TOWER HAMLETS

MONITORING REPORT

1st April 2015 – 31st March 2016

CONTENTS

EXECUTIVE SUMMARY

This is the twelfth publication of the Annual Monitoring Report for Tower Hamlets that reports the period from 1 April 2015 to 31 March 2016.

Key outcomes reflected in this report include:

Urban living for everyone

- 2,850 new homes completed in the monitoring year (against a 3,931 target)
- 6,281 homes permitted during the monitoring year
- Received £24.8 million of New Homes Bonus
- 41% of homes delivered (by habitable room) were affordable

Refocusing on our town centres

- Net gain of 5,336 square metres of retail (A1) floorspace - 59% of this floorpsace is within designated town centre boundaries and 30% within the wider town centre hierarchy, such as activity areas
- Small increase in vacant units within the borough's designated town centres

Delivering successful employment hubs

- Net decrease of 16,595 square metres of office (B1(a)) floorspace across the borough
- Net decrease of 3,187 square metres in a Preferred Office Location, but no loss of employment floorspace in other designated employment areas
- New business registrations in the borough grew by 3,920
- 11,000 new jobs in the borough

Creating a blue and green grid

- Victoria Park named as UK's favourite park in the People's Choice Awards for third year in a row
- Eleven parks and open spaces achieved Green Flag awards
- Improvement works at several parks, including Bartlett Park, Victoria Park, Poplar Recreation Ground, Milwall Park and Langdon Park.

Enabling prosperous communities

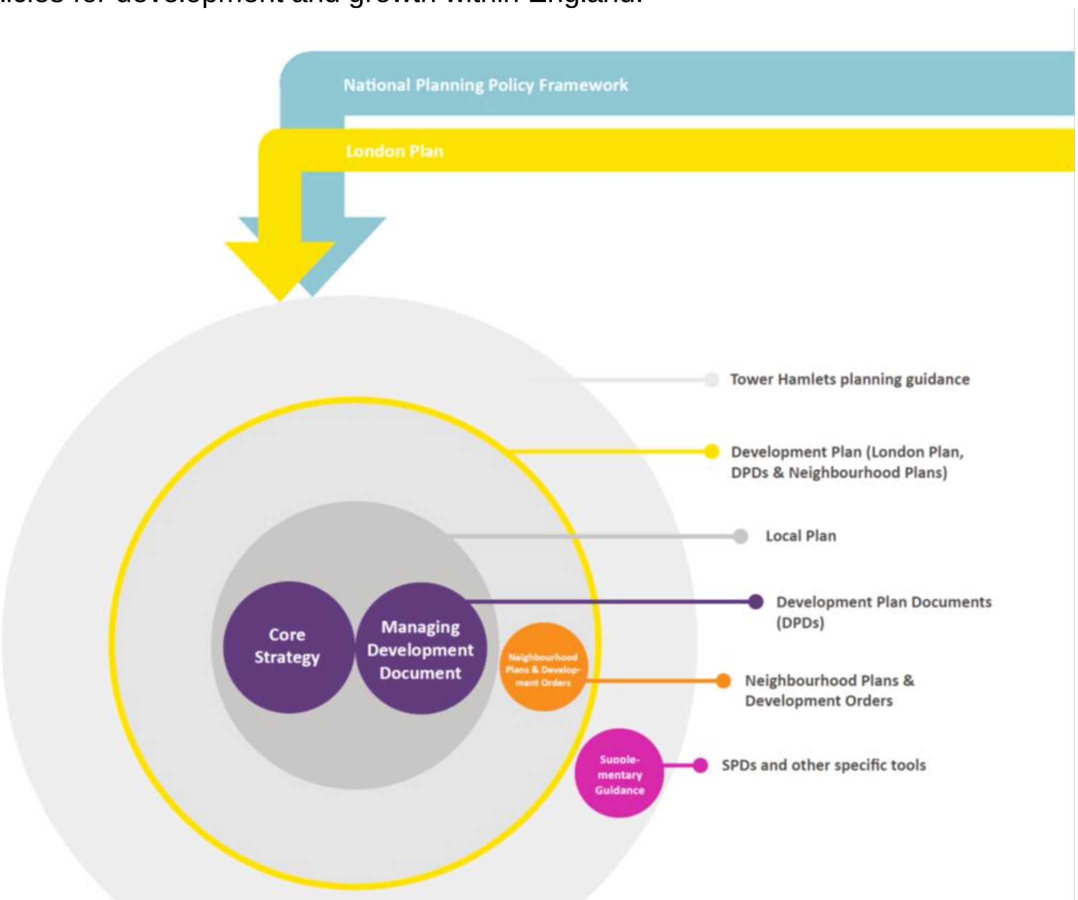
- £22.2 million secured through Section 106 agreements during the monitoring period
- Additional primary school places and healthcare facilities are in the process of being delivered to facilitate new growth

INTRODUCTION

Tower Hamlets Planning Policy
The Council's planning guidance consists of a series of documents to positively facilitate development management 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** - guides and manages development in the borough. The current adopted Local Plan comprises the Core Strategy (2010) 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.

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

Prepared by the Council, the Annual 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 Annual 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 twelfth publication of the Annual Monitoring Report that reports the period from 1 April 2015 to 31 March 2016. 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.

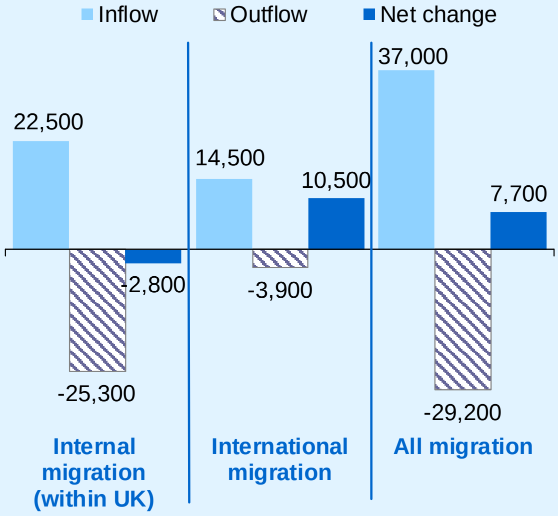
Section 7: ‘Infrastructure Delivery’ reports on the negotiated financial ‘Section 106’ contributions enabled by the adopted Planning Obligations Supplementary Planning Document (SPD). This section also reports on the ‘Community Infrastructure Levy’ (CIL) and the progress to develop a Charging Schedule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

BOROUGH CONTEXT

Our growing population
Tower Hamlets has the fastest growing population of any local authority in the country. In the past 30 years, our population has more than doubled, rising from 144,800 in 1985 to 295,200 in 2015.[1] In one year alone (between mid-2014 and mid-2015), the borough gained around 11,200 residents – equivalent to more than 30 additional residents per day.

Drivers of change
Our population growth is driven by large scale housing development and migration. Tower Hamlets has the highest housing target in London and over the past five years, over 13,000 homes have been built in the borough.[2] This large scale housing development has attracted new residents from around the world. Between 2010 and 2015, net migration accounted for around 60% of the borough's population growth.[3] That is, far more people moved into the borough than moved out. This imbalance has been driven entirely by positive international migration, while internal migration has been negative, with a greater number of UK residents leaving than the number of residents moving into the borough from elsewhere in the UK.

Figure 1: Migration flows, Tower Hamlets, 2014-2015



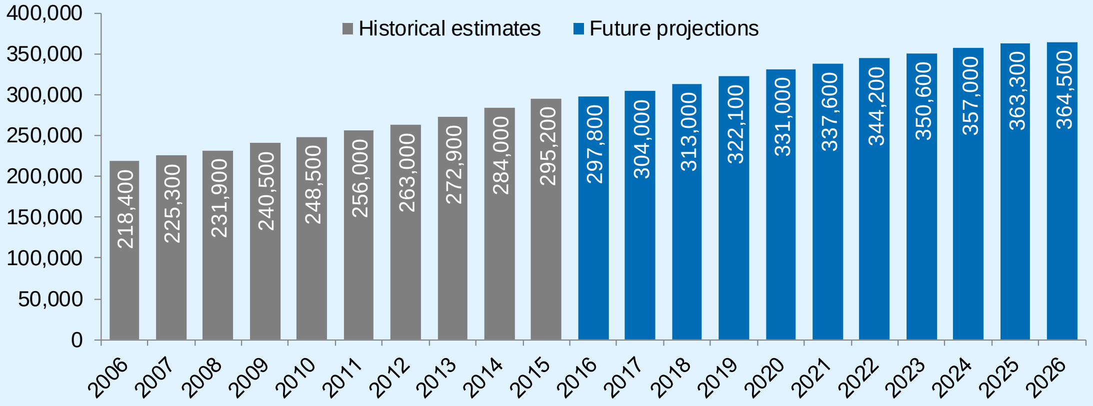
Source: ONS, mid-year population estimates 2015 (components of change)
Note:All calculations have been made using unrounded figures and may differ from calculations using rounded figures shown in chart.

These net migration figures disguise even higher levels of population 'turnover'. While the borough had a positive net migration flow of around 7,700 people between mid-2014 and mid-2015, the volume of people moving in and out was much greater: an estimated 37,000 people moved into the borough while 29,200 moved out (see Figure 1).[4] This gave Tower Hamlets the 11th highest population turnover rate in the country.

Future projections
The borough's high level of population growth is expected to continue in the future. Around 40,000 additional homes are expected to be built in Tower Hamlets over the next decade[5], generating rapid population growth. Projections expect the population of Tower Hamlets to increase from 297,800 in 2016 to 364,500 in 2026.[6] This is around 66,700 additional residents over the next decade – equivalent to 18 new residents per day. It would also give the borough a population growth rate of 22% which is more than double that of London (9%) and triple that of England (7%).[7]

[1] ONS Mid-year estimates, 1985 to 2015.
[2] Tower Hamlets Council, Assessment of 5 Year Housing Land Supply, position at April 2016.
[3] ONS Mid-year estimates 2015, Table MYEB3 (summary components of change).
[4] *Ibid.* Note: Calculations are based on unrounded figures and differ from calculations using rounded figures presented here.
[5] Tower Hamlets Council, Draft Local Plan 2016.
[6] GLA 2015 Round Population Projections (SHLAA, capped household size)
[7] *Ibid.* & ONS 2014-based Sub-national Population Projections

Figure 2: Population growth in Tower Hamlets, 2006 to 2026



Sources: ONS Mid-year Estimates 2006-2015 via NOMIS; GLA 2015 Round Population Projections (SHLAA, capped household size)

<u>Population density</u>

The borough's fast population growth has led to increasing population density in Tower Hamlets. In 2005, the borough had a population density of around 10,700 people per square kilometre and was the fifth most densely populated local authority in the country.[8] Ten years later in 2015, our population density was around 14,800 people per square kilometre, ranking Tower Hamlets as the second most densely populated local authority in the country, next to Islington.

Demographics

<u>Household size and composition</u>

Similar to the borough population, the number of households in the borough has been rising quickly. The number of households in Tower Hamlets increased from 78,525 in 2001 to 101,247 in 2011 – growing faster than any other local authority in the country.[9] However, the borough's average household size remained consistent, at 2.4 people per household in both 2001 and 2011.[10]

More recent estimates and projections expect the borough's average household size to fall, with the number of households growing faster than the number of residents. GLA projections indicate that over the next decade, the borough will gain around 35,400 households (increasing from 120,600 in 2016 to 156,000 in 2026).[11] This will reduce the average household size in the borough to 2.31 people per household in 2026.

Tower Hamlets has relatively complex household composition compared to other local authorities. One in five households (20%) in the borough are made up of more than one family which is higher than the London average (14%) and the second highest proportion in the country, next to Newham. Tower Hamlets also has a higher proportion of single person households than London (35% vs. 32%) and a smaller proportion of single family households with children (28% vs. 36%). Figure 3 shows the household composition of the population in Tower Hamlets compared with London.

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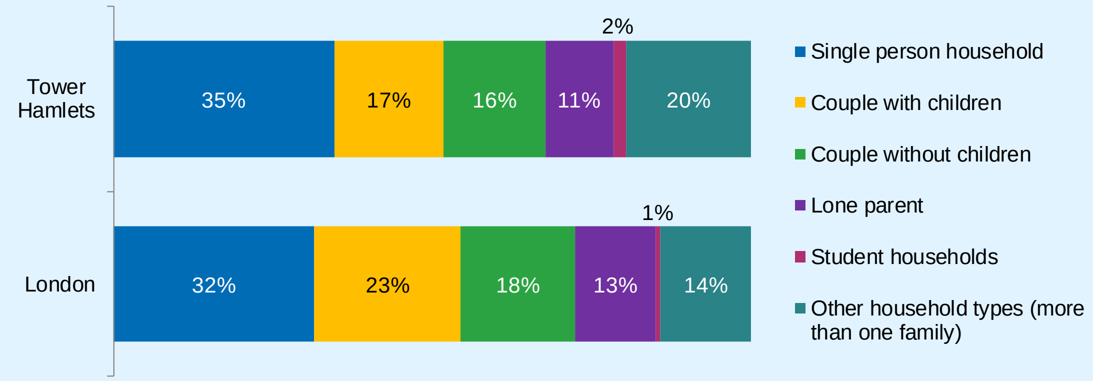
[8] ONS 2015 Mid-year Estimates, Table MYE5 (Population density).
[9] ONS Census 2001, Table UV068; ONS Census 2011, Table KS105EW
[10] ONS Census 2001, Table TT008 (households) and Table ST001 (people in households); ONS Census 2011, Table KS105EW (households) and Table QS112EW (people in households).
[11] GLA 2015 Round Household Projections (SHLAA, capped household size); GLA 2015 Round Population Projections (SHLAA, capped household size).

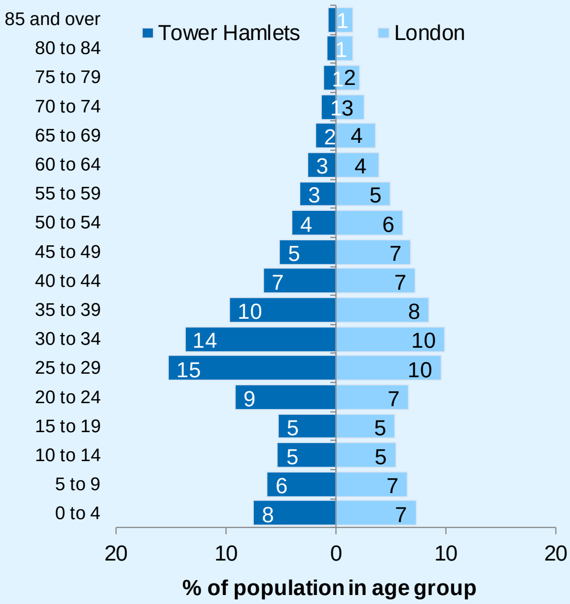
Figure 3: Household composition in Tower Hamlets and London, 2011



Source: ONS Census 2011, Table KS105EW

Age
Tower Hamlets has a relatively young age structure, characterised by a high proportion of young adults. Almost half of borough residents (48%) are aged 20-39.[12] This is significantly higher than the proportion nationally (26%) or in London (35%), and is the highest proportion of young adults in the country. Conversely, the borough has the lowest proportion of residents aged over 60 in the country. 9% of Tower Hamlets residents are aged 60 or over, compared with 16% in London and 23% in England.

Figure 4: The age profile of Tower Hamlets compared with London, 2015

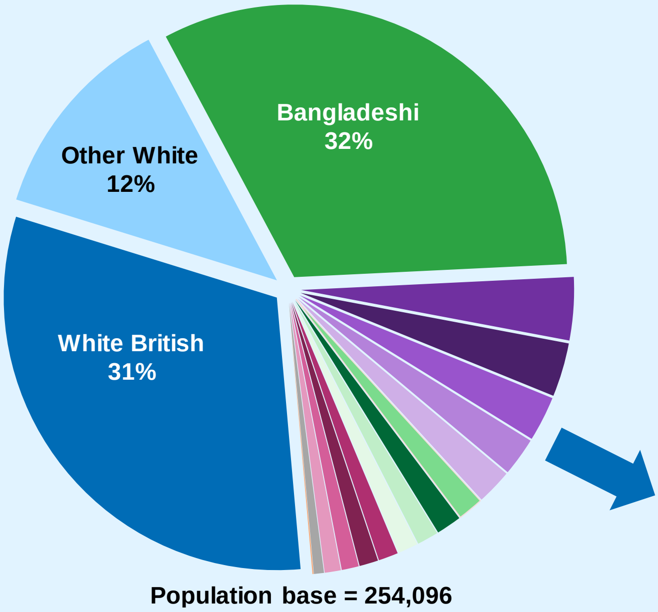


Source: ONS 2015 Mid-year Estimates

Ethnicity
Tower Hamlets is also home to one of the most diverse populations in the country. More than two thirds (69%) of the borough's population belong to minority ethnic groups, while just under one third (31%) are White British – the fifth lowest proportion out of 348 local authorities in England & Wales.[13] The borough's Bangladeshi population make up almost one third of residents (32%), making it the largest Bangladeshi population in the country. Figure 4 provides a full breakdown of the borough's ethnic profile.

[12] ONS 2015 Mid-year Estimates, Table MYE2 (Population by sex and age for LAs)
[13] ONS Census 2011, Table KS201EW. Note: Minority ethnic groups refers to all ethnic groups except the White British group, including White minority groups.

Figure 4: The population of Tower Hamlets by ethnic group, 2011



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

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

Source: ONS, 2011 Census, Table KS201EW

Country of birth

At the time of the 2011 Census, 43% of the borough's residents were born outside the UK , up from 35% in 2001.[14] The borough's migrant population is hugely diverse, with residents born in over 200 countries. The migrant population also includes older residents who migrated to London decades ago alongside more recent arrivals.

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

Faith

Tower Hamlets has the highest proportion of Muslim residents in the country. In 2011, 38% of borough residents were Muslim compared with 5% in England & Wales.[17] Conversely, the borough had the lowest proportion of Christian residents nationally: 30% of borough residents were Christian compared with 59% in England & Wales. Around one in five (21%) of residents had no religion and 7% chose not to state their religion on the Census form. Other smaller, but significant, faith groups represented in the borough include: Hindu (1.8%), Buddhist (1.2%) Jewish (0.6%) and Sikh (0.4%).

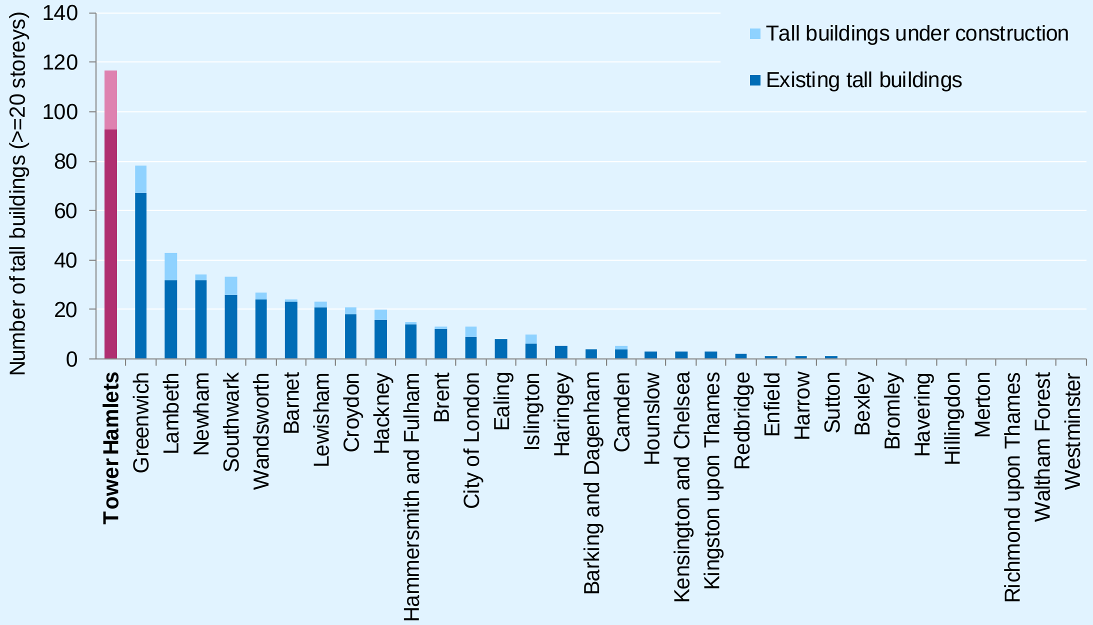
[14] ONS Census 2001, Table UV08; ONS Census 2011, Table KS204
[15] Office for National Statistics, Census 2011 Table QS203.
[16] Office for National Statistics, Census 2011 Table CT0048.
[17] ONS Census 2011, revised data released in 2015.

Housing

Property type

Housing provision in Tower Hamlets is characterised by flats and high-rise buildings. At the time of the Census in 2011, there were 106,136 'household spaces' in the borough and 86% of these were flats, maisonettes or apartments.[18] This is considerably higher than the proportion in London (52%) and nearly four times the proportion in England (22%). Only 14% of dwellings in the borough were whole houses or bungalows, compared with 48% in London and 77% in England. Figure 6 also shows that Tower Hamlets has the greatest number of tall buildings (of 20 storeys or more) out of any London borough (93) and also has the greatest number of tall buildings under construction (24).

Figure 6: Number of tall buildings (>=20 storeys) in London by borough, 2016



Source: New London Architecture, London Tall Buildings Survey 2016. Available at: http://www.newlondonarchitecture.org/docs/1_nla_ir_tall_buildings_single-1.pdf

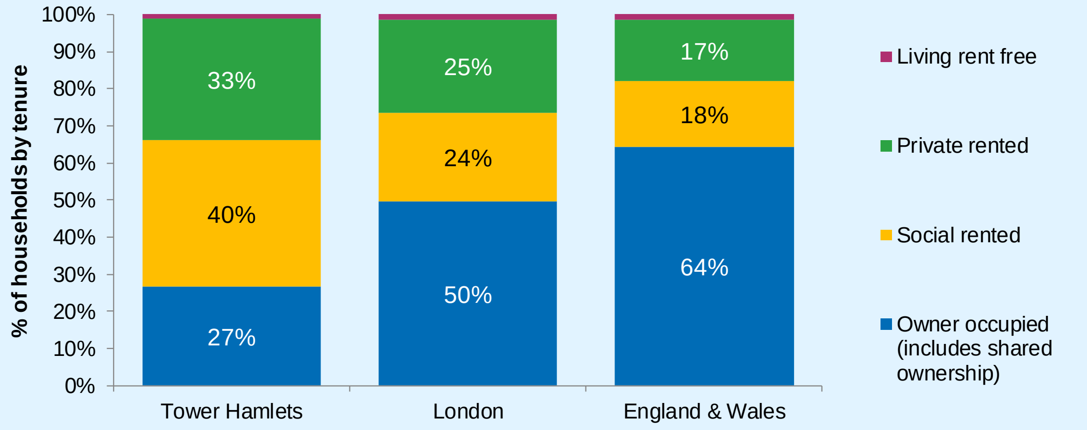
Tenure

Tower Hamlets has a relatively high proportion of households living in both social and private rented accommodation, and a relatively low proportion of owner-occupier households. At the time of the Census in 2011, four in ten households in the borough lived in social rented properties – the 4th highest proportion in the country and considerably higher than the London average (24%).[19] One in three households in Tower Hamlets lived in the private rented sector which was the 5th highest proportion nationally and higher than the London average (25%). In contrast, the borough has the 2nd lowest proportion of owner-occupied households in the country. 27% of households in Tower Hamlets are owner-occupiers which is nearly half the London average (50%).

[18] ONS Census 2011, Table KS401EW. *Note: A 'household space' is defined as the accommodation used or available for use by an individual household. This differs slightly from 'dwellings'. There were 105,379 dwellings in 2011.*

[19] ONS Census 2011, Table QS405EW

Figure 7: Housing tenure in Tower Hamlets, London and England & Wales, 2011



Source: ONS Census 2011, Table QS405EW

The borough has also seen a substantial increase in households living in private rented housing in recent years. The proportion of households in the borough were privately renting their homes nearly doubled between 2001 (17%) and 2011 (33%).[20] Residents who have moved into the borough more recently are more likely to be private tenants. More than two thirds (69%) of newer residents who have lived in the borough for less than five years are private renters compared with just 12% of those who have lived in the borough for 20 years or more.[21]

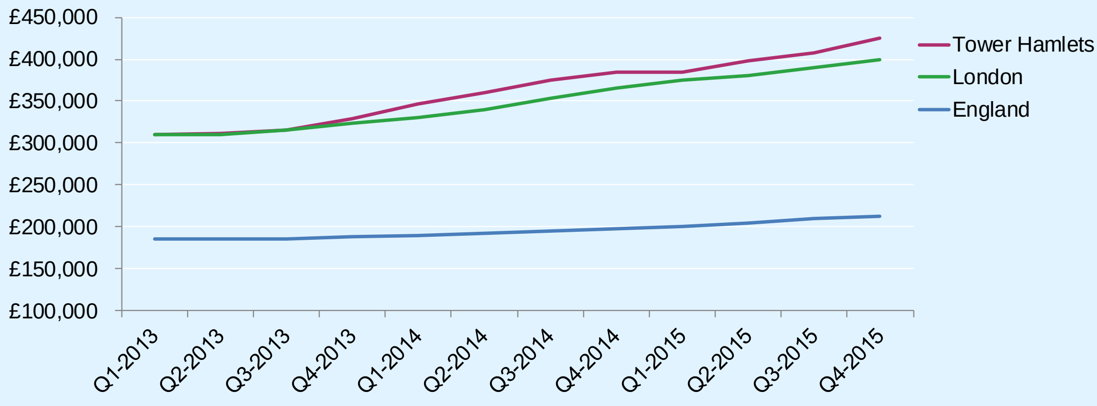
Property prices

Median house prices in Tower Hamlets are double the national average and slightly higher than the London average (see Figure 8). In the final quarter of the 2015/16 financial year, the median house price in Tower Hamlets was £425,000 compared with £400,000 in London and £212,500 in England. Median house prices in the borough also grew faster over the past year, rising by 10.4% between the end of 2014/15 and 2015/16, compared with a 9.6% rise in London and a 7.3% rise in England.

Rising house prices have made owning a home less affordable for borough residents. In 2015, the median house price in Tower Hamlets was 11.84 times the median annual earnings for residents in full-time work.[22] This was up from a housing affordability ratio of 10.88 in 2014, indicating that house prices are rising faster than wages. House prices in 2015 were much less affordable than in England as a whole (7.53 times median annual earnings) and very slightly less affordable than the London average (11.78 times median annual earnings).

[20] ONS Census 2001, Table T08; ONS Census 2011, Table QS405EW
[21] Tower Hamlets Annual Residents Survey 2016, Westco Trading. *Note: The survey excludes residents who have lived in the borough for less than 6 months.*
[22] ONS Ratio of house price to residence-based earnings (lower quartile and median), Table 5c.

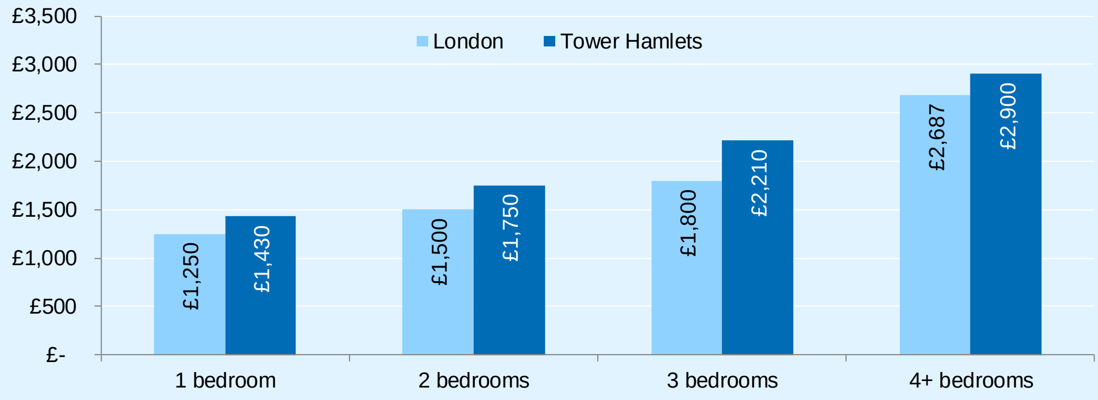
Figure 8: Median house prices in Tower Hamlets, London and England, 2013-2015



Source: ONS House Price Statistics for Small Areas, Median house price for national and subnational geographies (HPSSA Dataset 9), Tables 1a and 2a

Market rents in Tower Hamlets are also above the London average for all property sizes (see Figure 9). In 2015/16, the median monthly rent for a 1 bedroom property was £1,430 in Tower Hamlets compared with £1,250 in London. For Tower Hamlets residents in full-time work, this rent would account for half of their gross monthly earnings in 2015, and 45% for full-time workers in London.[23]

Figure 9: Median monthly private rents in Tower Hamlets and London, 2015/16



Source: Valuation Office Agency, Private Rental Market Statistics: 1 April 2015 to 31 March 2016

Demand for housing

At the time of the 2011 Census, Tower Hamlets had the third highest proportion of households living in overcrowded housing in the country. 16% of households in Tower Hamlets were overcrowded (defined as having one or more bedrooms too few), compared with 11% in London.[24] This totalled around 16,600 overcrowded households in the borough.

More recent data shows there are now over 19,000 households on the council's housing waiting list[25] – equating to around one in six households in the borough. Around 7,000 of these households are overcrowded and over half are assessed as having 'priority' or 'high priority' housing needs.

[23] ONS Annual Survey of Hours and Earnings (resident analysis) via NOMIS. The median gross monthly earnings in 2015 were £2,872 in Tower Hamlets, and £2,759 in London.

[24] ONS Census 2011, Table QS412EW. *Note: Occupancy rate is based on bedrooms, not rooms, which is a more appropriate measure for open-plan properties.*

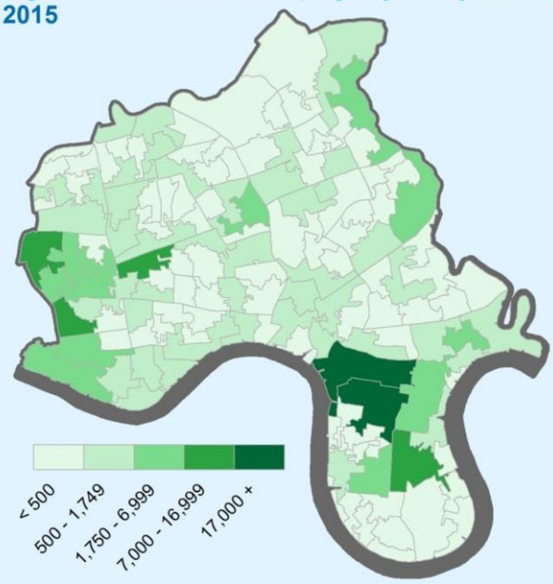
[25] Tower Hamlets Council, Housing Evidence Base (June 2016). Available at: http://www.towerhamlets.gov.uk/Documents/Housing/LBTH_Evidence_Base.pdf

The economy

Tower Hamlets is home to one of the most dynamic and fastest growing economies in the country. In 2014, the borough's economic output was £35.7 billion, accounting for 9.8% of all economic output in London and 2.2% in the UK.[26] The borough's economic output grew by 14.3% between 2013 and 2014.

Productivity
Productivity in Tower Hamlets is the second highest in the country, next to Camden & the City of London (these areas are grouped together when measuring productivity). In 2014, the borough's economic output was £136,557 per worker per year, which was 2.6 times the UK average.[27]

Figure 10: Number of employee jobs by LSOA, 2015



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Source: Business Register and Employment Survey (BRES) via NOMIS.

Local businesses
While the economic profile of Tower Hamlets is dominated by the large financial institutions in Canary Wharf, the borough has a wide range of local businesses. In 2015, there were about 14,400 enterprises in the borough and the vast majority of these (98%) were micro or small businesses that employed fewer than 50 people.[28] Businesses in the financial and insurance sector only accounted for 3% of businesses in Tower Hamlets, while the biggest sectors were 'professional, scientific and technical' (25%) and 'information and communication' (17%).

Employment
Over the past five years, employment in Tower Hamlets has grown twice as fast as London (31% vs. 16%), with over 5% of London's employment now concentrated in the borough. In 2015, there were around 272,000 employee jobs in Tower Hamlets – more than the number of working age residents living in the borough (218,300).[29] This gave Tower Hamlets a jobs density of 1.34 jobs per working age resident, the fifth highest in London. Future projections expect the borough's economy to grow much faster than London as a whole. Employment in Tower Hamlets is projected to grow by 78% by 2036 – more than five times the growth expected in London (14%).[30]

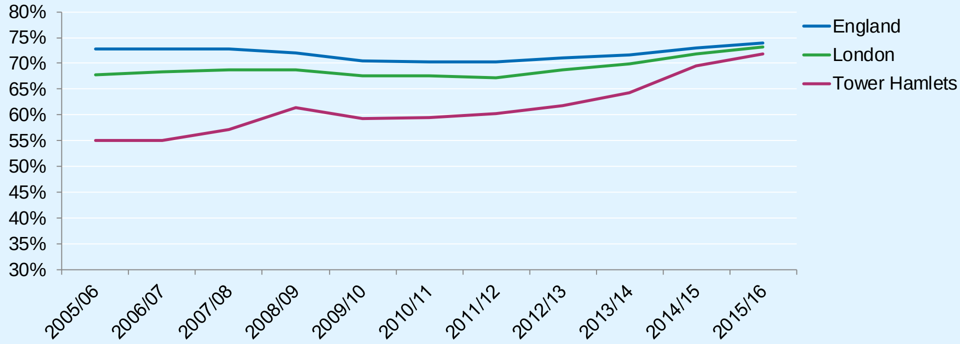
While the large financial institutions in Canary Wharf only make up a small proportion of *businesses* in Tower Hamlets, they do account for a considerable proportion of the borough's *employment.* More than 75% of employee jobs are concentrated in Canary Wharf and the City Fringe (see Figure 10).[31] The finance and insurance sector is also the largest employment sector, accounting for around one in four borough jobs (26%), followed by the 'professional, scientific and technical sector' which accounts for 14% of jobs.

[26] Bivand, P., Local Economic Assessment (Data refresh for 2015/16); and Office for National Statistics, Regional Gross Value Added (Income Approach). Available at: http://www.ons.gov.uk/ons/rel/regional-accounts/regional-gross-value-added--income-approach-/december-2015/stb-regional-gva-dec-2015.html
[27] Bivand, P., Local Economic Assessment (Data refresh for 2015/16)
[28] Office for National Statistics, UK Business Counts via NOMIS
[29] Business Register and Employment Survey (BRES), via NOMIS; and Office for National Statistics, Mid-year Estimates 2015.
[30] Bivand, P., Local Economic Assessment (Data refresh for 2015/16)
[31] *Ibid.*

The local labour market

Employment rates in Tower Hamlets have been rising substantially over the past decade, and are now on a par with London and the rest of the country. In 2005/06, the borough's employment rate was 55.1% compared with 67.7% in London – a 12.6 percentage point gap. Ten years later in 2015/16, the borough's employment rate is 71.9% – a record high – and is only 1.3 percentage points lower than London (73.2%).

Figure 11: Employment rates (residents aged 16-64), 2005/06 to 2015/16



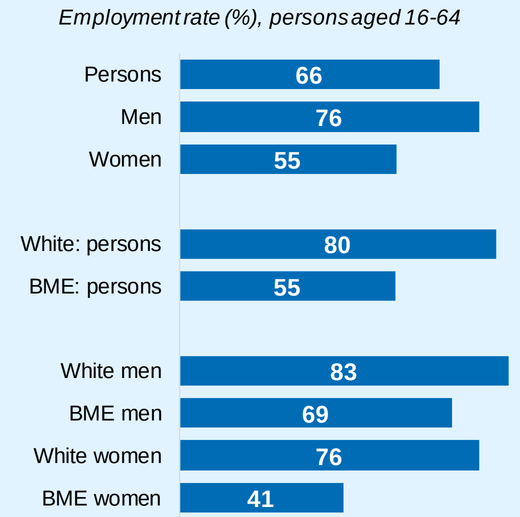
Source: Annual Population Survey via NOMIS.

Inequality and poverty

Employment gaps

While employment in the borough is at an all-time high, not all residents are benefitting from our economic growth. For example, there are considerable inequalities in employment by both gender and ethnicity. Figure 12 shows that there is a 21 percentage point gender gap between men and women, and a 25 percentage point ethnic gap between white and BME residents. BME women are doubly disadvantaged, with an employment rate of 41% - less than half the employment rate of white men (83%).

Figure 12: Employment rates by ethnicity and gender, Tower Hamlets, 2012-2015 (four year average)



Source: ONS, Annual Population Survey (January-December periods, 2012, 2013, 2014, 2015). Note: Data presented here have been averaged over a four year time period due to small sample sizes and high confidence intervals.

According to the 2011 Census, employment rates for the borough's migrant women vary immensely. Women born in Australia and New Zealand had the highest employment rates (91%) while women born in Bangladesh had the lowest employment rate, at 19%.[32] Women born in Somalia and Pakistan also had very low employment rates relative to other women in the borough (26% and 27% respectively).

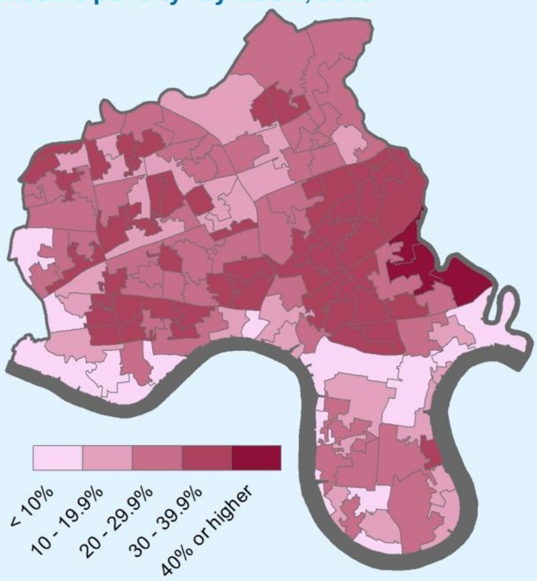
[32] ONS Census 2011, Table CT0566

Poverty

Rising employment rates for borough residents have not necessarily resulted in reductions in poverty. One in four borough residents (25%) lived below the national poverty line in 2015 (60% of the national median income).[33] This ranks Tower Hamlets as having the highest level of income poverty in London and the 6th highest out of all English local authority areas.

Poverty levels within the borough vary greatly between small areas (Local Super Output Areas, or 'LSOAs'), as shown in Figure 13. An area on the riverside within the Island Gardens ward had the lowest poverty rate in the borough at 3%, while three areas in the east of Lansbury ward had poverty rates above 40%.

Figure 13: Proportion of residents living in income poverty* by LSOA, 2015



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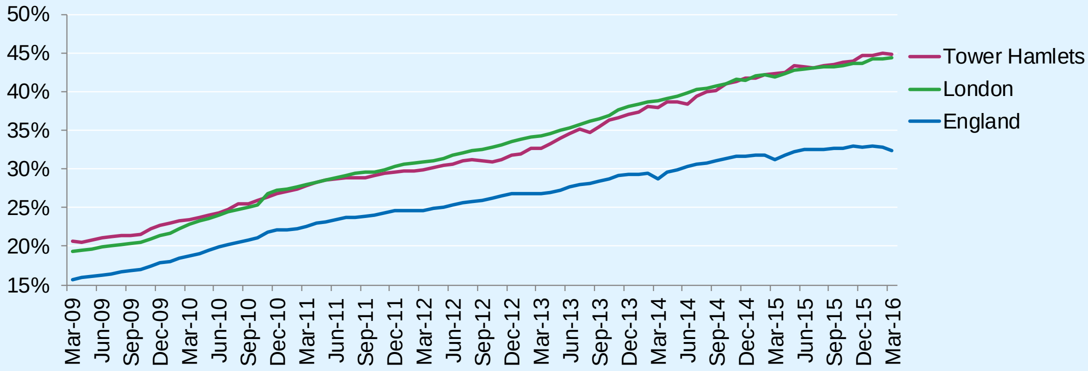
Source: CLG, 2015 Indices of Deprivation.
* A person is defined as living in 'income poverty' if their income is below the national poverty line (60% of the median income).

The borough also has the highest child poverty and pensioner poverty rates in England. Nearly four in ten children (39%) in Tower Hamlets live in income deprived families. This is double the rate in England (20%) and well above the London average (24%). Half of older residents (aged 60 and over) live in income poverty which is three times higher than the rate in England (16%) and well above the London average (22%).

In-work poverty is increasingly prevalent in the borough (as well as in the rest of the country). In Tower Hamlets, the proportion of households claiming Housing Benefit who are in work has more than doubled in recent years – rising from 21% in March 2009 to 45% in March 2016. Figure 14 shows that there were similar trends in London and England. Additionally, one in three (32%) Tower Hamlets residents who were in work in 2015 earned below the London Living Wage of £9.40, compared with 27% in London overall.[34]

Figure 14: Proportion of household in receipt of Housing Benefit who are in work, 2009-2016



Source: DWP, Housing Benefit statistics via Stat-Xplore

[33] CLG, English Indices of Deprivation 2015
[34] GLA, Percentage of People on a Low Income via London Datastore. Available at: https://data.london.gov.uk/dataset/percentage-people-low-income-borough/resource/f83b860c-147a-4fe6-988d-5325a87b4983#

Section 1: Planning Applications and Appeals in Tower Hamlets

During the 2015/16 monitoring period, a total of 3,663 planning applications were received by Tower Hamlets. This was a 3% 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 six years is shown in *Figure 15*.

Figure 15: Total planning applications received (all categories)

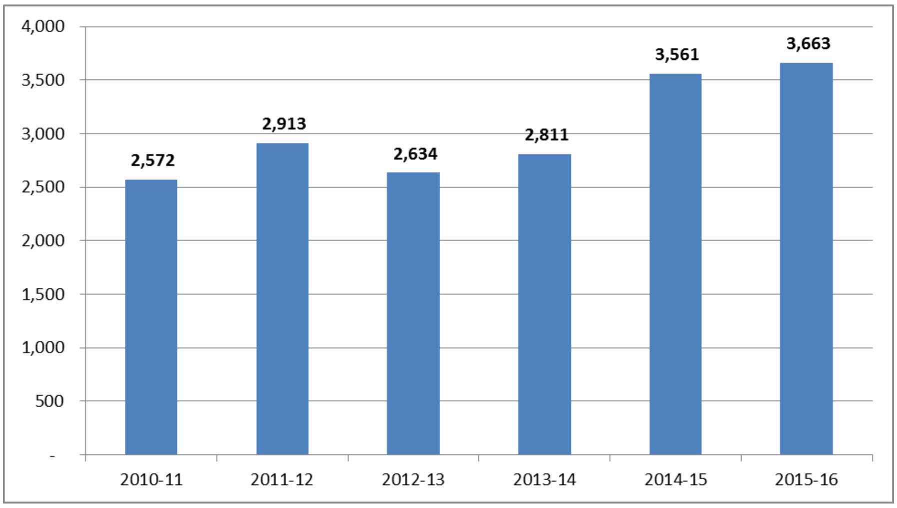
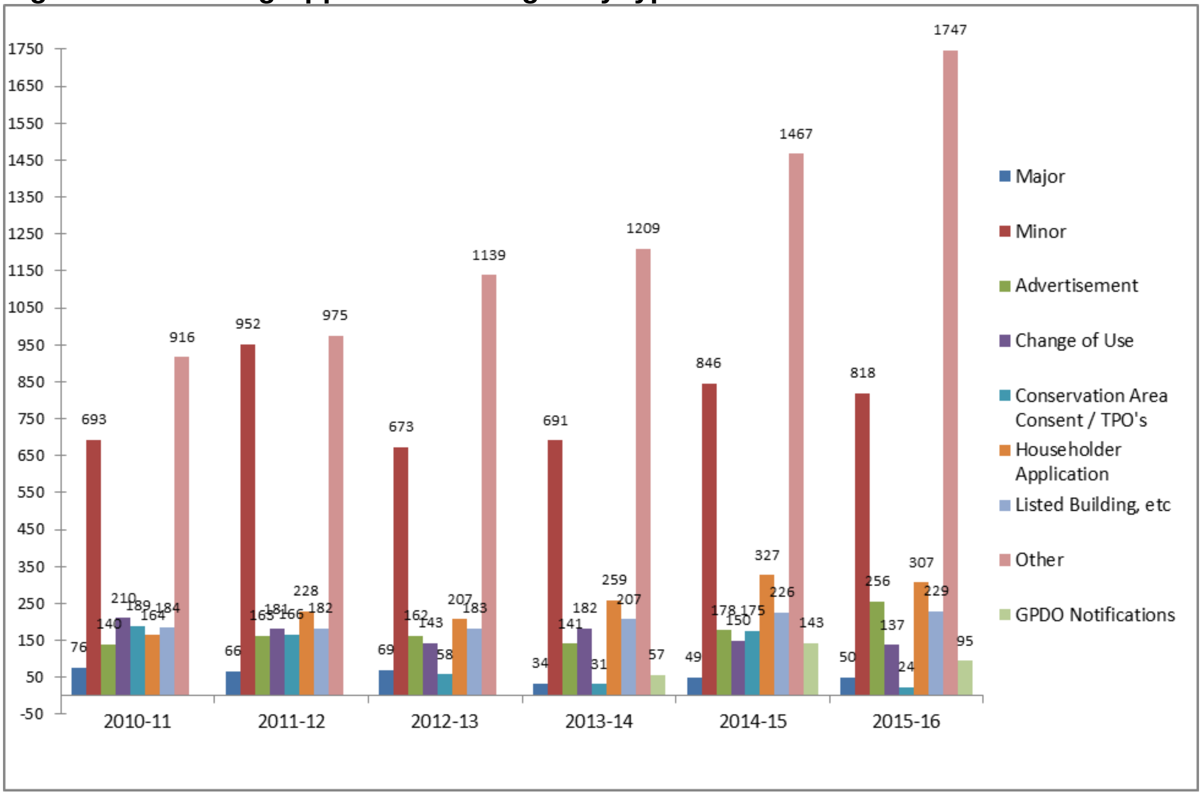


Figure 16 provides a breakdown by type of application. A major application is defined as 10 new residential units and above or a site area of 1,000 sqm or above. Minor applications comprise applications below these thresholds that do not feature in the other categories in the chart below.

Figure 16: Planning Applications Lodged by type 2010/11 – 2015/16



Applications called-in by the Mayor of London

During the monitoring period, ten applications were called in for determination by the Mayor of London, an increase from zero ‘call-ins’ in the previous monitoring period. This is mainly due to the Mayor’s decision to intervene during the monitoring period in order to ensure the implementation of the London Plan. There were also instances where the applicant requested that the Mayor take over the determination of the applications from the Council.

Scheme name	Case Details	Proposal summary
Alpha Square, 50 Marsh Wall, 63-69 And 68-70 Manilla Street	GLA case number: 3473a LPA case number: PA/15/02671 Decision date: 10 March 2016	• 634 residential units • 231 hotel rooms • New health centre and school • Ground floor retail uses.
Hertsmere House	GLA case number: 2350a LPA case number: PA/15/02675 Decision date: 10 March 2016	• 869 residential units • 971 sqm flexible commercial floorspace
Land at corner of Phoenix Works	GLA case number: 3612 LPA case number: PA/15/00641 Decision date: 10 March 2016	• 162 residential units
Westferry Printworks	GLA case number: 3363 Decision date: 04 February 2016	• 737 residential units • Office, financial and professional services uses • Retail and flexible restaurant / café / drinking uses • Community uses and a new secondary school
Enterprise House, 21 Buckle Street	GLA case number: 3326a LPA case number: PA/15/01141 Decision date: 08 December 2015	• 1,204 sq.m of office space • 118 serviced apartments
Land at the corner of Royal Mint Street and Mansell Street	GLA case number: 2104c LPA case number: PA/15/02773 Decision date: 24 November 2015	• 196 residential units • 796 sqm of retail floor space • 2,341sqm of commercial floor space
160-166 Chrisp Street	GLA case number: 2060c LPA case number: PA/15/00039 Decision date: 06 November 2015	• 254 residential units
6-8 Alie Street	GLA case number: 3709 LPA case number: PA/15/2538 Decision date: 04 November 2015	• Seven storey office building together with ancillary college uses
Cuba Street	GLA case number: 2438a LPA case number: PA/15/02528 Decision date: 04 November 2015	• Up to 448 residential units and flexible retail/community uses

Innovation Centre, 225 Marsh Wall	GLA case number: 3620 LPA case number: PA/15/02303 Decision date: 27 October 2015	• Residential, flexible office/community/retail uses.
Alpha Square, 50 Marsh Wall, 63-69 and 68-70 Manilla Street	GLA case number: 3473a LPA case number: PA/15/02671 Decision date: 10 March 2016	• 634 residential units • 231 hotel rooms • A new health centre and school • Ground floor retail uses.

Planning Appeals decided 2015-16

During the monitoring period the number of appeals determined by the Planning Inspectorate relating to the decisions made by Tower Hamlets Council was 57, down from 59 in the previous year. However, given the increase in applications this means there were fewer appeals as a proportion of all applications.

Of these appeals, 46 were dismissed, 9 were allowed and 2 were allowed in part by the Planning Inspectorate. This means that 81% of appeals were dismissed, a significant improvement compared to 61% in the previous monitoring period.

The appeals are disaggregated by issue in Table 1[35]. The largest number of key issues related 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. There was also a proportional increase in dismissed appeals on the grounds of these key issues compared to previous years. 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)	7	0	0	100%
Amenity (Surrounding properties)	14	2	1	82.4%
Character & appearance of surroundings (exc. Conservation & heritage)	16	3	0	84.2%
Character and appearance of a Conservation Area	10	4	1	66.7%
Conservation and Heritage	3	0	0	100%
Impact on or within a Listed building	10	2	0	83.3%
Pedestrian/Road Safety	1	0	0	100%
Viability/Vibrancy of retail/employment areas	0	1	0	0%
Other	5	0	0	100%

*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.

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

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 impact Local Plan polices. In particular, those protecting A1 uses as a priority and avoiding an over-concentration of A3 uses.

During the monitoring period, six valid Prior Approval notifications for change of use between retail and commercial uses were received and permitted, the same number received and permitted in the previous monitoring period. All six notifications were within the town centre hierarchy and all relate to change of use to A3 (cafes and restaurants). Details of these changes of use are set out below:

1. A1/A2 to A3 – Roman Road East district centre
2. A1/A2 to A3 – Mile End neighbourhood centre
3. A1 to A3 – Roman Road East district centre
4. A1 to A3 – Whitechapel district centre
5. A1/A2 to A3 – Whitechapel district centre
6. A1/A2 to A3 – Cambridge Heath Road neighbourhood centre

There were seven valid Prior Approval notifications submitted for retail (A1 or A2) to residential (C3) conversion, compared to six in the previous monitoring period. Five of these were refused on the basis of adversely affecting retail provision, and the other two were withdrawn.

Completed retail floorspace
According to data recorded on the London Development Database (LDD), this monitoring period saw a net gain of 5,336 sqm retail floorspace (A1). 59% of this floorspace was within the borough's designated town centre boundaries, 30% was within the wider town centre hierarchy which includes the Central Activity Zone (CAZ) and Tower Hamlets Activity Areas (THAA), and 11% outside the town centre hierarchy.

There was also a net loss of 500 sqm A2 floospace and a net gain in A3 and A4 floorspace (1,723 and 2,873 sqm respectively) within the town centre hierarchy. There was no loss or gain of A5 floorspace during the monitoring period.

Completed other town centre uses
In terms of other town centre uses, there was a net loss recorded of -9,229 sqm of B1(a) floorspace within the town centre hierarchy during the monitoring period, although there was no loss of D1/D2 floorspace (**CS1**).

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

Table 2: Retail completions in 2015/16 (sqm)

	Total Borough					
	A1	A2	A3	A4	A5	Totals
Gross	11,117	2,206	2,342	3,092	0	18,757
Net	5,336	1,480	1,723	2,873	0	11,412

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, 42 planning applications were received proposing the loss of A1 units, of which 28 were permitted. Fourteen permitted applications were within designated town centres (including three in both Whitechapel and Mile End, two each in Roman Road East and Chrisp Street, and one each in Watney Market, Roman Road West, Canary Wharf and Bethnal Green. (**CS4**).

As noted in Table 3, there were 11 planning applications received proposing new A1 units within designated town centres, all of which were permitted. These were within Canary Wharf (5) and one each in Bethnal Green, Brick Lane, Cambridge Heath, South Quay, Watney Market and Whitechapel.

One of the 32 applications outside of town centres was for a large convenience supermarket, which was 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 2015/16 (determined) for proposed retail

Type of proposal	Applications received	Permitted	Refused	Withdrawn
Gain of A1 units (Within designated town centres)	11	11	0	0
Gain of A1 units (Outside of designated town centres)	32	21	6	5
Gain of A1 units - Total	**43**	**32**	**6**	**5**
Loss of A1 units - (Within designated town centres)	14	14	0	0
Loss of A1 units - (Outside of designated town centres)	28	14	6	8
Loss of A1 units - Total	**42**	**28**	**6**	**8**
Net gain of A1 units (Within designated town centres)		**-3**		
Net gain of A1 units (Outside of designated town centres)		**+7**		
Net gain of units – Total		**+4**		

Vacancy Levels
Vacancy levels in the borough's designated district town centres and Canary Wharf major town centre **(CS2)** are shown below in *Figure 17,* with neighbourhood town centres in *Figure 18*. Further detail is provided in Table 4.

Overall vacancy levels across all the borough's town centres (including neighbourhood centres) saw a small increase since the previous monitoring period, increasing to 9.1% from 8.8%. This vacancy rate is higher than the London average of 8.7% but lower than the national average of 11.7% (London and national figures reported by the Local Data Company, 4th February 2015). Out of the borough's individual major or district town centres, only Roman Road East and Roman Road West are above national average vacancy figures.

The borough's neighbourhood centres also saw a small increase in vacancy rates during this monitoring period.

Table 4: Town Centre Vacancy Levels

a. Major town centre (2010/11 – 2015/16)

Town Centre	Total Units	2015/16		2014/15	2013/14	2012/13	2011/12	2010/11
		Vacant Units	%	%	%	%	%	%
Canary Wharf	**334**	**2**	**0.6%**	**2%**	**3.5%**	**1.3%**	**0.4%**	**-**

b. District town centres (2010/11 – 2015/16)

Town Centre	Total Units	2015/16		2014/15	2013/14	2012/13	2011/12	2010/11
		Vacant Units	%	%	%	%	%	%
Bethnal Green	156	3	1.9%	4.8%	4.2%	5.4%	3%	4%
Brick Lane	339	34	10.0%	9.2%	10.1%	11.1%	4%	10%
Chrisp Street	149	10	6.7%	8.3%	6%	6.3%	7%	6%
Crossharbour	17	0	0.0%	10%	11.8%	-	-	-

Roman Road East	248	30	12.1%	11%	12.5%	15%	11%	11%
Roman Road West	121	20	16.5%	8.8%	8.9%	8.9%	7%	8%
Watney Market*	115	9	7.8%	10.5%	11.7%	11.9%	5%	2%
Whitechapel	161	14	8.7%	4.73%	11.4%	5.5%	3%	1%
ALL DISTRICT CENTRES	**1,306**	**120**	**9.2%**	**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.

Source: Town centre checks were carried out independently in October 2016 on behalf of the Council as part of a Town Centre Retail Capacity Study.

c. Neighbourhood town centres (2013/14 – 2015/16)

Town Centre	Total Units	2015/16		2014/15	2013/14
		Vacant Units	%	%	%
Aberfeldy Street	19	5	26.3%	33.3%	33.3%
Barkantine Estate	17	0	0%	0%	0%
Ben Jonson Road	40	19	47.5%	43.6%	4.2%
Cambridge Heath	56	1	1.8%	13.7%	9.8%
Columbia Road	45	1	2.2%	0%	6.7%
Devons Road	18	1	5.6%	12.5%	12.5%
Limehouse	65	19	29.2%	24.2%	28.6%
Manchester Road	13	1	7.7%	0%	0%
Mile End	80	10	12.5%	12.6%	13.8%
Poplar High Street	16	1	6.2%	6.3%	5.3%
Salmon Lane	26	1	3.9%	3.9%	0%
Stepney Green	41	3	7.3%	4.8%	7%
Stroudley Walk	16	6	37.5%	12.5%	6.3%
Thomas More	6	0	0%	0%	0%
Wapping High Street	19	1	5.2%	0%	0%
Westferry Road	4	1	25%	25%	0%
TOTAL	**481**	**70**	**14.6%**	**13.8%**	**11%**

d. All town centres (2011/12 – 2015/16)

Town Centre	Total Units	2015/16		2014/15	2013/14	2012/13	2011/12
		Vacant Units	%	%	%	%	%
Major & District Centres	1,306	120	9.2%	7.2%	8.5%	8.6%	8.3%
All Town Centres	2,121	192	9.1%	8.8%	9.1%	-	-

Source: Tower Hamlets town centre surveys, October 2016

Figure 17: District & Major Town Centre Vacancy Levels 2015-16

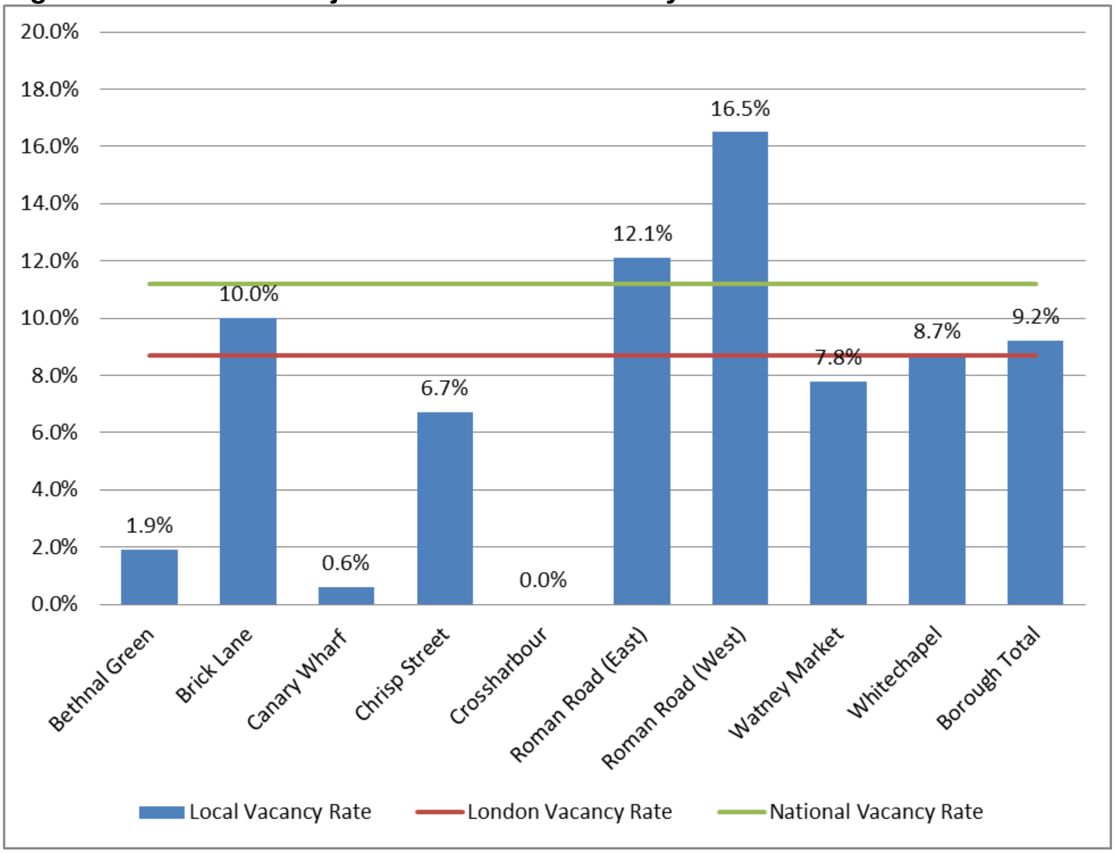
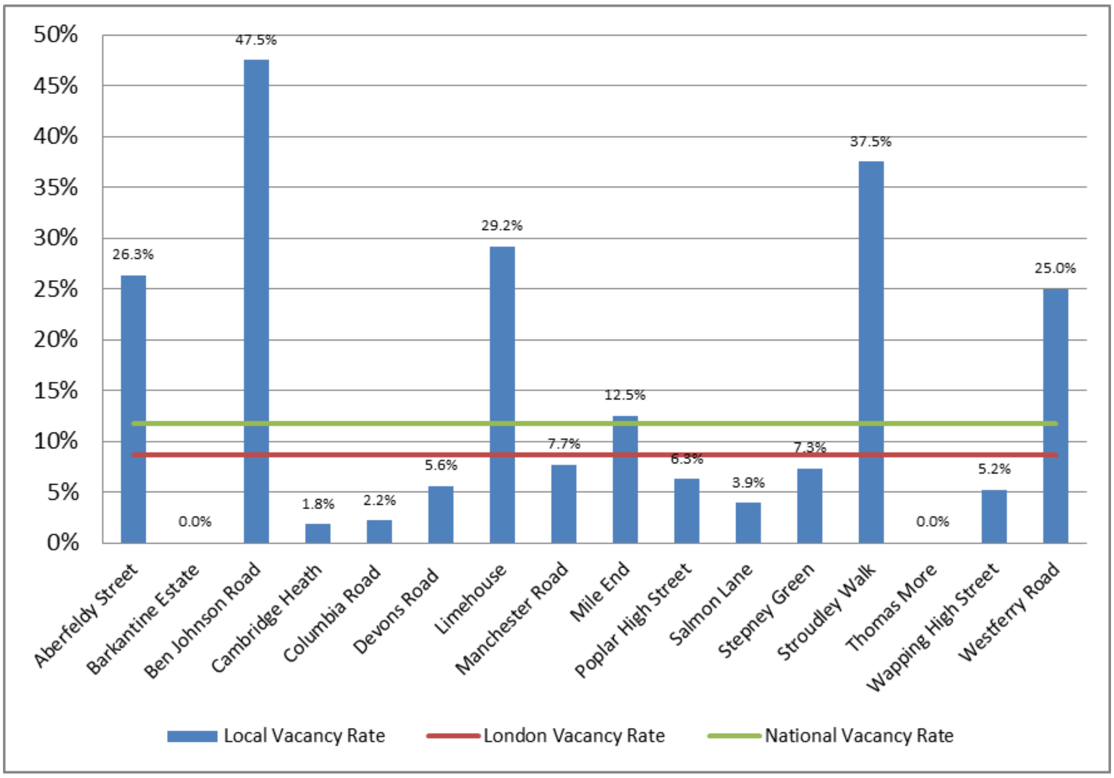


Figure 18: Neighbourhood town centre vacancy levels 2015-16



Town Centre Uses

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 19 and 20* below.

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 most cases, although the proportion of A1 retail is slightly lower in Brick Lane, Canary Wharf and Crossharbour where proportions of A3 uses and other tower centre uses are higher **(CS3)**.

The analysis also shows that the proportion of A5 uses is generally close to the 5% target across major and district town centres, although higher than average in Crossharbour, Watney Market and Chrisp Street (10%, 9% and 8.3% respectively).

Figure 19: Percentage of A1, A2, A3, A4 and A5 uses in district & major town centres (October 2015)

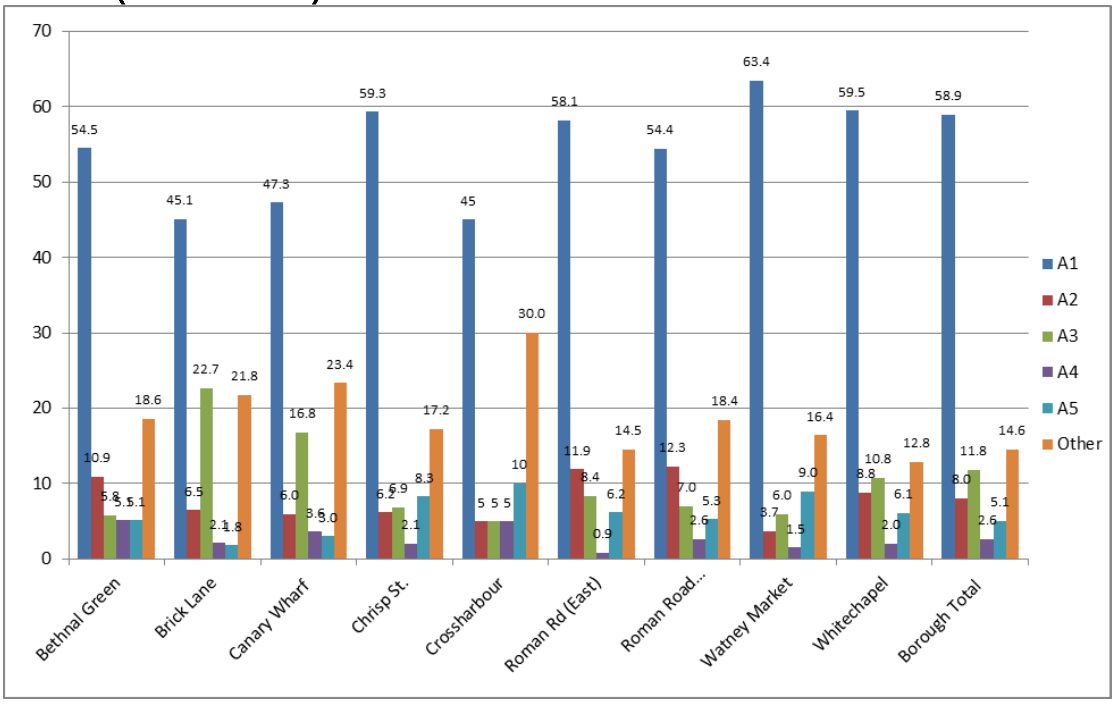
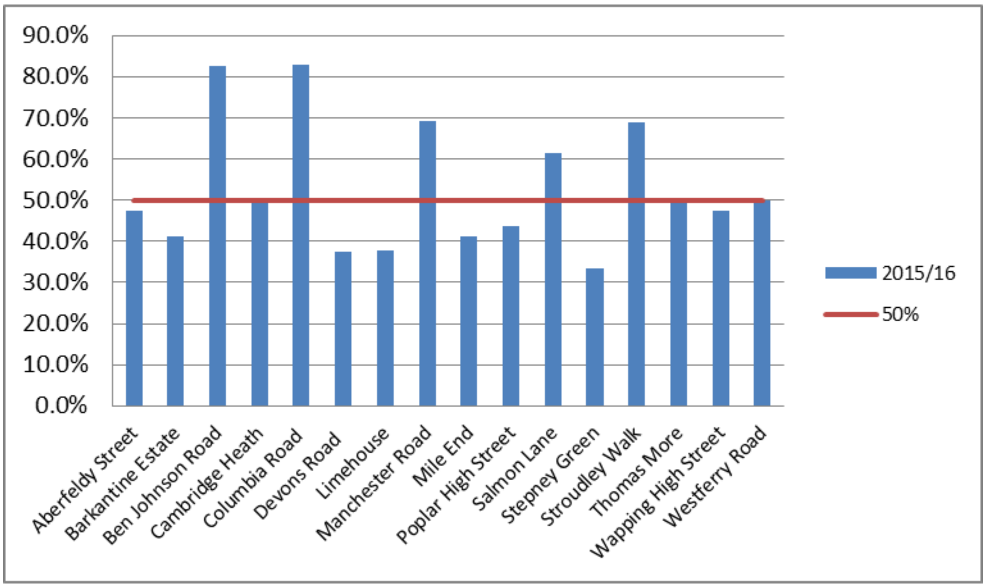


Figure 20: Percentage comparison of A1 uses in designated neighbourhood town centres (October 2016)



Policy implications

Despite a small increase in overall vacancy rates across the borough's town centres, the majority of centres are performing strongly – demonstrating low vacancy rates and retail (A1) being in excess of 50% of all units. However, there are particular centres that require further attention to ensure that policies continue to protect and enhance their vitality and performance. Across the borough, the mix of uses is likely to come under increasing pressure in light of amended permitted development rights, including the loss of A1 uses to other uses, particularly A3 uses. 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: Ongoing work to amend discrepancies in the reporting of housing completion figures to the London Development Database (LDD) has been underway in order to improve the consolidation of data held on internal Council systems, and receipt of New Homes Bonus.

Meeting the borough's housing target

The ten year housing monitoring target for Tower Hamlets set by the London Plan (2015) from 2015 to 2025 is 39,314 **(CS7)**. This equates to 3,931 new homes per year. The target of 3,931 includes new homes from conventional supply and non-self-contained accommodation, as well as vacant homes. Table 5 sets out the housing monitoring benchmark from the Further Alterations to the London Plan (2015) against the number of homes delivered in this monitoring period.

Table 5: London Plan (FALP) (2015) Monitoring Targets

Dwelling type	London Plan Monitoring Target	Homes delivered in 2015/16 (LDD completions data)
Conventional supply and non-self-contained accommodation Conventional supply includes 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). 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).	3,913	Conventional Supply: 2,433 Non-self-contained accommodation: 417
Vacant Long term vacant returning to use (private accommodation) from DCLG Housing Live website.	19	0
Total	**3,931**	**2,850**

This monitoring period, 2,850 new homes were completed according to internal completions information (including 417 non-conventional homes) **(CS9).** This was a deficit of 1,081 homes compared to the London Plan monitoring benchmark. 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 29% more New Homes Bonus than Birmingham, which was the recipient of the second largest award. In total across the six years of New Homes Bonus, Tower Hamlets has been awarded 62% more money than Islington which is London's second largest recipient. This reflects the ability of the Council to deliver new homes.

Appendix 2 contains the full list of homes delivered in the 2015/16 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'.

<u>Planning Approvals</u>
Tower Hamlets Council has granted planning approval for a total pipeline of 28,212[36] homes (extant or live planning approvals and Prior Approvals as of 31 March 2016). Out of this pipeline of housing, 6,281[37] new conventional homes were approved in this monitoring period, which includes homes to be delivered through Prior Approvals. Additionally, there is a significant number units that can potentially be delivered based on developable sites that have yet to come forward with applications.

[36] Based on LDD data
[37] Based on LDD data

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 despite being one of the smallest boroughs in London.

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). This allows reporting for 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 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 2015/2016.

Figures derived from the completions database show an increase in the amount of affordable homes delivered from 730 in the 2014/15 monitoring period to 882 units in the 2015/16 period **(CS11).** This equates to 41% of all new housing by habitable room, exceeding the Council's target of 35%. New homes within the Affordable and Social rented tenure increased from 548 to 568 and 41.4% of those were three and four bedroom family units which are most in need, short the of target of 45% **(CS14).** There was a significant increase in the number of intermediate units delivered, up from 182 in 2014/15 to 314 this monitoring period. Across the affordable tenures, 68% of units were affordable or social rented and 32% were intermediate[38], just short of the Council's target ratio of 70:30 and likely to be as a result of the significant increase in completed intermediate homes.

Of the 2,443 completed conventional homes, 19.7% (482 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 753 affordable homes delivered according to the AHT, 110 (14.6%) were to wheelchair accessible standard **(CS17)** above the London Plan target of 10%.

[38] Based on LDD data

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)
568	67.5%	445	75.2%	314	32.5%	308	24.8%

Total Affordable Housing	
LBTH completions data	
Units	% (hr) of total units delivered
882	41.1%

Table 7: Housing Tenure[39]

Tenure	Studio		1 bed		2 bed		3 bed		4+ bed		Total
	Units	% (hr)	Units	% (hr)	Units	% (hr)	Units	% (hr)	Units	% (hr)	
Market	185	2.7%	506	15%	680	30.3%	167	9.9%	13	1.0%	**1,551**
Intermediate	0	0.0%	120	3.6%	127	5.7%	57	3.4%	10	0.7%	**314**
Social/ Affordable Rented	-3	0.0%	159	4.7%	177	7.9%	153	9.1%	82	6.1%	**568**
All tenures	**182**	**2.7%**	**785**	**23.3%**	**984**	**43.8%**	**377**	**22.4%**	**105**	**7.8%**	**2,433**

Policy Implications
The policy target of 35% of new homes (by habitable room) to be affordable was exceeded (41.1%). 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 41.4%. There was a variance between recording systems for the split between social/affordable rented and intermediate homes - 68:32 and 75:25 – compared to the 70:30 target ratio. Taking into account LDD figures, targets for social and rented affordable housing were not quite met and will continue to be monitored.

[39] Based on LDD data

Specialist housing
Just as in the previous monitoring period, there was no specialist housing delivered in 2015/16 according to LDD data (**CS19**).

Student Accommodation
According to the LDD, 417 additional student bed spaces were completed in the 2015/16 monitoring period **(CS21)**, although zero permissions were given for new student accommodation (**CS20**).

Policy Implications
Although no new student accommodation was given permission during this monitoring period, a total of 417 additional student beds were delivered. Furthermore, 100 additional rooms were permitted in the previous monitoring year. The Council is committed to meeting local need as well as a strategic need. This is demonstrated by Policy DM6 which aims 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 2015/16 monitoring period 962 hotel rooms and 120 serviced apartments were completed **(CS23)**. A further 1,823 hotel rooms and 732 serviced apartments were recorded as being under construction. 28 hotel rooms were approved **(CS22)**.

Policy Implications
The importance of hotels to the visitor economy of London and the borough is acknowledged in the Core Strategy. 1,082 hotel and serviced apartment rooms were completed and a further 2,555 were recorded as under construction during the monitoring period. This, and the approval of a further 28 hotel rooms, 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 2015/16 monitoring period, 32 proposed D1 facilities, of which 22 were permitted **(CS29).** The majority of these applications 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). Notable D1 approvals included: over 3,000 sqm at Canada Square; 6,400 sqm at the Former Bow Road Fire Station; and a new 3FE primary school and nursery at the former Bow Boys Secondary School. Another application received during the monitoring period (but not yet determined) included a new health centre and school at 50 Marsh Wall.

Nine applications were determined that proposed the loss of D1 floorspace, of which seven were permitted. **(CS30).**

Thirteen planning applications were permitted for new D2 facilities. Again, the majority of these applications 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). Five of these applications proposed the change of use from office/retail to gym use. Zero applications were submitted that proposed the loss of D2 uses.

Section 106 contributions secured for leisure facilities decreased this monitoring period from £3.6 million in 2014/15 to £33,905 **(CS28).** 'Community Payment' contributions were £8,442, down from £897,412 **(CS26).**

In terms of public health facilities, no works were completed to provide new capacity or improvements. However, a lease was agreed between the NHS and Poplar HARCA at William Cotton Place with works expected to commence in 2017; 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; and internal works commenced to the St Katharine's Dock practice to increase clinical space and ability to carry out remote monitoring of patients. Ongoing negotiations took place for new facilities at Aberfeldy, Asda in Crossharbour, Goodman's Fields, Suttons Wharf and Wood Wharf. Full details of these projects can be found in *Table 14: Infrastructure Delivery Summary.*

Section 106 contributions secured for health decreased to £47,816 from £3.3 million in the previous monitoring period[40] **(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.

[40] The reduction in negotiated Section 106 financial contributions compared to the previous monitoring period is due to the implementation of the local Community Infrastructure Levy (CIL) which was adopted in April 2015. The money generated through CIL is required to be spent on infrastructure to support the development of the borough on a range of projects, such as parks, schools, libraries, health facilities, leisure centres and transport project.

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 the previous monitoring period, ten parks and open spaces had been awarded Green Flag status; two parks were awarded Green Flag Community Awards; and one was awarded a Green Heritage Award. In 2015/16, the number of Green Flag Awards has increased to eleven and the number of parks with Green Flag Community Awards status increased to three.

The parks awarded Green Flag status include:
- Altab Ali Park
- Bromley Gardens
- Island Gardens
- Meath 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 retained their Green Flag Community Awards while Stepney City Farm was awarded in this category. Additionally, as well as it's 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).**

For open space and landscape, £1.6 million was received through Section 106 contributions in this monitoring period compared to £1.4 million in the previous year. These development contributions have resulted in park improvements, such as that at Victoria Park, Popular Recreation Ground, Bartlett Park, Millwall Park and Langdon Park, as well as new sports facilities and improvements to children's play areas across the borough.

An Open Space Audit was completed during the monitoring period, providing a comprehensive audit of all publicly accessible open space across the borough. This formed part of the borough's open space strategy focusing on the quality, accessibility and value of open space.

Since the previous monitoring period, there have been no additions to the Council's register of publicly accessible open space. In fact, the audit identified that there was a small reduction in open space (from 264.98 hectares in 2014/15 to 260.58 hectares in 2015/16) given that a small number of spaces were assessed as not being accessible to the public **(CS34).**

The amount of open space (hectares) per 1,000 people also decreased, from 0.93 hectares in 2014/15 to 0.88 hectares in 2015/16 (**CS35**). This is a result of further population increase together with the reclassification of certain spaces from publicly accessible to other open space.

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 Green Flag Awards has increased to eleven and the number of parks with Green Flag Community Awards status increased to three. 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. Six applications were objected to by the Environment Agency on flood risk grounds, of which two applications were objected to on the basis that development was next to a watercourse **(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) in April 2016 was 427.4 hectares, no change from the previous monitoring year **(CS36)**.

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

Policy implications

No loss of SINCs during the period 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. The long-term aim should be for net gain of wildlife habitat. SINCs will be reviewed in 2016, so there are likely to be changes in the next Monitoring Report.

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 2015. The lower Lea was classified with an overall status of Bad in 2015. Its chemical status was ‘Good’ and its ecological status was ‘Bad’ (**CS36**).

Policy Implications

With the borough’s watercourses failing to meet Water Framework Directive standards 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 gradually deteriorated from Moderate in 2009 and Poor between 2010 and 2014 to Bad in 2015.

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 recycled, reused and composted has marginally decreased from 20,145 tonnes in the 2014/15 period to 19,909 tonnes in the 2015/16 period. This was a decrease of 4 kg per borough resident - 71 kg per resident in 2014/15 down to 67 kg in 2015/16 (**CS44**).

The household recycling rate for 2015/16 was 26.7% compared to 28.1% in 2014/15.

There has been a small increase in energy from municipal waste, increasing over 3% from 84,727 in the 2014/15 period to 87,662 in the 2015/16 period. Table 8 provides the breakdown of all waste managed by type.

Table 8: Household and municipal waste generated and managed

Financial Year	Household recycling, reused and composted	Municipal waste sent to landfill	Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT)	Total waste arisings
2014/15	20,145.66	1,861.85	84,727.11	110,244.86
2015/16	19,908.68	1,689.88	87,662.85	114,099.92

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 16,595 sqm B1(a) employment space and a net loss of 9,924 sqm industrial floorspace during the monitoring period.

A total of 4,187 sqm employment floorspace was lost from a Preferred Office Location (POL) during the monitoring period – this includes 3,187 sqm at Canary Wharf and 1,000 sqm at Aldgate. There was also a loss 57,135 sqm of employment space in a Local Employment Location (LOL), associated with a prior approval (B1-C3) at Clove Crescent **(CS46).**

Planning Approvals
In terms of approved planning applications within the monitoring period, there would be a net decrease of 71,883 sqm of all employment floorspace if all approvals are completed. Tables 9 and 10 break down this information by employment use class.

Applications
In total 47 applications were received proposing change of use from B1 **(CS48)** of which 18 (38%) proposed change of use to residential (C3). **(CS49).** This is a decrease from the previous monitoring period whereby 68 applications were received proposing change of use from B1, of which 44 proposed change to residential (C3).

Of the 18 received applications proposing change of use from B1 to residential use, 15 were Prior Approval notifications through the General Permitted Development Order (GPDO) Class O, down from 42 in the previous monitoring period (**CS52-55)**.

There were 25 applications proposing change of use to B1 during the monitoring period **(CS50).**

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 seventh consecutive year, increasing from 3,460 to 3,920[41]. The most recent data from the Office of National Statistics (2015) shows that there were 11,000 new jobs in the borough, up from the 9,800 increase in the previous monitoring period (**CS45**).

Table 9: Gain/Loss of Employment Floorspace 2015/16 (Approvals)

Use class	Gross (sq m)	Net (sq m)
B1a Offices (aside from financial services Class A2)	35,950	-58,850
B1b Research & development	0	0
B1c Light industry	117	-3,207
B2 General industrial, for industrial processes other than those within Class B1	1,149	-3,461
B8 Storage & distribution	0	-6,365
Total	37,216	-71,883

Source: LDD, October 2016

Table 10: Gain/Loss of Employment Floorspace 2015/16 (Completions)

Use class	Gross (sq m)	Net (sq m)
B1a Offices (aside from financial services Class A2)	8,557	-16,595
B1b Research & development	0	0
B1c Light industry	385	-763
B2 General industrial, for industrial processes other than those within Class B1	0	0
B8 Storage & distribution	0	-9,924
Total	8,942	-27,281

[41] ONS, 2015

Source: LDD, October 2016

Policy Implications
The effectiveness of Policies DM16 and DM17 (and also Policy DM15 which manages employment floorspace outside of designated locations) has been impacted by Class O of the GPDO. This is demonstrated by Prior Approval for a large site within a Local Office Location. Overall, supply of employment space continues to be under pressure, as shown by the number of planning applications and prior approvals coming forward proposing loss of space, as well as the net loss of employment space recorded on the LDD during the monitoring period. These land use tensions demonstrate that there is a need to strengthen local policy if we are to ensure that local people and the growing population of the borough are to have access to jobs.

Improving education and skills

Educational attainment in Tower Hamlets is higher than the national average. In 2015, 84% of Key Stage 2 pupils in Tower Hamlets achieved a level 4 or above in reading, writing and mathematics, up from 82% in 2014[42]. Our attainment was on par with the London average (84%) and higher than the national average (80%). In Key Stage 4, 64.6% of pupils in Tower Hamlets achieved 5 or more A*-C grades at GCSE or equivalent, including English and Maths – higher than attainment in London (60.9%) and England (57.3%)[43].

In the current monitoring period, there were no Section 106 contributions secured for educational purposes[44], although £1 million for local employment and business training was secured compared to £1.6 million in the previous year. **(CS58)**

Primary and Secondary schools
There were no new developments completed for new primary and secondary school provision during the monitoring year. However, new development is underway and anticipated to be delivered in 2016/17, including:

- The expansion of Olga Primary School by 2 forms of entry in 2016/17.
- Stepney 6th Form - anticipated to be completed in 2016/17.

Other educational facilities
According to information from planning applications received, there were four applications submitted and three consented for new educational and training uses (aside from schools) during the monitoring period. These were primarily in the form of new educational centres **(CS56)**.

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

[42] Department for Education, 2016. National curriculum assessments at key stage 2, 2015 (final) – SFR 47/2015.
[43] Department for Education, 2016. GCSE and equivalent results in England 2014/15 – SFR 01/2016.
[44] The reduction in negotiated Section 106 financial contributions compared to the previous monitoring period is due to the implementation of the local Community Infrastructure Levy (CIL) which was adopted in April 2015. The money generated through CIL is required to be spent on infrastructure to support the development of the borough on a range of projects, such as parks, schools, libraries, health facilities, leisure centres and transport projects.

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 116 TfL cycle hire docking stations throughout the borough **(CS60)**. This is up from 106 in the previous monitoring period, whereby ten stations have been reinstated following works.

During the monitoring period, an extension of Cycle Superhighway 3 was constructed from the end of Royal Mint Street along Shorter Street towards the City of London. There were also three contraflow cycling schemes and a cycle permeability scheme delivered. Altogether, this added a further 635 metres to the borough's cycle network, although there was no change in pedestrian network **(CS65)**.

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 2015/16, public satisfaction with public transport remained as one of the most highly rated service areas at 80%, although this was a slight decrease from 82% in 2014/15. **(CS61)**.

The Council secured £437,888 through Section 106 contributions for traffic, highways and public transport during the monitoring period. The figure for the previous year was £45,559,943, a significant change **(CS59).** Contributions for the environment and public realm decreased from £5.45 million to zero[45] **(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 have been effective as demonstrated by the high level public satisfaction with public transport and the delivery of works to facilitate cycle network improvement across the borough, including Cycle Superhighway 3 and an increase in TfL's cycling docking stations.

[45] The reduction in negotiated Section 106 financial contributions compared to the previous monitoring period is due to the implementation of the local Community Infrastructure Levy (CIL) which was adopted in April 2015. The money generated through CIL is required to be spent on infrastructure to support the development of the borough on a range of projects, such as parks, schools, libraries, health facilities, transport projects and leisure centres.

Creating distinct and durable places

Design

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

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 238 applications received relating to listed buildings, of which 171 were permitted. However, there were no planning applications approved that would result in the loss of Listed Buildings or buildings of value in Conservation Areas **(CS67).** A high number of appeals contained ‘Character & appearance of surroundings (exc. Conservation & heritage)’ (18) and ‘Character and appearance of a Conservation Area’ (15) as primary issues; 84.2% of the former and 66.7% 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 character and appearance with only a small number succeeding. Moving forward, we will also look to monitor the number of applications received for mansard roof extensions within conservation areas (focus on Medway and Driffield conservation areas) as a result of recent development.

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% CO2 emissions reduction
2013 – 2016: 50% CO2 emissions reduction
2016 – 2031: Zero Carbon (residential)
2019 – 2031: Zero Carbon (non-residential)

The requirements of DM29 are based on a reduction in CO2 emissions above the Building Regulations 2010. From April 2015, 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 CO2 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 during the monitoring period achieved the CO2 emission reduction requirements of policy DM29 **(CS70).**

For the Carbon Policy Evidence Base we reviewed 65 energy strategies. Of those, 18 were delivering a 45% reduction on-site with the shortfall for the other proposals being met through a carbon offsetting contribution.

Through the use of the carbon offsetting mechanism it is anticipated that all developments will continue to meet this policy requirement. The percentage of developments meeting the CO2 reductions on site has the potential to reduce due to more stringent requirements to demonstrate the savings have been delivered. The addition of requiring the ‘as built’ calculations to be submitted has given rise to more realistic carbon savings being presented within the energy strategies.

For the schemes utilising the carbon offsetting mechanism to deliver the required emission reductions, the carbon offsetting contributions (secured within the S106 agreements) totalled £744,378

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

For all non-residential developments a BREEAM Excellent rating 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 BREEAM Very Good.

Following the removal of the Code for Sustainable Homes by Central Government, no sustainability assessment requirements have been imposed upon the residential developments in accordance with Government guidelines.

Policy Implications

Policy DM29 sets out the requirement for sustainable development tools to be used for new development. In accordance with this policy, all non-residential developments received a BREEAM Excellent rating 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 100% of new developments to achieve the highest standards of sustainable design and construction. However, Schemes should as a minimum achieve Code for Sustainable Homes Level 4 or BREEAM Excellent ratings for residential and non-residential developments respectively.

Despite the removal of the Code for Sustainable Homes, all development must still comply with building control regulations and existing London Plan policy for environmental sustainability.

Fuel poverty and Energy Efficiency

We currently do not purchase the SAP data for properties that are rented and sold within the Borough. The data that we have has not been updated due to lack of funding and we need to purchase the data. CS72 relates to existing properties that would benefit from retrofit programmes which do not fall under our local plan policies **(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. The targets the Council work towards are as shown in Table 11 with 2015 results from the borough's permanent monitoring stations shown in Table 12 below.

Overall, the borough was over the annual mean for Nitrogen Dioxide in Mile End and Blackwall, but under the annual mean in Victoria Park and Millwall Park. It should be noted that the former two are roadside measurements and the latter two are park-side locations. The two measurement for PM_{10} are both under the annual mean.

In terms of the borough's hourly objective, all measurements for Nitrogen Dioxide and PM_{10} fall within the maximum levels of concentration allowed per year.

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.

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 40 $\mu g\ m^{-3}$	1-hour mean Annual mean	31.12.2005 31.12.2005
PM_{10} (gravimetric)	50 $\mu g\ m^{-3}$, not to be exceeded more than 35 times a year 40 $\mu g\ m^{-3}$	24-hour mean Annual mean	31.12.2004 31.12.2004

Table 12: Borough air quality results (Average Results 2015)

	2015 results in µgm-3		Hourly Objective - µgm-3	
	NO_2	PM_{10}	NO_2	PM_{10}
Mile End	51		0	0
Blackwall	58	29	0	8
Victoria Park	33	22	0	2
Millwall Park	26		0	0

Policy Implications

The Core Strategy has introduced measures to improve air quality in the borough over its lifetime, including 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. However, there is still a significant issue with Nitrogen Dioxide, whereby we have exceeded target levels at major roads in the borough as a result of significant vehicle congestion. To tackle this growing issue, the Council has started the process of preparing a new Air Quality Action Plan towards the end of the monitoring period.

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 work continued on the 'Aldgate Highway Changes and Public Realm Improvement Project'. Changes to the traffic layout were completed for April 2016, providing new pedestrian crossing points, two new public spaces and easier access to bus services. One of the new public spaces is partly within the borough at the junction of Middlesex Street and St Botolph Street. Completion of the entire project is scheduled for December 2017.

A number of new homes along with commercial space were delivered at Goodman's Fields, with construction underway on another major scheme at Aldgate Place.

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

Whitechapel

Six key place transformations are proposed in the Whitechapel Vision 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 along the new ‘green spine’ linear park to run 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 proposing approximately 1,600 new homes and 100 sqm 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 (2014/15), the Whitechapel Vision Delivery Team 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. A number of other activities have also taken place, including the launch of an affordable workspace initiative; the hosting of various town centre events including Small Business Saturday; and coordinating the Whitechapel Life Sciences Steering Group to develop a globally significant Life Science campus cluster with QMUL and Barts NHS Trust.

South Quay

During the monitoring period, the Council adopted the South Quay Masterplan Supplementary Planning Document (SPD) to cover the area around South Quay DLR station and key development sites along Marsh Wall. Following adoption, the previous Millennium Quarter Masterplan was withdrawn. The Masterplan was drafted to help manage the unprecedented level of proposed housing growth in the area and to secure associated benefits for the community. Specifically, it was needed to ensure that development helped to deliver a high quality, sustainable townscape, an optimum level of affordable housing and that infrastructure requirements are planned for and delivered. It is also informing development of a future Isle of Dogs and South Poplar Opportunity Area Planning Framework.

The South Quay Masterplan has influenced development proposals coming forward in the area, with a number of applications being submitted or determined during the monitoring period. Six applications were received which cumulatively proposed seven new tall buildings of between 26 and 65 stories to provide 2,163 new homes, 437 rooms for new short-stay accommodation, a new primary school and office and retail/commercial space. A major application for 1,500 new homes, two new parks, a primary school, 13,500 sqm of community space and 5,800 sqm of retail/commercial was approved by the Council’s Strategic Development Committee.

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'. Unique amongst London's Opportunity Areas, the Isle of Dogs and South Poplar is experiencing intense development pressure, mainly as a result of new, high density housing. The Isle of Dogs has the potential to grow and deliver many of the homes and jobs that London needs, but unlike some other Opportunity Areas, it already has established residential and commercial communities.

During the monitoring period, the Mayor of London and Transport for London commenced preparation of an Opportunity Area Planning Framework (OAPF) for the Isle of Dogs & South Poplar in consultation with Tower Hamlets Council. This planning document is a tool for guiding growth in London and will sit alongside the emerging Local Plan and Neighbourhood Plan.

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. The ambition is to undertake a masterplan approach to ensure the comprehensive regeneration and improve connectivity to the Poplar Riverside Housing Zone sites.

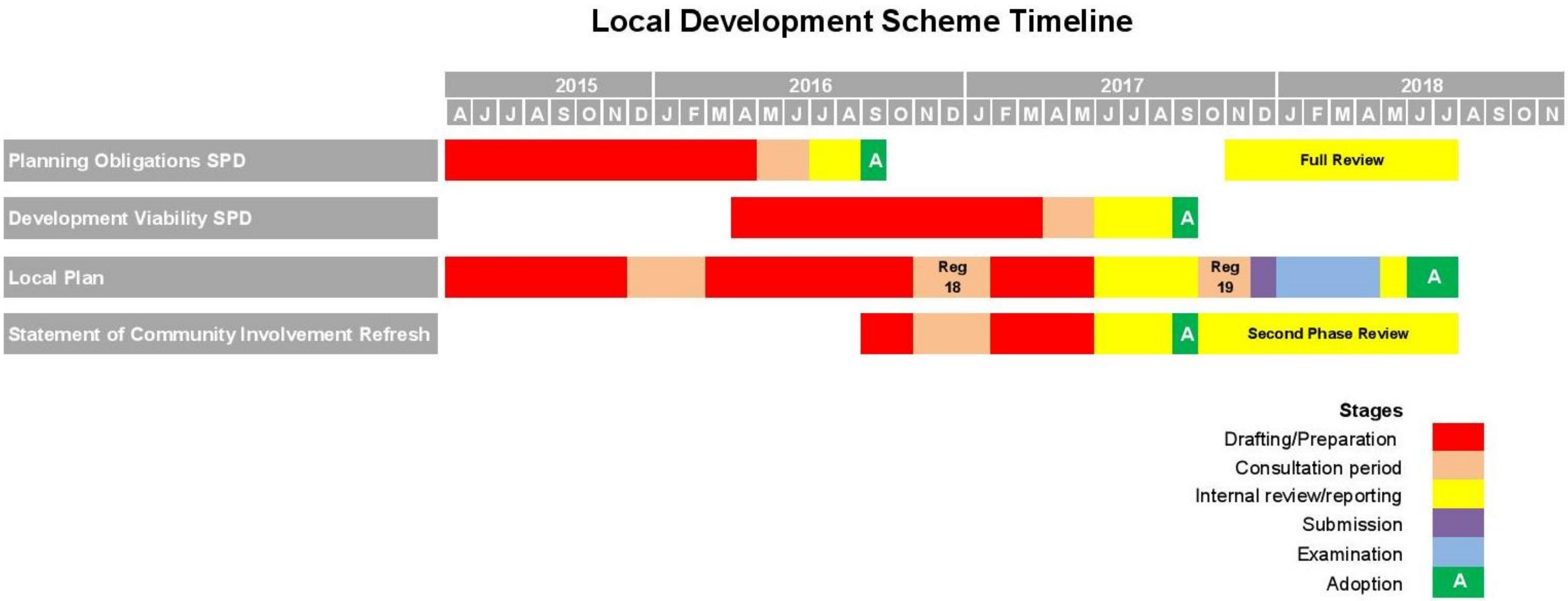
Section 4: Progress on the Local Development Scheme

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. It allows the community and stakeholders to find out about the Council's future plan making programme for the planning of the borough. Our progress in meeting the timetable set out in the LDS (see below) is reviewed annually and updated when new Development Plan Documents are being prepared.

The Council is undergoing to the process of producing a new Local Plan which will set out a proposed vision, objectives and planning policies to positively plan and manage development in the borough up to 2031. The first round of consultation was carried out in the period December 2015 to February 2016. Formal regulation 18 consultation is programmed for November 2016. The Local Plan is currently due for adoption in Winter 2018/19.

Figure 21: Local Development Scheme timeline 2015-2018



Section 5: Consultation and Engagement

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

A refresh to the SCI was initiated in early 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 also included 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. The refreshed SCI will be subject to public consultation alongside the regulation 18 document in November 2016. Approval will be sought from Cabinet to formally adopt the updated SCI in September 2017.

A second stage of the SCI review is intended to be undertaken in 2018 to reflect changes relating to the consultation and engagement duties in relation to the development management process.

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

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

During the 2015/16 monitoring period, the Council involved various neighbouring local authorities and other duty to cooperate prescribed bodies via a series of formal and informal methods in the process of developing our initial local plan engagement document: "Our Borough, Our Plan: A New Local Plan First Steps". Various meetings were held with statutory consultees including Canal & River Trust, Environment Agency, Port of London Authority, 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 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 1st December 2014 with a six-week consultation following between 5th January 2015 and 16th February 2015. The determination process continued though the monitoring period, with a series of engagement meetings to discuss issues which arose during the consultation process.

In addition, an application to designate the Limehouse Neighbourhood Forum and Limehouse Neighbourhood Planning Area were received on 30th March 2015. The consultation was held from 17th June 2015 to 30th July 2015. The Forum and Area were designated by the Mayor in Cabinet on 1st December 2015.

Section 7: Infrastructure Delivery

Section 106 Planning Obligations
During the year 2015/16 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.

During the monitoring period, the Council received a total of £16,813,044 in Section 106 financial contributions, compared to £18,632,584 in 2014/15; and negotiated £22,172,823 in financial contributions, compared to £98,680,997 in 2014/15.

The reduction in negotiated Section 106 financial contributions compared to the previous monitoring period is due to the implementation of the local Community Infrastructure Levy (CIL) which was adopted in April 2015. This is set out in more detail within the CIL section below.

Table 13: Received & Negotiated Section 106 Financial Contributions 2015/16

	Received	**Negotiated***
Affordable Housing	£243,176	£19,670,000
Community Payment	£897,412	£ 8,442
Education Facility Support	£6,549,022	£0
Environment and Public Realm	£666,085	£0
Health and Healthcare	£3,653,601	£ 47,816
Leisure Facilities	£357,860	£ 33,905
Landscape /Open Space	£1,624,639	£ 78,763
Management Plan	£0	£38,544
S106 Monitoring Fee	£383,151	£38,544
Traffic, Highways & Public Transport	£440,680	£ 437,888
Car-free agreement	£0	£4,028
Local Employment & Business Training	£1,622,722	£ 1,028,813
Energy	£0	£11,700
Carbon Offsetting	£122,232	£744,378
LTGDC	£252,462	£0
Other	£0	£30,000
Total	**£16,813,044**	**£ 22,172,823**

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

Development of the Community Infrastructure Levy
The Community Infrastructure Levy (CIL) was introduced in April 2010 by the Government as a new mechanism to fund infrastructure as part of a scaling back of Section 106 Planning Obligations. The money generated through CIL is required to be spent on infrastructure to support the development of the borough on a range of projects, such as parks, schools, libraries, health facilities and leisure centres. The Council adopted a local CIL in April 2015.

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

Infrastructure Delivery Plan

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

Infrastructure Delivery Framework

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

Infrastructure Project Delivery

The table below presents a selection of projects that are underway or have been completed in the monitoring period 2015/16, which address the infrastructure needs of the borough as identified in the Core Strategy and/or the Infrastructure Delivery Plan. The provision of infrastructure is often over a timeframe longer than one year. The Annual Monitoring Report therefore provides a summary of progress within 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 15/16 to ensure need is being met	Works commenced in 15/16 to ensure need is being met
<u>Education</u>				
Primary Schools				
6 new Forms of Entry (FE) required by 2025/26. FE = 210 Pupils (over new provision already planned)	LBTH Cabinet Report September 2016: Planning for School Places 2016/17 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.		Scheme in progress to expand Olga Primary School by 2FE in 2016/17. Other projects identified to meet need set out in the Infrastructure Delivery Plan (2016), including: • Scheme in development for new 3FE school at former Bow Boy's School site for 2018.
Secondary Schools				
16 FE required by 2025/6. FE = 150 places.	LBTH Cabinet Report September 2016: Planning for School Places 2016/17 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.		Stepney 6th Form development is progressing. Anticipated delivery in in 2016/17. Other projects identified to meet need set out in the Infrastructure Delivery Plan (2016), including: • New secondary schools at the London Dockside site, Westferry Printworks, the Reuters site, Clove Crescent and Billingsgate Market. • Two new 6th forms at Lansbury and Island Gardens in expected in 2019.
<u>Health</u>				
Delivery of up to eight Primary Health Care facilities parallel to the	Health and Wellbeing Joint Strategic Needs	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods		William Cotton Place: Provision of new primary care facility to house St Paul's Way Practice, Community Nursing and a Pharmacy. Lease agreed between NHS

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 15/16 to ensure need is being met	Works commenced in 15/16 to ensure need is being met
delivery of new housing in the borough.	Assessment 2011, Improving Health and Wellbeing Strategy 2006 - 2016	**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.		& Poplar HARCA, fit out works to commence May 2016 planned completion by March 2017. 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. 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 15/16 to ensure need is being met	Works commenced in 15/16 to ensure need is being met
Health (Continued)				
Improving the usability and accessibility of up to ten 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		Maximising existing health infrastructure - conversion of non-clinical space to clinical space to provide 21 additional consulting rooms across the 11 practices involved. Project Managers now appointed by CCG. Includes 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. Internal works to St Katharine's Dock practice to increase clinical space and ability to carry out remote monitoring of patients. Delivery anticipated in 2016/17.
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.	Open Space Audit complete in July 2016 - comprehensive audit of all publicly accessible open space focusing on the quality, accessibility and value of open space.	Health Green Grid – eleven projects identified for investment into environmental improvement schemes aiming to enhance and improve the Green Grid and connections to the Green Grid. Funding approval in 2016/17.
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	Phase 2 Victoria Park works, including improvements to children's play areas, CCTV and event infrastructure. Watney Market Pocket Park – completed in April 2016. Mile End Children's Play Equipment	Phase 1: Bartlett Park Landscape Improvements - the procurement process is now underway with tenders due in July 2016. The tender responses will determine the construction timetable. King Edward Memorial Park (KEMP) - Awaiting quote for master planning in order to adopt capital estimate from Thames Tideway Tunnel who will deliver this project as part of their work at King Edward Memorial Park.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 15/16 to ensure need is being met	Works commenced in 15/16 to ensure need is being met
			Millwall Park & Langdon Park Phase 2 - Works completed in September 2016. Poplar Park improvement works completed March 2016. Improvement to tennis courts and planting in St John's Park.	Stonebridge Wharf Open Spaces Improvement Works – anticipated delivery in April 2017. Poplar Park Phase 3 & Jollys Green – anticipated completion in April 2017 Trinity Square Gardens – anticipated completion in January 2017.
<u>Leisure and Sports Facilities</u>				
Swimming Pools 11.48 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.		Long term provision of additional swimming pools required primarily in east and north east of borough (IDP, 2016).
Leisure Centres 0.34 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.	Astroturf Pitch Replacement - John Orwell and Mile End	Victoria Park Phase 2 Sports Hub – Work continues to progress on site and the revised completion date is estimated to be June 2016, subject to engagement from statutory undertakers. Improvement works to St. George's Leisure Centre – anticipated completion in 2016/17. Leisure Facility Audit – anticipated completion in August 2016 Projects identified to meet need set out in the Infrastructure Delivery Plan (2016):

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 15/16 to ensure need is being met	Works commenced in 15/16 to ensure need is being met
				• Long term provision of 3-4 additional sports halls • Long term refurbishment and expansion of Tiller Road Leisure Centre
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 and Bethnal Green Library	Projects identified to meet need set out in the Infrastructure Delivery Plan (2016): • Long term provision of 3 additional Idea Store Facilities at Wood Wharf, Crossharbour and Bethnal Green. • Long term replacement of Idea Store Facility at Chrisp Street • Long term provision of 2 additional Idea Store Facilities and community hubs at Bromley-by-Bow and Bishopsgate Goods Yard
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 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.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 15/16 to ensure need is being met	Works commenced in 15/16 to ensure need is being met
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.

APPENDIX 1: Summary of Performance

CS Policy	Indicator	Title	Aspiration	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
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	**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: 11,412 • B1a: -16,595 • D1/D2: 19,436 Total: 47,443 Gross: • A1/2/3/4/5: 18,757 • B1a: 8,942 • D1/D2:28,813 Total: 56,512

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%	**Major Centre**: • Canary Wharf: 0.6% **District Centres**: • Bethnal Green: 1.9% • Brick Lane: 10% • Chrisp Street: 6.7% • Crossharbour: 0% • Roman Road East: 12.1% • Roman Road West: 16.5% • Watney Market: 7.8% • Whitechapel: 8.7%
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	**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	**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-	**Major Centre:** • Canary Wharf: A1-47.3, A2-6, A3-16.8, A4-3.6, A5-3 **District Centres:** • Bethnal Green: A1-54.5, A2-10.9, A3-5.8, A4-5.1, A5-5.1 • Brick Lane: A1-45.1, A2-6.5, A3-22.7, A4-2.1, A5-1.8 • Chrisp Street: A1-48.3, A2-4.7, A3-8.1, A4-2, A5-9.4 • Crossharbour: A1-47.1, A2-5.9, A3-11.8, A4-5.9, A5-11.7 • Roman Road E: A1-46.4, A2-9.3, A3-8.9, A4-1.2 A5-6

						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%	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	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	• Roman Road W: A1-40.5,A2-9.9, A3-7.4, A4-1.7 A5-6.6 • Watney Market: A1-60.9, A2-1.7, A3-6.1, A4-1.7 A5-8.7 • Whitechapel: A1-57.4, A2-10.1, A3-15.5, A4-2.7, A5-8.1
	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	Zero applications for change of use from A1 in town centres (approvals)
	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	• Canary Wharf – 3 • South Quay - 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	Received – 14 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	39314
SP02.1 - Urban living for	**CS8**	**Net additional dwellings in previous years**	2,885 annual London Plan delivery target	• 2,575 dwellings (05/06) • 2,370 dwellings	• 2,370 dwellings (06/07) • 2,335 dwellings	• 2,335 dwellings (07/08)	• 2,839 dwellings (08/09)	• 2,452 dwellings (09/10)	• 2,452 dwellings (09/10) • 1202 dwellings

everyone				(06/07) • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10)	(07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11)	• 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12)	• 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12-13)	• 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13) Net: 3,136 dwellings (13-14)	(10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13) Net: 3,136 dwellings (13-14) Net: 2,067 dwellings (2014-2015)
	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)	Net: 2,850 dwellings (2015-2016)
	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-	• 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)	• 2,458 (2015-2016) • 2,496 (2016-2017) • 2,860 (2017-2018) • 6,349 (2018-2019) • 8,467 (2019-2020)

					2027)				
	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)	• 753 (AHT) • 822 (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)	41.1% (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)	18.6% (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)	40.7% (LDD) 48.2% (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)	64.4% soc/aff rent, 35.6% int. (LDD); 75.2% soc/aff rent, 24.8% 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%	14.6%
	CS18	**S106 secured for affordable**	Increase on previous year		£9,883,081	£1,000,000.00	£230,492	£11,882,394	£19,670,000

		housing							
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	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	0
	CS21	**Student accommodation completions**	382 annual London monitoring target.	1,192 Bed spaces	0 Bed spaces	2,722 bedrooms (net)	693 units (net)	0	417 bedrooms (net)
DM7 - Short stay accommodation									
SP06 Delivering successful employment hubs	**CS22**	**Number of new hotel rooms - approvals**	Appropriate provision that meets the needs of the borough	Newly measured indicator for 2012/13		943 new rooms	1,121 new rooms	81 new rooms	28 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	962 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	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	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	£8,442
	CS27	**S106 received**	Increase on		£3,731,675.76	£1,079,545.00	£4,120,682	£1,450,241	£3,653,601

		for health and healthcare	previous year						
	CS28	**S106 received for leisure facilities**	Increase on previous year		£2,093,764.50	£181,442.00	£3,206,937	£1,008,044	£357,860
	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	D1 – 32 / 22 D2 – 13 / 13
	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	D1 – 9 / 7 D2 – 0 / 0
DM9 - Improving air quality									
	CS31	**No. of days when air pollution is moderate or high for PM10**	25 $\mu g\ m^{-3}$ measured as an annual mean to be achieved by 1st January 2015	Newly measured indicator for 2012/13		Exceeding target	Exceeding target	Exceeding target	Exceeding target
	CS32	**No. of days when air pollution is moderate or high for nitrogen oxide**	200 $\mu g\ m^{-3}$ not to be exceeded more than 18 times a year	Newly measured indicator for 2012/13		Exceeding target	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	11 parks Altab Ali Park Bromley Gardens Island Gardens Meath 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**	No net loss	248.67ha (+2.67ha)	249.05ha (+0.38ha)	264.98ha (+4.48ha)*	264.98ha	264.98ha	260.58ha

		Open space (loss or gain from previous year)							
	CS35	**Open space in the borough per 1,000 population (ha)**	No net loss	1.05	1	1.04	0.97	0.93	0.88
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	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	Lower Lea – Bad Chemical status – Good Ecology - Bad
	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	2 applications were granted contrary to Environment Agency advice
	CS40	**Percentage of approved planning applications that do not meet the sequential test for managing**	0%	0%	0%	0%	0%	0%	0%

		flood risk							
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	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	Household recycling, reused and composted - 20,145.66 tonnes Municipal waste sent to landfill - 1,861.85 tonnes Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) - 84,727.11 tonnes Total waste arisings - 110,244.86 tonnes	Household recycling, reused and composted - 19,908.68 tonnes Municipal waste sent to landfill - 1,689.88 tonnes Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) - 87,662.85 tonnes Total waste arisings - 114,099.92 tonnes
	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%	Household recycling rate – 28.1%	Household recycling rate – 26.7%

	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)	20,146 tonnes / 284,000 = 0.071 tonnes per resident (or 71 kg per resident)	19,909 tonnes / 295,200 = 0.067 tonnes per resident (or 67 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)	11,000 new jobs (2015)
	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	GROSS: • B1a: 8,557 sqm • B1b: 0 sqm • B1c: 385 sqm • B2: 0 sqm • B8: 0 sqm NET: • B1a: -16,595 • B1b: 0 • B1c: -763 • B2: 0 • B8: -9,924
	CS47	**Count of births of new enterprises**	Increase on previous year	1,960	2,330	2,395	3,320	3,460	3,920
	CS48	**Applications for change of use from B1**	No net reduction in employment floorspace	Newly measured indicator for 2012/13		49	63	68	37
	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	15
	CS50	**Applications for change of use to B1**	Net increase in employment floorspace	Newly measured indicator for 2012/13		22	30	18	25
	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	£1,622,722

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	**Canary Wharf and Aldgate** Net: -4,187 **TOTAL:** -4,187
	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)	**Blackwall** 1 application (Prior Approval) for loss of 57,135 sqm.
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	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	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	2 new forms of entry at primary level Stepney 6th Form	

	CS57	**Applications for new Free Schools**	N/A		3	3	0	2	0
	CS58	**Financial contribution for education**	Increase on previous year		£14,619,648.76	£3,457,972.50	£12,208,792.90	£7,253,773	£0
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	£440,680
	CS60	**Number of TfL cycle docking stations in the borough**	Increase on previous year	Newly measured indicator for 2012/13		104	120	102	116
	CS61	**Public satisfaction with public transport**	Increase on previous year	72%	74%	78%	76%	82%	80%
DM21 - Sustainable transportation of freight									
	CS62	**Loss/gain of depots/wharfs**	No net loss	Newly measured indicator for 2012/13		0	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	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	£0
	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	• Pedestrian - 32.5 km • Cycle - 53.9 km
DM24 - Place-sensitive design, DM25 – Amenity & DM26 Building heights									
SP10 Creating distinct and durable places,	**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	0 allowed

SP12 Delivering Place-making									
DM27 - Heritage and the Historic Environment & DM28 World Heritage Sites									
SP10 Creating distinct and durable places, SP12 Delivering Place-making	**CS67**	**Number of applications received & permitted relating to 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	Listed – 238 received /178 permitted
	CS68	**Conservation Areas with up-to-date appraisals and published management guidelines**	100%	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	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	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%	N/A
	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%	N/A

*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 2015 - 31st March 2016)

PA Number	Site Location	No of units (Net)	
		Private	Affordable
PA/04/00429	606 To 608, Roman Road, E3	4	0
PA/05/01647	Caspian Works, 1-3 Yeo Street, E3	59	0
PA/05/01647	Caspian Works And 1-3 Yeo Street, E3	0	104
PA/06/02101	Columbia West Apartments Building C, New Providence Wharf Blackwall Way E14	18	0
PA/06/02101	Jessop Building Building C, New Providence Wharf, Blackwall Way, E14	0	58
PA/07/00268	184 – 186, Brick Lane, E1 6SA	6	0
PA/07/02356	34 Hessel Street, E1 2LP	3	0
PA/07/03282	Phase 2, Indescon Court, 20 Millharbour, E14 9TN	187	42
PA/07/03324	188 Brick Lane, E1 6SA	3	0
PA/08/00828	516 - 520 Commercial Road, E1 0HY	18	5
PA/08/01400	60 - 61 Squirries Street, E2	2	0
PA/08/01490	35 Woodstock Terrace E14	1	0
PA/08/02093	The Bede Estate Bow Common Lane Burdett Road, Eric Street, E1 2EY	1	6
PA/08/02347	Holland Estate Commercial Street E1	2	-30
PA/09/00109	Salcombe Court Devons Wharf Leven Road, E14 0LL	50	0
PA/09/00159	The East London Mosque And Cultural Centre Whitechapel Road 45 Fieldgate Street, E1 1JU	0	18
PA/09/00203	Former Safeways, 2 Gladstone Place, E3	148	62
PA/09/00407	136 & 136a Bow Common Lane, E3 4BH	1	0
PA/09/01125	23 Casson Street, E1 5LA	3	0
PA/09/02584	Ocean Estate Site 4 Bounded By Grand Union Canal Ben Jonson Road Mile End Road, Stepney Green, E1	18	0
PA/09/02668	45 Wentworth Street, E1 7TD	4	0
PA/10/00675	44 Commercial Street, E1 6LT	1	0
PA/10/00774	Radford House St Leonards Road, E14 6QW	3	0
PA/10/01616	34 - 48 Vyner Street, E2 9DQ	9	0
PA/10/02045	446 Roman Road, E1 5LU	1	0
PA/10/02295	Railway Arch, 26 Cudworth Street E1 5QU	13	6
PA/10/02396	357 - 359 Commercial Road E1	3	0
PA/10/02417	2 Settles Street E1	2	0
PA/10/02539	490 - 492 Bethnal Green Road, E2 0EA	2	0
PA/11/03765	Block D Blocks C & D, Former Blessed John Roche Secondary School Upper North Street Lindfield Street, E14 6ER	161	0
PA/10/02578	Capstan House, 19 & 21 Glengarnock Avenue Stebondale Street And Manchester Road, E14	-2	-7
PA/10/02666	Ext At Both Ends Of Claremont Court, 272 Cambridge Heath Road Wadeson Road, E2 9DA	9	0
PA/11/00184	420 Roman Road, E3 5LU	1	0
PA/11/00588	Land Adjacent, 26 Venue Street, E14 6QA	2	0

PA Number	Site Location	No of units (Net)	
		Private	Affordable
PA/11/00660	32 Hessel Street, E1 2LP	3	0
PA/11/00963	237 Westferry Road, E14 3RS	1	0
PA/11/01426	Virginia Quay Newport Avenue Prime Meridien Walk, E14	18	5
PA/11/01460	9 Beccles Street E14 8HD	1	0
PA/11/01505	The Aberfeldy Tavern 26 Aberfeldy Street, E14 0NU	9	0
PA/11/01592	Sotherby Lodge, 41 Sewardstone Road Approach Road, E2 9JQ	17	13
PA/11/01764	23 & 25 Tiller Road, E14 8PY	2	0
PA/11/02481	33 Old Nichol Street, E2	2	0
PA/11/02652	22a Hanbury Street, E1 6QR	7	0
PA/11/03220	102 Watney Street, E1 2QE	4	0
PA/11/03380	13 Gibraltar Walk, E2 7LH	1	0
PA/11/03435	143 Christian Street, E1 1RS	0	1
PA/11/03548	Aberfeldy New Village Phase 1 Aberfeldy Estate, Phase 1 East India Dock Road, E14	268	74
PA/11/03549	18 Gillender Street, E3	46	63
PA/11/03587	Goodmans Fields Phase 1: North West Block Former Goodmans Fields Site, 74 Alie Street Hooper Street And 99 Leman Street, E1 8EU	181	0
PA/11/03765	Block D Blocks C & D, Former Blessed John Roche Secondary School Upper North Street Lindfield Street, E14 6ER	161	14
PA/11/03867	89 New Road E1 1HH	3	0
PA/12/00360	Block C1&2 Land At New Union Close Stewart Street E14	0	54
PA/12/00771	22 Underwood Road, E1 5AW	4	29
PA/12/01803	Block 4 Betty May Gray House Estate And St Johns House Pier Street Manchester Road, E14	0	29
PA/12/02131	Land Adjacent Repton Street E14	0	60
PA/12/02258	Site Between 7 & 8 Da Gama Place E14 3QQ	1	0
PA/12/02379	202 - 208 Commercial Road Jane Street E1 2JT	6	0
PA/12/02458	Armoury House Holdings, 52-54 Artillery Lane, E1 7LS	7	0
PA/12/02577	Central Foundation Girls School College Terrace, E3 5AN	24	12
PA/12/02752	Blackwall Reach - Phase 1a Block A1, A2 Robin Hood Gardens Woolmore Street, E14	0	98
PA/12/02777	Flats No. 22-23 Pauline House Old Montague Street, E1 5NU	0	-1
PA/12/02856	Stainsby Road Building: Core D Land South Of 52 Stainsby Road And North Of 88 Cotall Street, Lindfield Street, E14	75	75
PA/12/02872	115 Roman Road, E3	-2	0
PA/12/02887	185 Bow Common Lane, E3 4JJ	8	0
PA/12/02983	Winford House, Jodrell Road Ollerton Green, E3	0	2
PA/12/02984	Waverton House Jodrell Road E3	0	2
PA/12/03138	Glamis Estate Development, Glamis Estate, 448 Cable Street Kind David Land And The Highway, E1	0	2
PA/12/03272	522 Old Ford Road Armagh Road, E3 2LY	1	8

PA/12/03288	Land Rear Of 1 Glenaffric Avenue Saunders Ness Road, E14	4	0
PA/13/00508	Part Of Ranwell West Estate Hitchin Square, E3	0	6
PA/13/00613	50 St Leonards Street Talwin Street, E3	1	0
PA/13/00683	225 Armagh Road, E3 5LL	0	8
PA/13/00744	St Francis Family Centre Ricardo Street, E14 6EQ	8	0
PA/13/00952	Daring House, 360 Roman Road, E3	0	1

PA Number	**Site Location**	**No of units (Net)**	
		Private	**Affordable**
PA/13/00957	Crane House, 350 Roman Road, E2	0	3
PA/13/00958	Ardent House, 320 Roman Road Gernon Road, E3	0	1
PA/13/00959	Grenville House, 39 Arbery Road, E3	0	1
PA/13/01218	269 Stepney Way Diggon Street, E1 3DH	2	0
PA/13/01241	513 Cable Street, E1W 3ER	2	0
PA/13/01276A	News International Building B News International, 1 Virginia Street, E98 1XY	20	0
PA/13/01443	Flat 34 & 35, Collingwood House Darling Row, E1 5RR	-2	41
PA/13/00957	Crane House, 350 Roman Road, E2	0	3
PA/13/01574	233 Mile End Road, E1 4AA	5	0
PA/13/01606	Cutty Sark House Undine Road, E1	18	0
PA/13/01606	West Block Cutty Sark House Undine Road, E1	0	10
PA/13/01650	Balmoral House, 12 Lanark Square, E14 9QD	4	0
PA/13/02062	1 Robinson Road, E2 9LX	1	0
PA/13/02173	Dron House Adelina Grove, E1 3AA	1	0
PA/13/02370	26 Alie Street, E1 8DE	5	0
PA/13/02716	Part Of 120 Duckett Street, E1 4TD	-1	7
PA/13/02914	1 Alfred Street, E1	3	0
PA/13/03059	Land At North Longnor Road E1	0	12
PA/14/00064	416 Bethnal Green Road Viaduct Place E2 0DJ	2	0
PA/14/00104	65 Tredegar Square, E3 5AE	8	0
PA/14/00532	3 Jersey Street, E2 0AW	8	0
PA/14/00550	17 Celtic Street, E14 6QB	1	0
PA/14/01217	1-5 Alfred Street, E3 2BE	11	0
PA/14/01651	Units D & E, 30 Copenhagen Place, E14	6	0
PA/14/02110	45 Roman Road, E2 0HU	2	0
PA/14/03288	4-6 Davenant Street, E1 5AQ	2	0
PA/14/03336	135 Wapping High Street E3 4AX	0	0
PA/14/03498	Redmans Road, E2	6	0
PA/15/00139	3 Old Montague Street, E1 5NL	2	0
PA/15/00639	London 8 Approach Road E2 9LY	1	0
PA/15/00900	2 Crown Close, E3 2JQ	2	0
PA/15/01343	Balmoral House, 12 Lanark Square E14 9QD	4	0
PA/15/01683	9 College Terrace, E3 5EP	1	0

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