed.

3.8 The above information demonstrates that one of the sites allocated for a primary school has been delivered. However there have been a number of other schools that have been opened or extended around the time of/since the adoption the Managing Development Document and these have been listed below.

Schools delivered outside of site allocations

Table 2: Primary schools delivered outside of site allocations

School	Year opened	Forms of entry
Sir William Borrough	2010/11	1.5
Canary Wharf College (East Ferry Road)	2010/11	40 places
CET/Solebay	2012/13	2FE
Canary Wharf College 2 (Saunders Ness Road)	2014/2015	40 places
St. Paul's Way Trust (opened primary provision. Went from a secondary school to an all through school)	2014/2015	2FE

3.9 Sir William Borough and Solebay Primary Schools are located in the Stepney catchment area where provision currently outstrips demand. The remaining schools, while generating a surplus of provision at the current time, will in due course contribute to meeting the projected shortfall in demand for places in the area, should all planned site allocations be developed and generate the anticipated pupil yield. All these schools have been developed as free schools/academies.

New Local Plan proposed submission (2018) and evidence base

3.10 The new Local Plan needs to site allocate additional primary schools over and above those listed in the Managing Development Document, to ensure that they meet current and future demands that currently exceed those set out in the Core Strategy and Managing Development DPD. In addition they need to be in locations where the need is greatest in order to address high growth projections in those areas. There are significant variations in terms of capacity between the east and west of the borough. The west of the borough has a surplus of school places while there is a shortfall in the east.

3.11 The reasons for allocating more schools than needed are set out in the Site Allocations Methodology and Infrastructure Delivery Plan which are as follows:

- a. The council has a statutory requirement to provide sufficient school places but cannot guarantee any of the site allocations will be brought forward for delivery or the timing of development¹;
- b. In some instances a site in reality may only be able to deliver a 1FE school ,for example, due to site constraints and therefore another site allocation would need to accommodate the shortfall,²; While this is not financially the best model to operate, if places are needed and additional provision at 2FE cannot be accommodated, 1FE provision might need to be considered. This would need to be reviewed in the context of the projections at the time when the site development proposals came forward.
- c. For some sites, when they come forward for delivery, demand in that area may not support a 2FE primary school;

¹ While we endeavour to work with applicants to ascertain information regarding the delivery and timing of development this cannot be guaranteed.

² The delivery of new schools will need to be carefully planned to ensure they can sensitively integrated into the overall development and its surroundings, whilst meeting the appropriate standards (including play space and publically accessible open space provision up to 1ha).

- d. Other issues, particularly air quality³, may make an allocated site incapable of delivering a primary school when it comes forward for delivery.

3.12 Another reason for allocating more sites than needed is that the site allocations require comprehensive redevelopment and land assembly to support large-scale housing and employment uses, alongside major infrastructure, on relatively constrained development plots at very high densities. Some of the sites have more than one landowner. These factors create delivery constraints, and in a borough like Tower Hamlets with a scarcity of land and funding resources, it is important to work closely with developers and landowners to bring forward sufficient primary schools through a comprehensive and coordinated approach to development.

Infrastructure Delivery Plan (2016)

3.13 The Infrastructure Delivery Plan is a document that informs the Local Plan in terms of the borough's infrastructure requirements, based on anticipated population growth.

3.14 At the time of preparing the site allocations for the Regulation 19 version of the plan, the Infrastructure Delivery Plan (2016) identified a need for 5-6 primary schools up to 2025/2026. It was noted that the Local Plan period extends 5 years beyond this up to 2031 and on this basis 9 primary schools have been allocated to sites in the emerging Regulation 19 document to ensure that growth is be sustainably accommodated.

3.15 The Infrastructure Delivery Plan gets regularly reviewed and a further update to the figures was published in October 2017.

Infrastructure Delivery Plan (2017)

3.16 The updated Infrastructure Delivery Plan (2017) supersedes the 2016 version and identifies a *net* addition of 2-3 primary schools up to 2031 (as opposed to 5-6 in 2016). The decrease in the number of primary schools from the 2016 Infrastructure Delivery Plan is due to changes in population projections along with additional data on actual numbers of pupils, which has shown a fall in reception numbers.

3.17 The new Local Plan is proposing into allocate 9 sites due to the fact that the 2-3 sites will be a *net* addition to existing provision (i.e schools that are planned for and those that have been delivered). Moreover, it cannot be guaranteed that all of the sites will come forward by 2031. Children's Services are currently undertaking a review of primary provision (see below) as the pattern of demand is not well matched to current patterns of provision, with surpluses in some areas of the borough masking deficits in other parts.

3.18 After accounting for planned provision, the peak additional need for reception year places (i.e. 4-5 year olds) is projected to occur at the end of the Local Plan period, in the year 2030/2031, with a net additional 5 reception classes required to be delivered by this point.

3.19 It should be noted that the increased prominence of free schools impacts the ability of local authorities to effectively project additional need for school places given these schools can come forward in a way which is not in line with the planning parameters established by the local authority . Therefore it is important that there are sufficient sites allocated for the provision of primary schools so that the authority, with a statutory responsibility for managing the supply of places, can respond to changes in demand in a timely manner.

³ Issues regarding air quality will be further assessed at the planning application stage as mitigation measures may be able to facilitate the delivery of a school on the site.

3.20 The Infrastructure Delivery Plan will be updated on an annual basis and will identify what the current needs are at the time a planning application is submitted. This will give an indication of whether a school is required at the time that the application is assessed, including a 5 year time frame in which the Council has the option to deliver the school. This approach provides a more accurate projection.

3.21 It should be noted that the figures regarding schools present a snap shot in time and this paper sets out a revised position which reflects the most up to date information and supersedes the figures from the 2016 and 2017 versions of the Infrastructure Delivery Plan. The updated information is outlined in the 'Updated projections' section below.

Planning for School Places – 2017/2018 Children’s Services Review

3.22 The Children’s Service’s Directorate produce an annual report called Planning for School Places Review, which reviews how school places will be planned for. The projections/figures which inform how schools will be planned for are provided by the GLA which uses a standard model for the majority of Local Authorities within London. The GLA uses housing development data provided by each borough. These projections are shown to have a good level of accuracy in the **short term**. However, the trends over the 10 year projection period can fluctuate in each annual round of projections. This places an additional challenge for the allocating sites within the Local Plan which covers a 15 year period and is an additional reason for allocating more primary schools than needed, to ensure that there are sufficient sites to meet maximum potential demand.

3.23 The Planning for School Places review notes that there is an east-west variation between primary schools in the borough. It identifies a surplus of reception places in the west of the borough while the east, in particular the south east, has a shortfall. The review identifies that in 2016/2017 the Isle of Dogs & South Poplar had a shortfall of greater than 3FE (equating to 2 primary schools) and this shortfall is projected to continue. The west of the borough, in particular the north- west, has a surplus ranging from 1-3 FE to greater than 3FE. So while the school roll projections for the borough show that there is capacity for reception classes up to 2026/27 and primary places up to 2027/28, this projection is for the borough as a whole and includes the surplus capacity in the west, thereby masking the shortfall in the east (see Appendix D).

3.24 In terms of future growth, the vast majority of development and population growth is projected to occur in the east of the borough and in particular in the Isle of Dogs and South Poplar. These locations are therefore the areas of focus in terms of site allocations for the provision of new primary schools to address the longer term projected shortfall.

3.25 The Children’s Services Directorate continues to explore opportunities to provide additional capacity on existing sites within council ownership. Over recent years a number of options have been considered for making new provision. Since 2010 the following sites were expanded on a permanent basis.

Table 3: Expansion to existing primary schools:

EXPANSION OF EXISTING SITES	
Arnhem Wharf Primary School 2FE to 3FE	Growing incrementally from 2010/11
Bonner Primary School 2FE to 3FE	Growing incrementally from 2010/11

Marner Primary School 2FE to 3FE	Growing incrementally from 2010/11
Wellington Primary School 1.5FE to 2FE	Growing incrementally from 2011/12
St Luke's Primary School 1FE to 2FE	Growing incrementally from 2012/13
Cayley Primary School 2FE to 3FE	Growing incrementally on a permanent basis from 2013/14
Stebon Primary School 2FE to 3FE (academy converter)	Growing incrementally from 2014/15
Woolmore Primary School 1FE to 3FE	Growing incrementally from 2014/15
Olga Primary School expansion from 1FE to 3FE	Phased implementation of expansion - 1FE from September 2016 and additional 1FE from September 2017
Former Bromley Hall Special School site	Agreed by Cabinet 13 May 2015 to be used for 2FE of primary capacity. To be proposed for deferral (Cabinet - 31 October 2017).
Former Bow Boys' School site – proposed Bow Primary School	Deferred

Updated projections (internal exercise by the Strategy and Performance Team)

3.27 In January 2018, the projections were updated and include figures up to 2031, and they show that the Isle of Dogs and the Poplar catchment areas combined are projected to require between 10 and 12FE of additional primary provision, which is equivalent to 5 or 6 2FE primary schools (see appendix A). This represents an increase to the net addition of 2-3 primary schools identified in the 2017 Infrastructure Delivery Plan, and is due to the extent of housing development in the Isle of Dogs and Polar catchment areas. This figure includes the expansion of an additional 1FE at Olga Primary school but does not include planned works at Bow School.

3.28 The Local Plan continues to allocate 9 sites for primary schools because some of the sites might only be able to deliver a 1FE school, so we would require a greater number of sites (for example, 4 sites might deliver 4 FE and 4 sites deliver 1 FE);

3.29 The Children's Services directorate are undertaking an overall review of primary provision in relation to projected demand is being conducted during the first half of 2018 which will refine future expansion requirements, including the need to initiate delivery of additional sites both in and outside Council ownership. This information will feed into the next iteration of the Infrastructure Delivery Plan as well as the next Planning for School Places Review.

Limitations of the evidence

3.30 The list below provides details relating to the limitations of the evidence, however these limitations are not considered to be significantly detrimental to the findings of the sites that have been allocated.

- Projections are subject to change on a yearly basis and are hard to predict. Therefore, it is important to ensure that there are additional sites to meet unforeseen growth between 2027 and 2031.
- While free schools have been taken into account for our projections and current capacity we cannot take into account what additional provision they may provide in the future.
- For primary places, the projections beyond 2020/21 relate to projected rather than actual births so are less reliable than the short to medium term projections based on actual birth data.

Allocating primary schools

3.31 As highlighted above, the council has proposed more allocations in the proposed submission draft new Local Plan than technical evidence suggest is needed; this is because the Council has a statutory requirement to provide sufficient school places but cannot guarantee any of the site allocations will be brought forward for delivery or the timing of development.

3.32 All of the sites with primary schools are situated in the Isle of Dogs and South Poplar with the exception of Ailsa Street which sits within the Lower Lea Valley sub-area. Both of these areas are projected to experience high levels of growth during the plan period and therefore primary schools have been allocated in these areas.

3.33 Deliverability dates of the sites have also been taken into consideration; however this remains uncertain as we cannot guarantee delivery dates, in particular for those site allocations that do not have planning permission.

3.34 The viability assessment concludes that sites that require a primary school are viable and are able to deliver a policy compliant development, with the exception of Millharbour South which is viable with 20% affordable housing.

Table 4: Viability of sites with primary schools

Site	Size (ha)	Land use requirements	Infrastructure requirements	Viability test results
Ailsa Street	5.76	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Small open space • Primary school 	Not tested due to multiples sites with limited infrastructure burdens – school located on Council owned site.
Crossharbour Town Centre	4.89	<ul style="list-style-type: none"> • Redevelopment of the district centre • Housing 	<ul style="list-style-type: none"> • Primary school • Community/local presence facility • Health Facility (re-provision and expansion) 	Tested viable
Limeharbour	4.87	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Strategic open space • Primary school 	Tested viable Note: Skylines site tested
Marsh Wall East	3.42	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Small open space • Primary school • Health facility 	Tested viable Note: Thames Key site tested

Marsh Wall West ⁴ (Alpha Square)	6.39	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Small open space • Primary school • Health facility 	Tested viable Note: Alpha Square Tested (school delivered within the building envelope)
Millharbour South	4.09	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Small open space • Primary school • Health facility 	Tested not viable Note: 5,6,7,8 Greenwich View Place tested Tested viable with 20% affordable housing
Millharbour ⁵	3.58	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Small open space • Primary school • Health facility 	Tested viable Note: Mastmaker Road/Lightermans Road site tested
Reuters	2.71	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Small open space • Primary school 	Tested viable Note: Vacant land adjacent to new Reuters server building tested
Wood Wharf ⁶	7.26	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Strategic open space • Primary school • Idea Store • Health Facility 	Not tested as planning permission being implemented

4. Spatial assessment of secondary schools

4.1 In the 2016/17 school year there were 17 publicly funded secondary schools in the borough providing 14,946 places for 11-16 year olds. In addition to this there are a number of independent schools across the borough. Schools place planning assumes a level of independent provision and the data/calculations take this into account.

4.2 In the short to medium term, the need for additional secondary school provision is catered for by a range of current planned projects (see Appendix F). After accounting for planned provision, it is projected that a further 23 forms of entry will be required by 2030/31. This will likely mean the provision of a further 4 secondary schools.

4.3 Secondary schools are assumed to take up a minimum of 1.5 hectares of land. Secondary schools have been based on an assumption of 6FE.

4.4 The location of potential new secondary schools is preferred in the areas of the higher levels of new housing development. However, it is recognised that students may travel further to secondary school than to primary school, so a more strategic view of location is possible.

⁴ Primary school secured through planning permission

⁵ Primary school secured through planning permission

⁶ Primary school secured through planning permission

Adopted Local Plan (2010 and 2013) and evidence base

Core Strategy

4.5 The adopted Core Strategy (2010) sets out that the delivery of new secondary schools should be explored in the following areas:

- Fish Island
- Mile End
- Bromley-by-Bow

Managing Development Document

4.6 The adopted Managing Development Document (2013) identifies the following sites to provide secondary schools

Table 5: Secondary schools in the adopted Managing Development Document

Site allocation	Current status (2017)
London Dock	Initially proposed for opening in September 2021, implementation has been deferred until such time as a review of projected demand has been conducted.
Bow Locks	Completed
Westferry Printworks	Development by the local authority is proposed for 2021

Schools delivered outside of site allocations

4.7 The table below includes a list of schools located outside of site allocations that have opened since the 2012/2013 (around the time the Managing Development Document was adopted).

Table 6: Secondary schools delivered outside of site allocations

School	Year opened	Forms of entry
Wapping High	2012/2013	81 places
London Enterprise Academy	2014/2015	4FE
Canary Wharf College 3	2016/2017	40 places

4.8 These schools have been delivered through central government's Free School Programme and have not necessarily taken account of the requirement for additional places in a particular locality. While Canary Wharf College 3 is located in one of the areas of projected growth in demand for secondary school places, neither Wapping High nor London Enterprise College are currently fully subscribed, even though demand in other areas of the borough are oversubscribed.

New Local Plan proposed submission (2018) and evidence base

Infrastructure Delivery Plan (2016)

4.9 At the time of preparing the Local Plan, the Infrastructure Delivery Plan identified that there was a need for a further 3 schools up to 2025/2026. The projections did not account for the years beyond 2025/2026 and there was, and remains, an uncertainty regarding the delivery of a secondary school at London Dock, therefore 5 sites were allocated for secondary schools.

Infrastructure Delivery Plan (2017)

- 4.10 In addition to the proposed delivery of two secondary schools (London Dock and Westferry Printworks) that have been secured through site allocations and planning consents, 4 FE by the Livingstone Academy Free School close to Wapping Academy and Mulberry School for Girls on Commercial Road and not in an area of need, is being considered. The dates of delivery of all of London Dock and Westferry are to be confirmed, but are expected in the years 2019/20 – 2021/22.
- 4.11 The need for and provision of secondary education capacity is planned in terms of ‘Forms of Entry’ (FE), with 150 pupils per FE (30 per year group).
- 4.12 After accounting for planned provision, the peak additional need for Year 7 places is projected to occur in the year 2030/31, with an additional 23 year 7 classes of 30 students required to be delivered by this point. Ideally, each secondary school can deliver 6 year 7 classes (6FE). This means that a further 4 secondary schools may need to be delivered to meet need.

Planning for School Places – 2017/2018 Children’s Services Review

- 4.13 It is projected that there will be 741 more 11 year olds in 2026/27 than in 2016/17. This means there will be a need to accommodate 20FE for secondary schools places, with 15FE needed by 2022/23.

Updated projections (internal exercise carried out by the Strategy and Performance Team):

- 4.14 In January 2018, the projections were updated and include figures up to 2031. Catchment areas were not included in these projections as there is a much broader cross –catchment pattern, due to the strategic nature of secondary schools. The borough is projected to require 19.6FE to 23.0FE (4 6FE schools) by 2023/24, when demand is expected to peak as the borough’s peak in primary rolls ages through. After this, secondary rolls are expected to fall, then slowly begin to rise (again mirroring the primary pattern) so that between 9.6 and 12.9 FE (which equates to 2 -3 6FE schools) (see appendix E) up to 2031. These figures do not account for planned projects at Westferry Printworks and London Dock. If the projections included planned works at Westferry and London Dock, then between 7.6FE and 11 FE (2 6FE schools) would be required at the peak level of demand in 2023/24. If the projections take into account Westferry, London Dock and the 4FE Livingston Academy free school, then between 3.6FE and 7FE would be required.

Limitations of the evidence

- 4.15 The list below provides details relating to the limitations of the evidence, however these limitations are not considered to be significantly detrimental to the findings of the sites that have been allocated.
- Projections are subject to change on a yearly basis and are hard to predict. Therefore, it is important to ensure that there are additional sites to meet unforeseen growth between 2027 and 2031.
 - While free schools have been taken into account for our projections and current capacity we cannot take into account what additional provision they may provide in the future.

Allocating secondary schools

- 4.16 The council has proposed an additional secondary school allocation in the proposed submission because the council has a statutory requirement to provide sufficient school

places but cannot guarantee any of the site allocations will be brought forward for delivery or the timing of development.

4.17 In addition, there is a level of uncertainty regarding the delivery of the school at London Dock due to the impact of free school provision in the south west of the borough.

While there has only been an over allocation of one secondary school, the deliverability of the site is an important consideration.

4.18 A 6FE secondary school with a 6th form has been planned for implementation on the London Dock site. Planning consent is currently being sought, although a decision to move into delivery has not yet been made. Any decision to implement this scheme for 2022 at earliest would be based on an assessment of the capacity available against projections of demand, taking account of the status of any free school provision approved by the secretary of State for Education.

4.19 The delivery of a 6FE secondary school with a 6th form on the Westferry site by 2021 remains a priority for the Council, which continues to seek to negotiate an option to develop the site with the site owner/developer. This proposal meets the geographical projections of demand for secondary places better than any of the other potential secondary school sites and is therefore the priority for development. If the Council is unsuccessful in securing the site for development, it is likely that a free school will be allocated at the site for secondary provision with the developer.

4.19 Table 7 below shows that Bow Common Gas Works is not able to deliver a fully policy compliant development, this is due to the size of the site along with other constraints. The council will need to work closely with the developer to resolve the matter of being able to deliver a school on site. The school has been retained within the site allocation as the delivery of a secondary school at the London Dock site allocation remains uncertain and the overall volatility in the provision of sufficient places, due to uncertainty over the impact of unplanned free school provision. The council will also work closely with the developer and continue to monitor the provision of free school provision.

Table 7: Viability of sites with secondary schools

Site	Size (hectares)	Land use requirements	Infrastructure requirements	Viability test results
Billingsgate Market	5.74	<ul style="list-style-type: none"> • Employment • Housing 	<ul style="list-style-type: none"> • Secondary school • Small open space 	Tested viable
Bow Common Gas Works	3.94	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Secondary school • Strategic open space 	Tested not viable Can only deliver 5% affordable housing if the secondary school and strategic open space are

				delivered.
Leven Road Gas Works	8.56	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Secondary school • Strategic open space 	Tested not viable. Can only deliver 25% affordable housing if the secondary school and open space are delivered.
London Dock (school secured through pp)	5.78	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Secondary school • Health facility • Small open space 	Not tested as the site has planning permission
Westferry Printworks (school secured through pp)	6.16	<ul style="list-style-type: none"> • Housing • Employment 	<ul style="list-style-type: none"> • Secondary school • Leisure centre (re-provision) • Strategic open space 	Not tested as the site has planning permission

5. Conclusion

- 5.1 This work has highlighted a number of challenges that the borough faces in terms of ensuring that there is adequate provision for both primary and secondary schools. The changing nature of population projections mean that the timing/delivery of schools are sensitive to changing variables and can only be addressed through the development management process when the most up to date information regarding the demand for schools is available. The Local Plan aims to provide the strategic guidance, in the context of high level projections.
- 5.2 In addition, due to the similarities and close proximity between the primary school sites, particularly within the Isle of Dogs and South Poplar sub area, it has not been possible to rank them in order of priority.

Appendices

Appendix A: Free schools in Tower Hamlets

Appendix B School roll projection: Primary (January 2018)

Appendix C: Projects identified to help meet the need for primary schools

Appendix D: Reception projections by LAP area

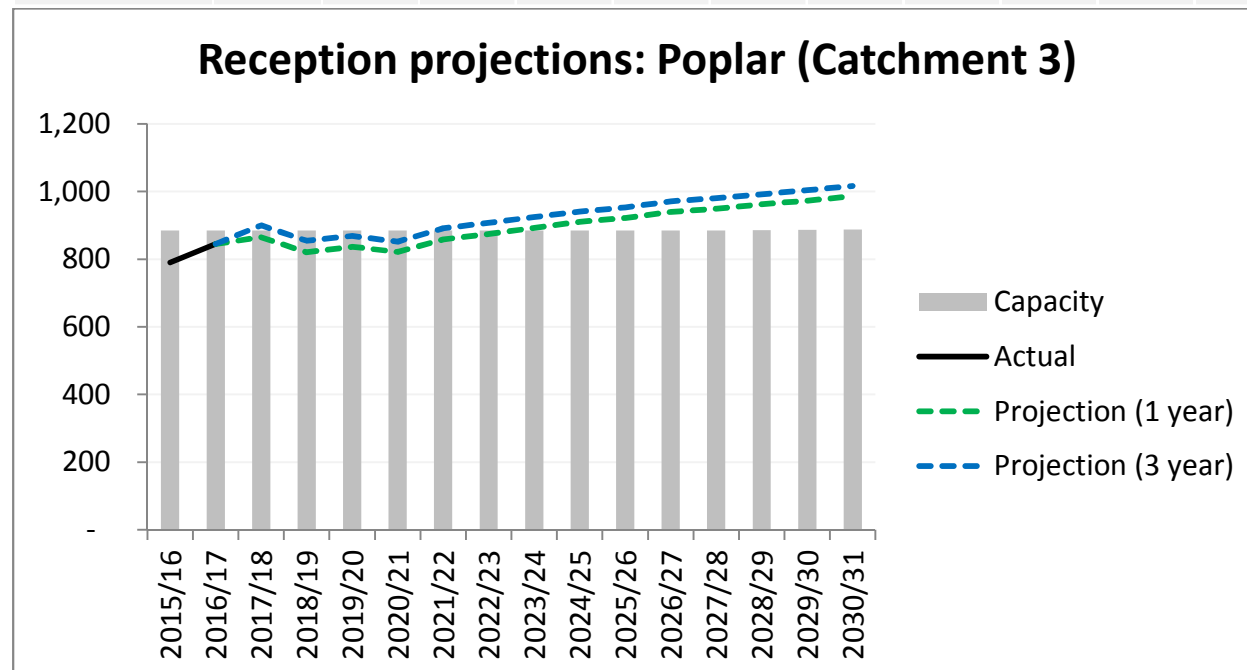
Appendix F: School roll projections: Secondary (January 2018)

Appendix G: Secondary projections by LAP area

Appendix A: School roll projection: Reception (January 2018)

Catchment 3 – Poplar

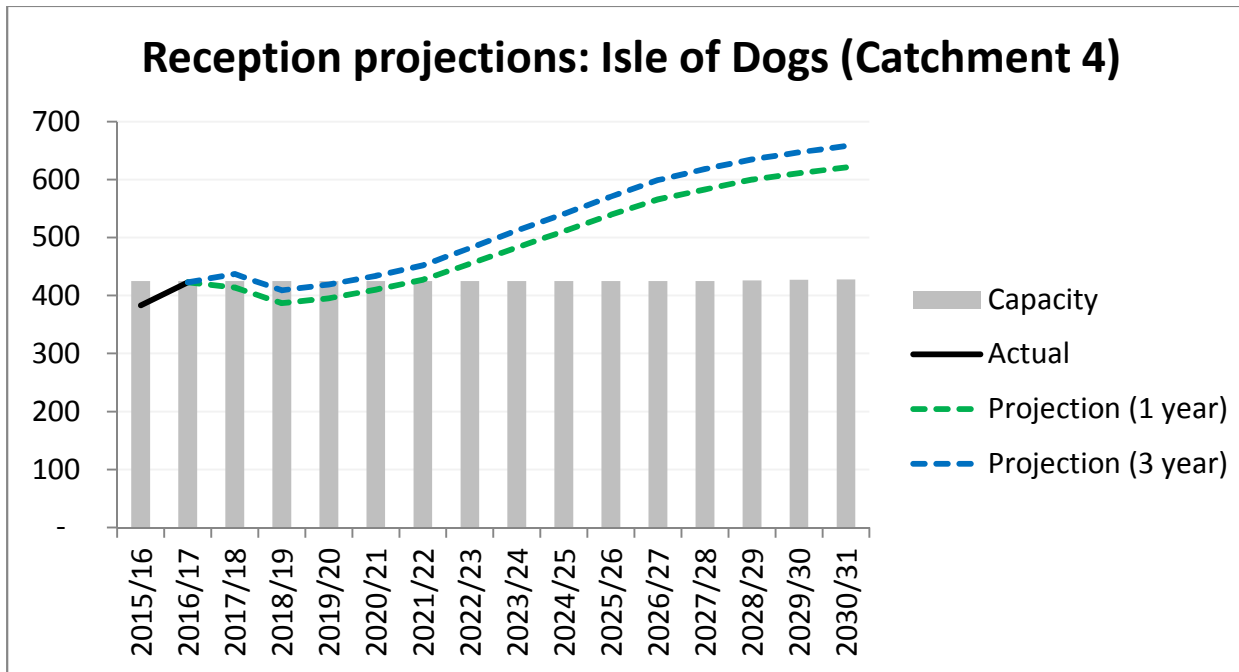
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Actual		790	845														
Projection (1 year)			845	865	820	836	821	858	874	892	910	922	940	949	962	973	986
Projection (3 year)			845	900	854	869	852	891	907	924	941	953	971	980	992	1,004	1,016
Capacity		885	885	885	885	885	885	885	885	885	885	885	885	885	886	887	888
Variance (1 year)	Pupils	95	40	20	65	49	64	27	11	- 7	- 25	- 37	- 55	- 64	- 76	- 86	- 98
	FE	3.2	1.3	0.7	2.2	1.6	2.1	0.9	0.4	- 0.2	- 0.8	- 1.2	- 1.8	- 2.1	- 2.5	- 2.9	- 3.3
Variance (3 year)	Pupils	95	40	- 15	31	16	33	- 6	22	- 39	- 56	- 68	- 86	- 95	- 106	- 117	- 128
	FE	3.2	1.3	- 0.5	1.0	0.5	1.1	- 0.2	- 0.7	- 1.3	- 1.9	- 2.3	- 2.9	- 3.2	- 3.5	- 3.9	- 4.3



Source: GLA School Roll Projections produced January 2018 (2016-based model, Local Plan + LLDC development trajectory, 1 year and 3 year back data variants)

Catchment 4 – Isle of Dogs

		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Actual		383	423														
Projection (1 year)			423	414	387	395	410	427	455	483	511	539	566	583	600	611	621
Projection (3 year)			423	437	409	419	434	452	482	512	541	571	599	618	635	647	658
Capacity		425	425	425	425	425	425	425	425	425	425	425	425	425	426	427	428
Variance (1 year)	Pupils	42	2	11	38	30	15	- 2	- 30	- 58	- 86	- 114	- 141	- 158	- 174	- 184	- 193
	FE	1.4	0.1	0.4	1.3	1.0	0.5	- 0.1	- 1.0	- 1.9	- 2.9	- 3.8	- 4.7	- 5.3	- 5.8	- 6.1	- 6.4
Variance (3 year)	Pupils	42	2	- 12	16	6	- 9	- 27	- 57	- 87	- 116	- 146	- 174	- 193	- 209	- 220	- 230
	FE	1.4	0.1	- 0.4	0.5	0.2	- 0.3	- 0.9	- 1.9	- 2.9	- 3.9	- 4.9	- 5.8	- 6.4	- 7.0	- 7.3	- 7.7



Source: GLA School Roll Projections produced January 2018 (2016-based model, Local Plan + LLDC development trajectory, 1 year and 3 year back data variants)

All catchment areas (3 year variant)

		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Borough	Projections	3,690.0	3,451.0	3,492.0	3,456.0	3,480.0	3,515.0	3,553.0	3,589.0	3,610.0	3,645.0	3,674.0	3,706.0	3,727.0	3,758.0
	Capacity	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0	3,740.0
	Surplus/Defecit Pupils	50.0	289.0	248.0	284.0	260.0	225.0	187.0	151.0	130.0	95.0	66.0	34.0	13.0	- 18.0
	Surplus/Defecit FE	1.7	9.6	8.3	9.5	8.7	7.5	6.2	5.0	4.3	3.2	2.2	1.1	0.4	- 0.6
Stepney	Projections	847.0	806.0	794.0	784.0	761.0	758.0	749.0	743.0	729.0	722.0	720.0	719.0	717.0	720.0
	Capacity	840.0	840.0	840.0	840.0	840.0	840.0	840.0	840.0	840.0	840.0	840.0	841.0	842.0	843.0
	Surplus/Defecit Pupils	- 7.0	34.0	46.0	56.0	79.0	82.0	91.0	97.0	111.0	118.0	120.0	122.0	125.0	123.0
	Surplus/Defecit FE	- 0.2	1.1	1.5	1.9	2.6	2.7	3.0	3.2	3.7	3.9	4.0	4.1	4.2	4.1
Bow	Projections	408.0	381.0	389.0	380.0	378.0	376.0	377.0	376.0	376.0	375.0	377.0	377.0	376.0	377.0
	Capacity	450.0	450.0	450.0	450.0	450.0	450.0	450.0	450.0	450.0	450.0	450.0	451.0	452.0	453.0
	Surplus/Defecit Pupils	42.0	69.0	61.0	70.0	72.0	74.0	73.0	74.0	74.0	75.0	73.0	74.0	76.0	76.0
	Surplus/Defecit FE	1.4	2.3	2.0	2.3	2.4	2.5	2.4	2.5	2.5	2.5	2.4	2.5	2.5	2.5
Poplar	Projections	900.0	854.0	869.0	852.0	891.0	907.0	924.0	941.0	953.0	971.0	980.0	992.0	1,004.0	1,016.0
	Capacity	885.0	885.0	885.0	885.0	885.0	885.0	885.0	885.0	885.0	885.0	885.0	886.0	887.0	888.0
	Surplus/Defecit Pupils	- 15.0	31.0	16.0	33.0	- 6.0	- 22.0	- 39.0	- 56.0	- 68.0	- 86.0	- 95.0	- 106.0	- 117.0	- 128.0
	Surplus/Defecit FE	- 0.5	1.0	0.5	1.1	- 0.2	- 0.7	- 1.3	- 1.9	- 2.3	- 2.9	- 3.2	- 3.5	- 3.9	- 4.3
Isle of Dogs	Projections	437.0	409.0	419.0	434.0	452.0	482.0	512.0	541.0	571.0	599.0	618.0	635.0	647.0	658.0
	Capacity	425.0	425.0	425.0	425.0	425.0	425.0	425.0	425.0	425.0	425.0	425.0	426.0	427.0	428.0
	Surplus/Defecit Pupils	- 12.0	16.0	6.0	- 9.0	- 27.0	- 57.0	- 87.0	- 116.0	- 146.0	- 174.0	- 193.0	- 209.0	- 220.0	- 230.0
	Surplus/Defecit FE	- 0.4	0.5	0.2	- 0.3	- 0.9	- 1.9	- 2.9	- 3.9	- 4.9	- 5.8	- 6.4	- 7.0	- 7.3	- 7.7
Wapping	Projections	484.0	429.0	442.0	437.0	439.0	439.0	440.0	440.0	439.0	438.0	438.0	439.0	438.0	439.0
	Capacity	480.0	480.0	480.0	480.0	480.0	480.0	480.0	480.0	480.0	480.0	480.0	481.0	482.0	483.0
	Surplus/Defecit Pupils	- 4.0	51.0	38.0	43.0	41.0	41.0	40.0	40.0	41.0	42.0	42.0	42.0	44.0	44.0
	Surplus/Defecit FE	- 0.1	1.7	1.3	1.4	1.4	1.4	1.3	1.3	1.4	1.4	1.4	1.4	1.5	1.5
Bethnal Green	Projections	613.0	572.0	579.0	568.0	558.0	554.0	550.0	548.0	542.0	540.0	541.0	544.0	545.0	548.0
	Capacity	660.0	660.0	660.0	660.0	660.0	660.0	660.0	660.0	660.0	660.0	660.0	661.0	662.0	663.0
	Surplus/Defecit Pupils	47.0	88.0	81.0	92.0	102.0	106.0	110.0	112.0	118.0	120.0	119.0	117.0	117.0	115.0
	Surplus/Defecit FE	1.6	2.9	2.7	3.1	3.4	3.5	3.7	3.7	3.9	4.0	4.0	3.9	3.9	3.8

Source: GLA School Roll Projections produced January 2018 (2016-based model, Local Plan + LLDC development trajectory, 1 year and 3 year back data variants)

Appendix B: Free schools in Tower Hamlets

In addition to the LA's proposals for additional capacity, free schools agreed by the Secretary of State contribute to the local supply of places. Free school proposers can apply direct to the Secretary of State who decide on the schools to be agreed. Creation of additional capacity outside the Council's control adds to the difficulties of planning.

School	Status
Canary Wharf College, East Ferry Road	Opened in September 2011, 40 places per year (primary)
Wapping High School, Commercial Road	Opened in September 2012, 81 places per year (secondary)
Solebay Primary School, Solebay Street	Opened in September 2012, 50 places per year, now operates at 60 places per year.
City Gateway	Opened in September 2012, 14-19 provision
Canary Wharf College 2	Opened in September 2014, 40 places per year (primary). Occupying temporary accommodation. Permanent site in Glenworth Road, E14 in development.
London Enterprise Academy, Commercial Road	Opened in September 2014, 11-16 school with 120 places per year.
East London Academy of Music	Opened in September 2014 in temporary accommodation in E15, 16-19 with up to 300 places. Now moved to new permanent accommodation in Maltings Close, E3.
Mulberry UTC (University Training College)	14-19 provision, specialising in healthcare and medical services, and digital technology.
Canary Wharf College 3	Approved for opening September 2015 but deferred to September 2016. Originally approved as an all-through Christian faith school with 1330 places, opened in temporary accommodation for secondary only with 40 Year 7 places for September 2016. Permanent accommodation and planned capacity to be confirmed.
Livingstone Academy East London	Approved for opening in September 2019. All - through, mixed, non-faith school with 1,570 places, specialising in computing and sciences. Proposed location at the former LMU site in Aldgate, subject to planning consent. LBTH has stressed to the DfE that there is no need for primary places in this area of the borough.
Mulberry Boys' School	Approved in September 2016 for pre-opening stage. No identified site or proposed opening date.
Mulberry Primary School	Approved in April 2017 for pre-opening stage. No identified site or proposed opening date. If located near

	to the existing Mulberry School for Girls, this will be in an area where LBTH has not identified a need for places, as above for Livingstone Academy.
--	---

Appendix C : Projects identified to help meet the need for primary schools

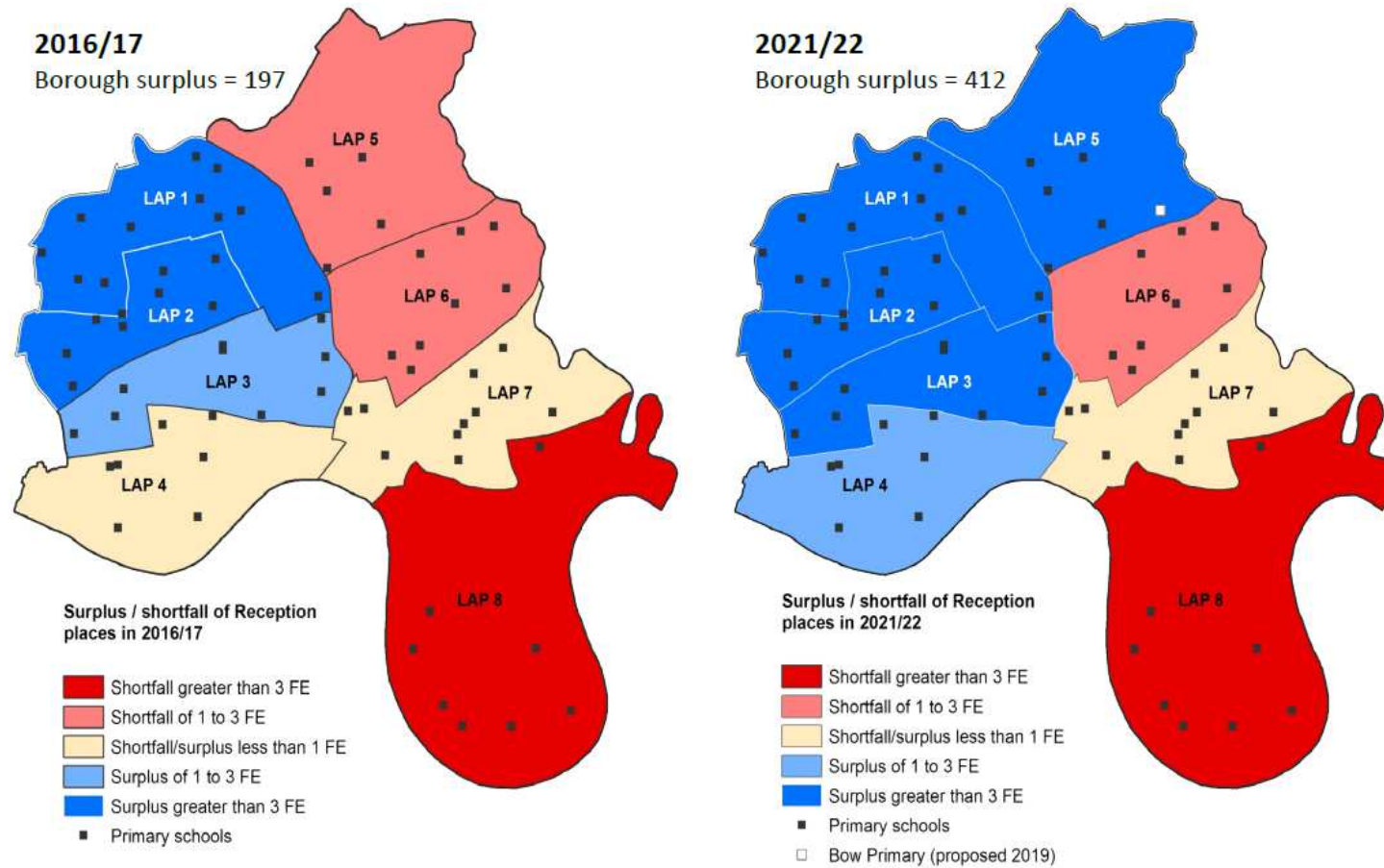
Project Reference	Ward	Description	Council run/ owned	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery	Comments
Former Bow Boys' School	Bow East	Redevelopment to provide 3FE (2 FE Special Education Facility)		£15m	No – fully funded	2019/20	
Sweetwater School	Bow East	Redevelopment to provide 2FE		TBC	No – fully funded	2018/19	Primary school. Originally 3FE school proposed in Legacy masterplan with a new secondary school elsewhere in the area. It is now proposed to open an all-through school, the Bobby Moore Academy, from September 2018. The school will have 1,560 pupils in total with 60 places for Reception and 180 for Year 7. Although the primary site is in Tower Hamlets, the secondary site is in LB Newham and is the principal address of the school. The school is formally in LB Newham and is not now shown as proposed capacity in LBTH although accessible to Tower Hamlets residents. The impact of this primary provision on the pattern of applications to Tower Hamlets schools will be monitored from September 2018, to assess whether it causes a significant reduction in demand for in-borough provision.
Neptune Wharf (LLDC)	Bow East	Redevelopment to provide 2FE		TBC	TBC	TBC	Site allocation for a primary school at Neptune Wharf. Planning application approved by LLDC in

Project Reference	Ward	Description	Council run/ owned	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery	Comments
							March 2014 includes outline permission for a 3FE school. The s. 106 requires LBTH to develop a school specification and design within 2 years of start on site in summer 2015 and exercise the option to develop within 5 years of this date.
Wood Wharf	Blackwall and Cubitt Town	Provision of a 2FE Primary School as part of a mixed use development		Land/ shell and core being delivered under S106. Cost of fit out, estimated £5m	Yes – allocation of £3m to cover fit-out costs	2021/22	2FE primary school included in the proposals (s.106 agreement December 2014). LBTH has worked with CWG on detailed planning application. Cabinet on 31 October will be asked to agree to enter into an Agreement for Lease and approve a capital allocation to fit out the shell and core building provided by CWG. Commitment to this scheme is required earlier than might be the case for a scheme constructed wholly by LBTH in order to give comfort to CWG to allow them to commence enabling works in January 2018. Anticipated school opening date September 2022.
50 Marsh Wall (Alpha Square Development)	Canary Wharf	Provision of a 2FE Primary School as part of a mixed use development		Land/ shell and core: £8,938,703 Fit out: TBC –	Yes – through ‘in-kind agreement’ for provision of land and shell and	TBC	Planning application determined by Mayor of London. 2FE primary school included in the scheme. Details of how this will operate and anticipated opening date tbc.

Project Reference	Ward	Description	Council run/ owned	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery	Comments
				estimate £6m	core		
3 Millharbour	Canary Wharf	Provision of a 2FE Primary School as part of a mixed use development		Land/ shell and core: £6,101,560 Fit out: TBC – estimate £6m	Yes – through ‘in-kind agreement’ for provision of land and shell and core	2022/23	2FE primary school included in the proposals. Planning consent issued. Land and development agreement completed. Anticipated school opening 2023.
Site Allocation – Ailsa Street (Former Bromley Hall School)	Lansbury	Redevelopment to provide 2FE		£10.2m	Yes	TBC	
Site Allocation – Marsh Wall East	Canary Wharf	Site Allocation – 2 FE		TBC Estimate: £13m (£6.5m per FE)	Yes	TBC	
Site Allocation – Millharbour South	Canary Wharf	Site Allocation – 2 FE		TBC Estimate: £13m (£6.5m per FE)	Yes	TBC	

Project Reference	Ward	Description	Council run/ owned	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery	Comments
Site Allocation – Crossharbour Town Centre	Blackwall and Cubitt Town	Site Allocation – 2 FE		TBC Estimate: £13m (£6.5m per FE)	Yes	TBC	
Site Allocation – Reuters	Blackwall and Cubitt Town	Proposed Site Allocation – 2 FE		TBC Estimate: £13m (£6.5m per FE)	Yes	TBC	
Site Allocation – Limeharbour	Blackwall and Cubitt Town	Proposed Site Allocation – 2 FE		TBC Estimate: £13m (£6.5m per FE)	Yes	TBC	
Total				£123.24m			

Appendix D: Reception projections by LAP area

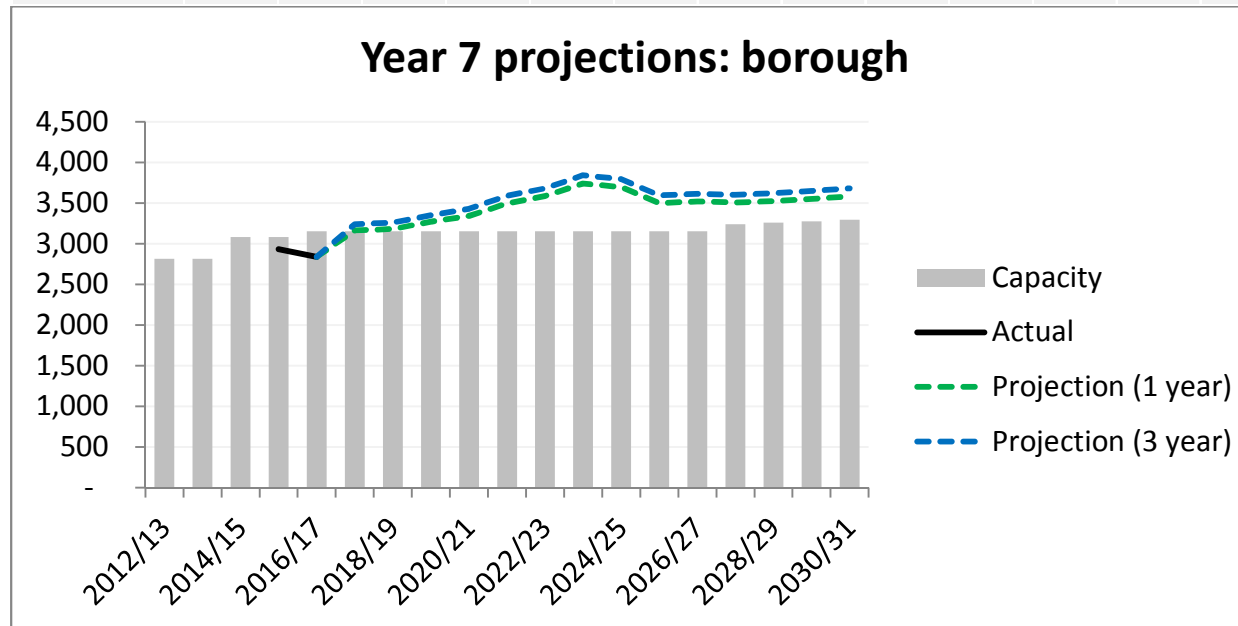


Note: This analysis is based on population projections, rather than school roll projections. Numbers will vary slightly from the roll projection tables.
© Crown copyright and database rights 2017 Ordnance Survey, London Borough of Tower Hamlets 100019288.

(Source: Planning for School Place – 2017/2018 Review)

Appendix E: School roll projections: Secondary (January 2018)

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Actual				2,932	2,839														
Projection (1 year)					2,839	3,166	3,179	3,269	3,340	3,495	3,584	3,741	3,696	3,499	3,519	3,507	3,523	3,551	3,582
Projection (3 year)					2,839	3,241	3,258	3,350	3,428	3,589	3,680	3,841	3,794	3,592	3,615	3,603	3,621	3,650	3,682
Capacity	2,816	2,816	3,081	3,081	3,152	3,152	3,152	3,152	3,152	3,152	3,152	3,152	3,152	3,152	3,152	3,241	3,259	3,277	3,294
Variance (1 year)																			
Pupils	2,816	2,816	3,081	149	313	- 14	- 27	- 117	- 188	- 343	- 432	- 589	- 544	- 347	- 367	- 266	- 264	- 274	- 288
FE	93.9	93.9	102.7	5.0	10.4	- 0.5	- 0.9	- 3.9	- 6.3	- 11.4	- 14.4	- 19.6	- 18.1	- 11.6	- 12.2	- 8.9	- 8.8	- 9.1	- 9.6
Variance (3 year)																			
Pupils	2,816	2,816	3,081	149	313	- 89	- 106	- 198	- 276	- 437	- 528	- 689	- 642	- 440	- 463	- 362	- 362	- 373	- 388
FE	93.9	93.9	102.7	5.0	10.4	- 3.0	- 3.5	- 6.6	- 9.2	- 14.6	- 17.6	- 23.0	- 21.4	- 14.7	- 15.4	- 12.1	- 12.1	- 12.4	- 12.9



Source: GLA School Roll Projections produced January 2018 (2016-based model, Local Plan + LLDC development trajectory, 1 year and 3 year back data variants)

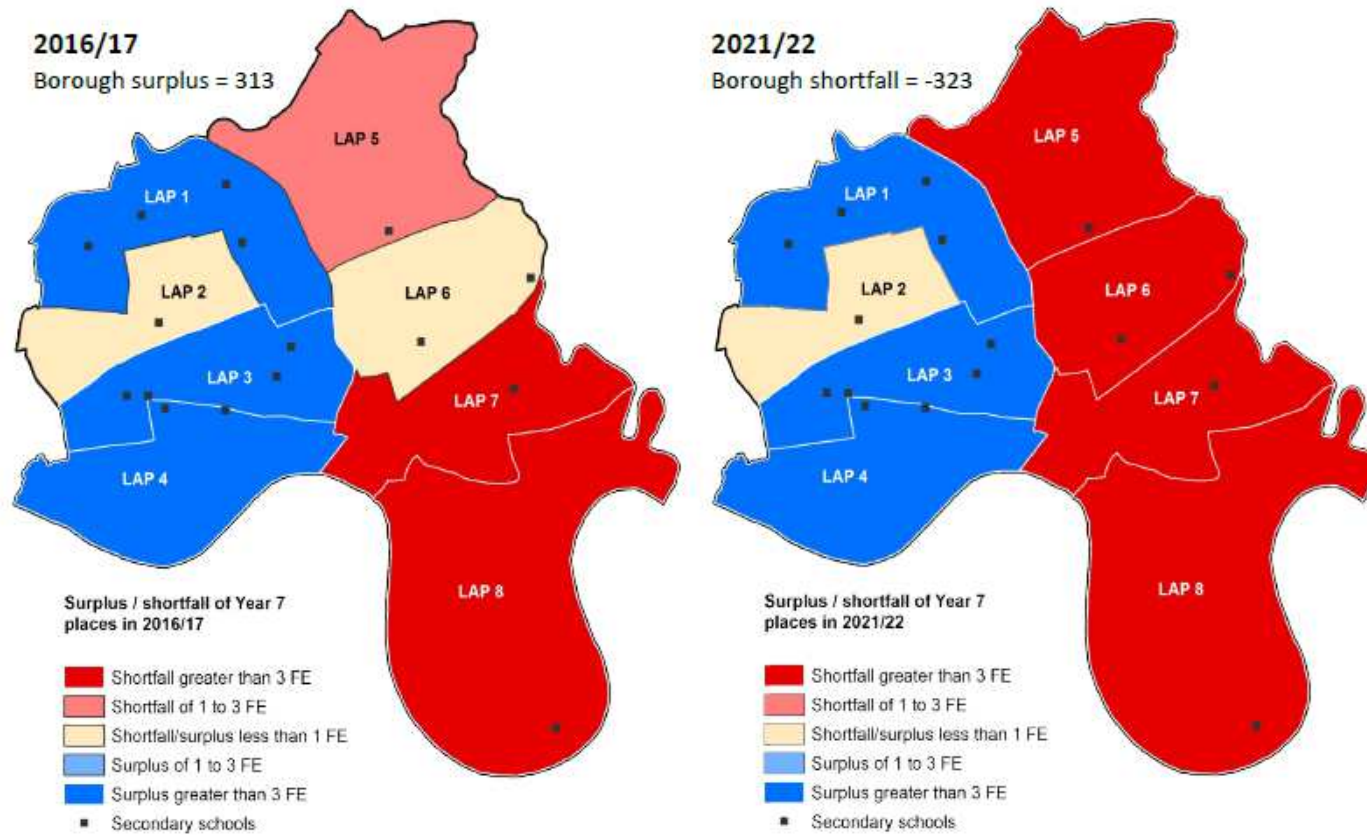
Appendix F: Projects identified to help meet the need for secondary schools

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery	Comment
Site Allocation – London Dock site (School secured in permission)	St Katharine’s & Wapping. Meets borough-wide need.	Site allocation for 6FE secondary school. LBTH to take a long lease and fund construction of new school.	£45m	Yes (£25m CIL)	2020/21	Site allocation in the adopted Managing Development Document and the emerging Local Plan for a 6FE secondary school. Planning application approved March 2014 includes outline permission for a school. LBTH has 10 year period to exercise the option to develop the school. The design and programme are in development and could be the subject of a decision to proceed as early as October 2017 with a projected opening date of September 2020.
Site Allocation – Westferry Printworks site (School secured in permission)	Canary Wharf. Meets borough-wide need.	Site allocation for 6FE secondary school.	£45m	Yes	TBC	Site allocation for a 6FE secondary school. Planning application determined by Mayor of London includes site for the school. Section 106 agreement completed which allows LBTH to take a lease and develop the school site or to agree that the DfE should develop it for a free school. Liaison with the DfE over the development of this site has generated discussion of potential

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery	Comment
						routes for determining the provider of the education service, which would have implications for delivery of the accommodation and funding of the capital cost of the scheme.
Langdon Park School	Lansbury. Meets borough-wide need.	Additional accommodation for 6 th form.	£5m	Yes	2019	
George Green's School	Island Gardens. Meets borough-wide need.	Additional accommodation for 6 th form.	£5m	Yes	2019	
Livingstone Academy	Whitechapel. Meets borough-wide need.	4 FE Academy.	N/A	N/A	2017	
Site Allocation – Billingsgate Market	Canary Wharf Meets borough-wide need.	Site allocation for 6FE secondary school.	£39m	Yes	TBC	
Site Allocation – Leven Road Gas Works	Poplar Meets borough-wide need.	Site Allocation for 6FE secondary school.	£39m	Yes	TBC	
Site Allocation – Bow Common Gas Works	Blackwall and Cubitt Town Meets borough-wide need.	Site allocation for 6FE secondary school.	£39m	Yes	TBC	The viability report concludes that the site is not viable as it will only be able to deliver 5% affordable housing if the open space and secondary school are provided.

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery	Comment
						The site is situated within the Central sub-area which is not identified as an area of high growth
Raine's Foundation School	Bethnal Green	Refurbishment: Provision of new Gym and Library facilities.	£5.2m	Yes, £4m S106 allocated.	2017/18	
Total			£222.2m			

Appendix G : Secondary projections by LAP area



Note: This analysis is based on population projections, rather than school roll projections. Numbers will vary slightly from the roll projection tables.
© Crown copyright and database rights 2017 Ordnance Survey, London Borough of Tower Hamlets 100019268.

(Source: Planning for School Place – 2017/2018 Review)

