TOWER HAMLETS

MONITORING REPORT

1 April 2016 – 31 March 2017

September 2018

CONTENTS

EXECUTIVE SUMMARY

This is the thirteenth publication of the Annual Monitoring Report for Tower Hamlets and reports the period from 1 April 2016 to 31 March 2017. The Annual Monitoring Report provides a means of assessing the Local Plan acting as a key tool for identifying policies which are performing effectively, as well as those that are not and need to be reviewed.

Key outcomes reflected in this report include:

Strengthening Neighbourhood Wellbeing

- 4,844 new homes completed in the monitoring year (against a 3,931 target)
- 7,799 homes permitted during the monitoring year
- Received £3.8 million of New Homes Bonus, taking the total over six years to £28.6 million
- 33.5% of homes delivered (by habitable room) were affordable

Refocusing on our town centres

- Net gain of 5,764 square metres of retail (A1) floorspace
- Small decrease in vacant units within the borough's designated town centres
- Retail uses make up over 50% of all but one major and district town centres

Delivering successful employment hubs

- Net decrease of 21,976 square metres of office (B1(a)) floorspace across the borough
- Net decrease of 14,350 square metres of industrial floorspace across the borough
- New business registrations in the borough grew by 3,905
- Almost £3million secured for investment in local employment and business training

Creating a blue and green grid

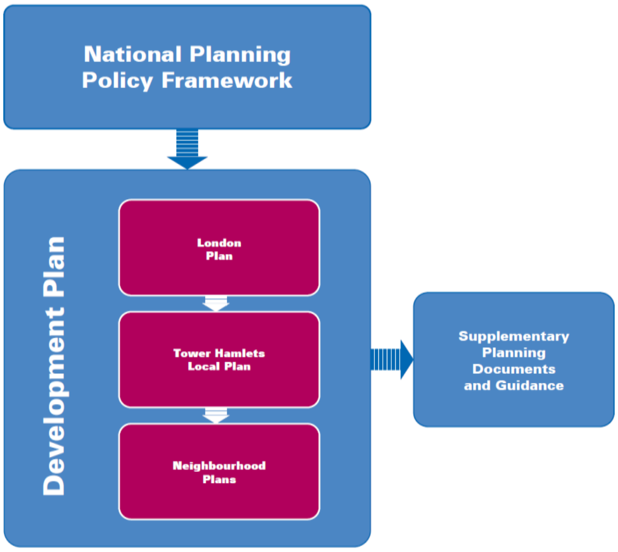
- Ten parks and open spaces achieved Green Flag awards
- Investment in improvements to Victoria Park, Poplar Recreation Ground, Millwall Park, Langdon Park, Bartlett Park amongst others
- No loss of open space in the borough, but a slight decrease in the amount of open space per person, from 0.88 to 0.86 hectares per person

Enabling prosperous communities

- £20 million secured through Section 106 agreements during the monitoring period
- £18 million collected through the Community Infrastructure Levy, with another £33 million in demand notices issued.
- 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 policy 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 planning policy hierarchy can be seen in the diagram below.



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

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

The 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. There are currently Neighbourhood Forums designated in the borough, but to date none have yet adopted Neighbourhood Plans.

Supplementary Planning Documents (SPDs) and other guidance provide further detail to policies in the Local Plan. Adopted documents are the Planning Obligations, Development Viability, 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 the Local Development Scheme (LDS), Neighbourhood Plans, Community Infrastructure Levy (CIL) and Duty to Cooperate.

This is the thirteenth publication of the Annual Monitoring Report, and covers the period from 1 April 2016 to 31 March 2017. 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

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 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.

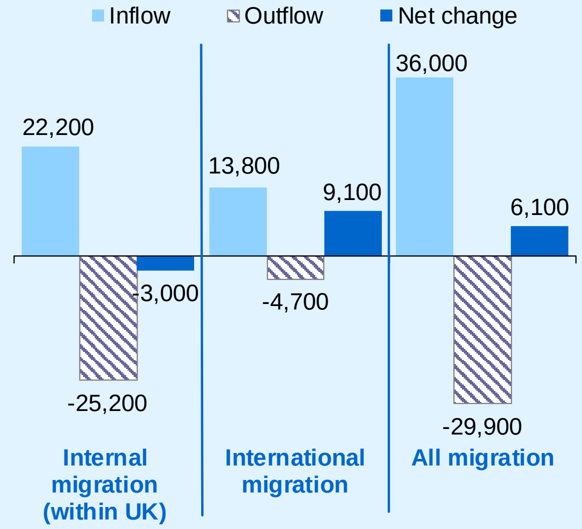
Section 7: ‘Infrastructure Delivery’ reports on the negotiated financial ‘Section 106’ contributions enabled by the adopted Planning Obligations Supplementary Planning Document (SPD). This section also reports on the ‘Community Infrastructure Levy’ (CIL) and the progress in developing a Charging Schedule 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 150,200 in 1986 to 304,900 in 2016.[1] In one year alone (between mid-2015 and mid-2016), the borough increased by approximately 9,600 residents.

Drivers of change
Population growth, large scale housing development and migration are intertwined in the borough. Tower Hamlets has the highest housing target in London in this period and over the past five years, over 15,000 homes have been built in the borough.[2] Between 2011 and 2016, net migration accounted for around 66% 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 international migration, while internal migration has reduced, 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, 2015-2016



Source: ONS, mid-year population estimates 2016 (components of change)

These net migration figures disguise even higher levels of population 'turnover'. While the borough had a net migration flow of around 6,100 people between mid-2015 and mid-2016, the volume of people moving in and out was much greater: an estimated 36,000 people moved into the borough while 29,900 moved out (see Figure 1). 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[4], generating rapid population growth. Projections expect the population of Tower Hamlets to increase from 311,000 in 2017 to 365,200 in 2027.[5] This is 54,200 additional residents over the next decade. It would also give the borough a population growth rate of 17% which is considerably higher than the London average.[6]

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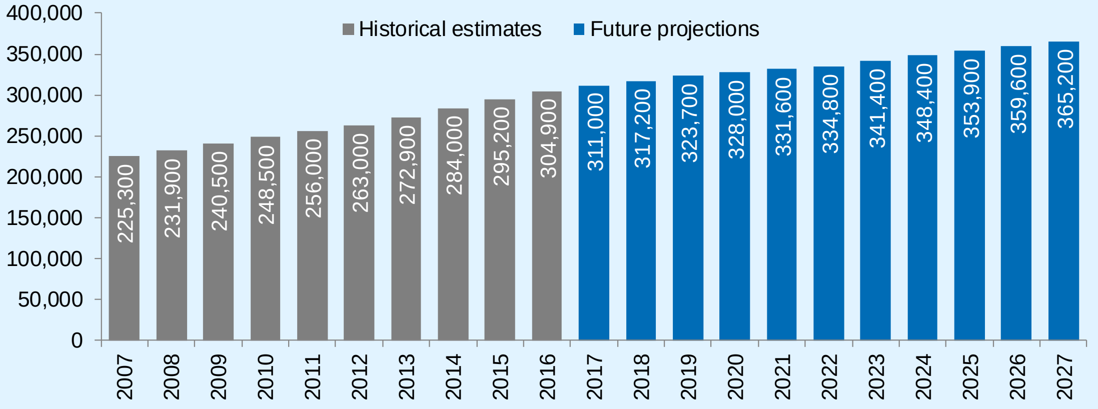
[1] ONS Mid-year estimates, 1986 to 2016.
[2] Tower Hamlets Council, Assessment of 5 Year Housing Land Supply, position at August 2017.
[3] ONS Mid-year estimates 2016, Table MYEB3 (summary components of change).
[4] Tower Hamlets Council, Draft Local Plan 2016.
[5] GLA 2016-based Population Projections (SHLAA, capped household size)
[6] *Ibid.*

Figure 2: Population growth in Tower Hamlets, 2007 to 2027



Sources: ONS Mid-year Estimates 2007-2016 via NOMIS; GLA 2016-based Population Projections (SHLAA, capped household size)

Population density

The borough's fast population growth has led to increasing population density in Tower Hamlets. In 2005, the borough had a population density of 10,669 people per square kilometre and was the fourth most densely populated local authority in the country.[7] Ten years later in 2016, our population density was 15,243 people per square kilometre, ranking Tower Hamlets as the second most densely populated local authority in the country, next to Islington.

Demographics

Household size and composition

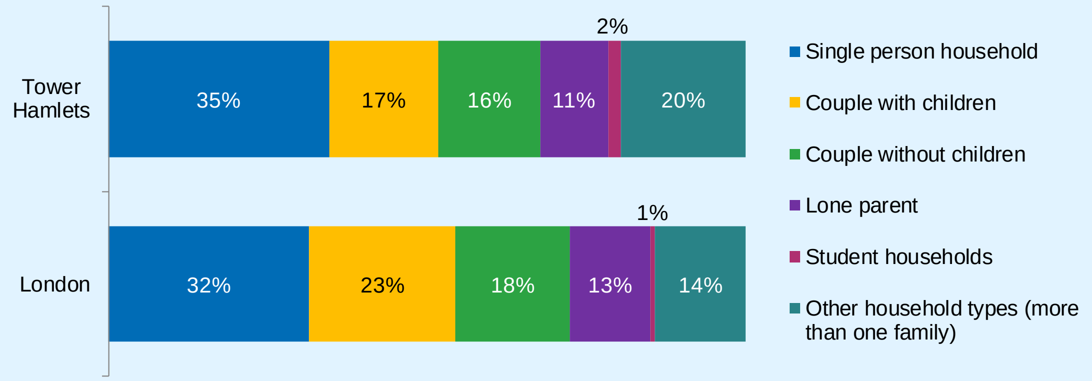
Similar to the borough population, the number of households in the borough has been rising quickly. The number of households in Tower Hamlets rose from 78,525 in the 2001 census to 101,247 in the 2011 census – growing faster than any other local authority in the country.[8] However, the borough's average household size remained consistent, at 2.47 people per household in both 2001 and 2011.[9]

More recent projections from the GLA estimate that the average household size has fallen since the census, and will continue to fall as the number of households grows faster than the number of residents. In 2017, it is estimated that there are around 129,000 households in the borough with an average household size of 2.38.[10] By 2027, the average household size is projected to fall further, to 2.22.

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.

[7] ONS 2016 Mid-year Estimates, Table MYE5 (Population density).
[8] ONS Census 2001, Table UV068; ONS Census 2011, Table KS105EW
[9] ONS Census 2001, Table TT008 (households) and Table ST001 (people in households); ONS Census 2011, Table KS105EW (households) and Table QS112EW (people in households).
[10] GLA 2016-based Household Projections (Central trend)

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

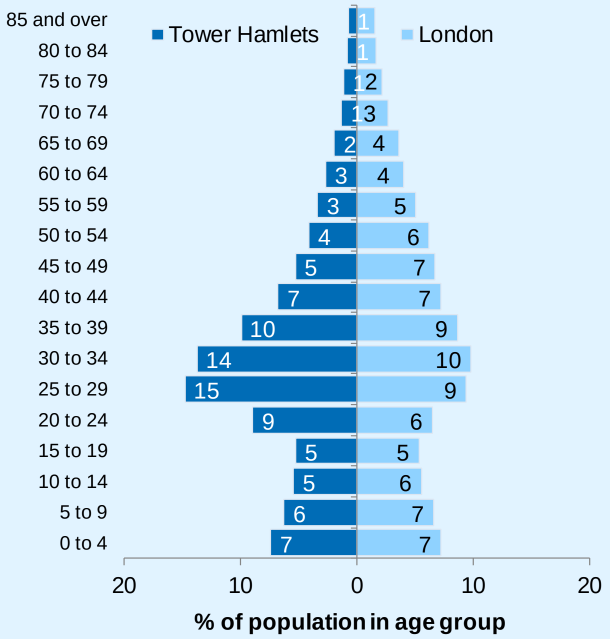


Source: ONS Census 2011, Table KS105EW

Age

Tower Hamlets has a relatively young age structure, characterised by a high proportion of young adults. Almost half of borough residents (47%) are aged 20-39.[11] This is significantly higher than the proportion nationally (27%) or in London (34%), 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. Only 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.[12] 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.

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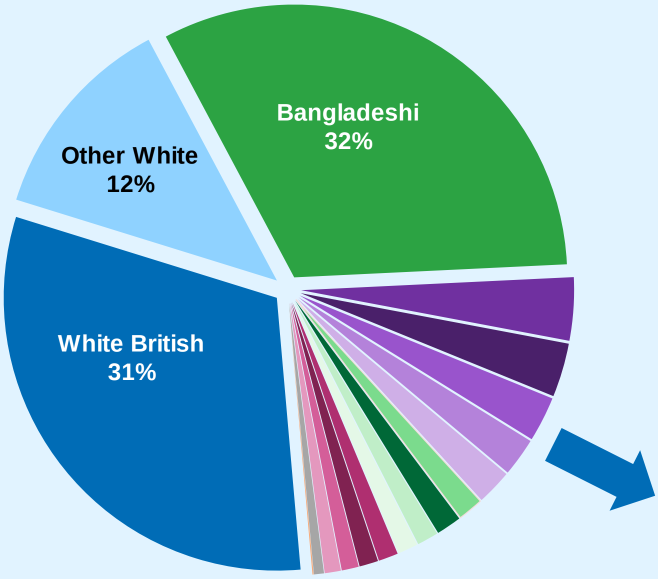
[11] ONS 2016 Mid-year Estimates, Table MYE2 (Population by sex and age for LAs)

[12] 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



Population base = 254,096

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.[13] The migrant population includes older residents who migrated to London decades ago alongside more recent arrivals.

Residents born in Bangladesh are, by far, the largest single migrant group in Tower Hamlets, representing 15% of the borough population and over one third of the total migrant population.[14] 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.[15]

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.[16] 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%) residents had no religion and 7% chose not to state their religion on the Census form. Smaller, but significant, faith groups represented in the borough include: Hindu (1.8%), Buddhist (1.2%), Jewish (0.6%) and Sikh (0.4%).

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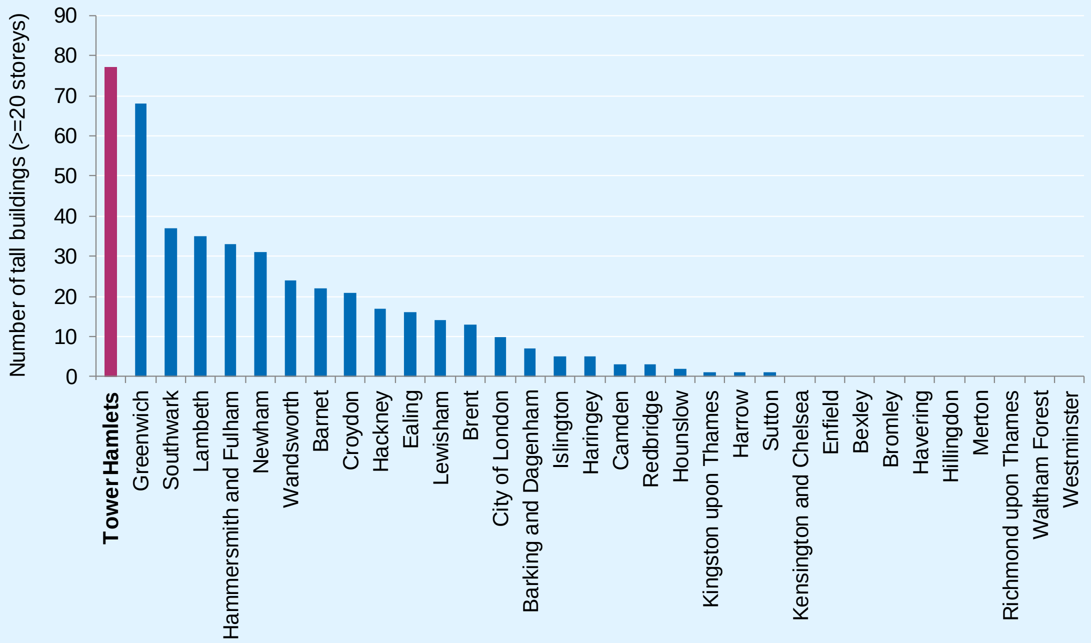
[13] ONS Census 2001, Table UV08; ONS Census 2011, Table KS204
[14] Office for National Statistics, Census 2011 Table QS203.
[15] Office for National Statistics, Census 2011 Table CT0048.
[16] ONS Census 2011, revised data released in 2015.

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.[17] 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 largest number of tall buildings (of 20 storeys or more) in the development pipeline in London.

Figure 6: Number of tall buildings (>=20 storeys) in the pipeline by London borough, 2017



Source: New London Architecture, London Tall Buildings Survey 2017.

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. In 2016, 39.2% of households in the borough lived in social rented properties – the second highest amount in the capital and considerably higher than the London average (23.2%).[18] More than one in three households in Tower Hamlets lived in the private rented sector (36.5%), the third highest of the London boroughs and higher than the London average (25.6%). Conversely, owner-occupied households in the borough make up only 24.3%, which is less than half the London average (51.2%).

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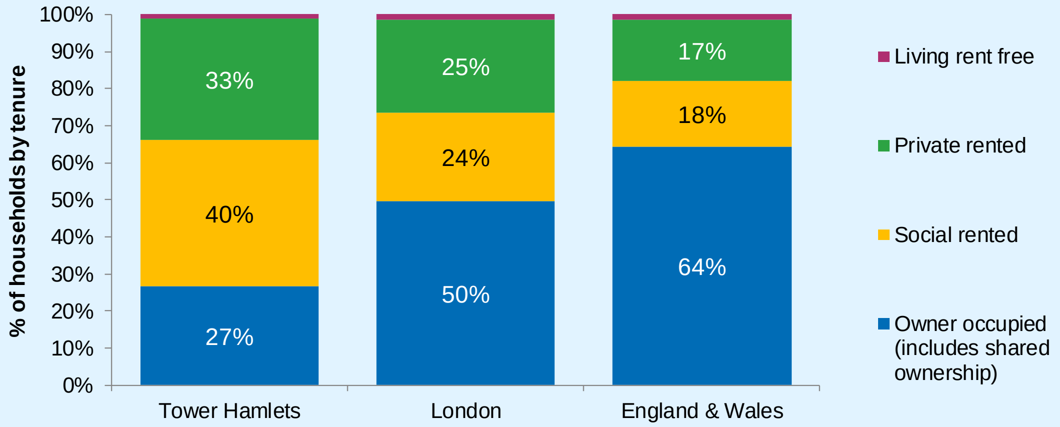
[17] ONS Census 2011, Table KS401EW. *Note: A ‘household space’ is defined as the accommodation used or available for use by an individual household. This differs slightly from ‘dwellings’. There were 105,379 dwellings in 2011.*

[18] London Datastore, Housing Tenure by Borough

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



Source: ONS Census 2011, Table QS405EW

The proportion of residents living in private rented housing has substantially increased in recent years. The proportion of households in the borough that were privately renting their homes nearly doubled between 2001 (17%) and 2011 (33%).[19] 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.[20]

Property prices

Median house prices in Tower Hamlets are double the national average and slightly higher than the London average (see Figure 8). In 2016/17, the median house price in Tower Hamlets was around £472,000 compared with £445,000 in London and £225,000 in England. Median house prices in the borough also grew faster over the past year, rising by 7.3% between 2015/16 and 2016/17, compared with a 6.5% rise in London and a 4.7% rise in England.

Rising house prices have made owning a home less affordable for borough residents. In 2016, the median house price in Tower Hamlets was 12.49 times the median annual earnings for residents in full-time work.[21] This was up from a housing affordability ratio of 11.84 in 2015, indicating that house prices are rising faster than wages. House prices were much less affordable than in England as a whole (7.72 times median annual earnings) but on a par with the London average (12.88 times median annual earnings).[22]

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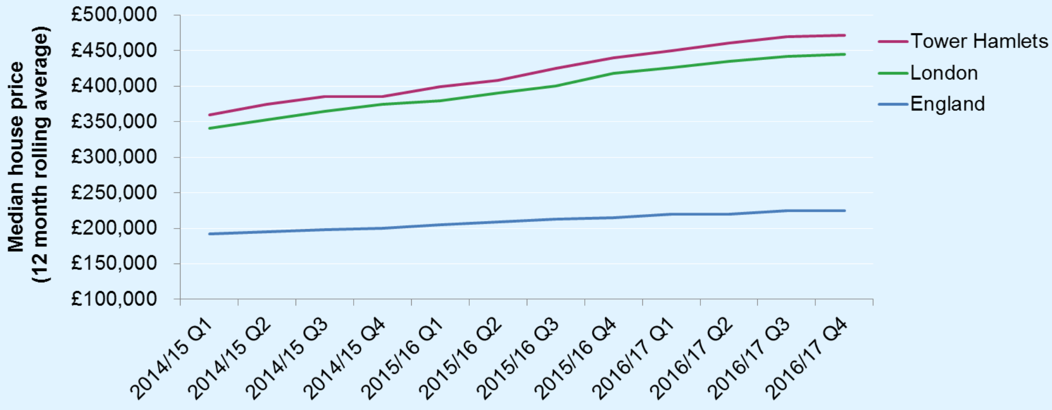
[19] ONS Census 2001, Table T08; ONS Census 2011, Table QS405EW
[20] Tower Hamlets Annual Residents Survey 2016, Westco Trading. *Note: The survey excludes residents who have lived in the borough for less than 6 months.*
[21] ONS Ratio of house price to residence-based earnings (median), Table 5c.
[22] *Ibid.*, Table 1c.

Figure 8: Median house prices in Tower Hamlets, London and England, 2014-2017

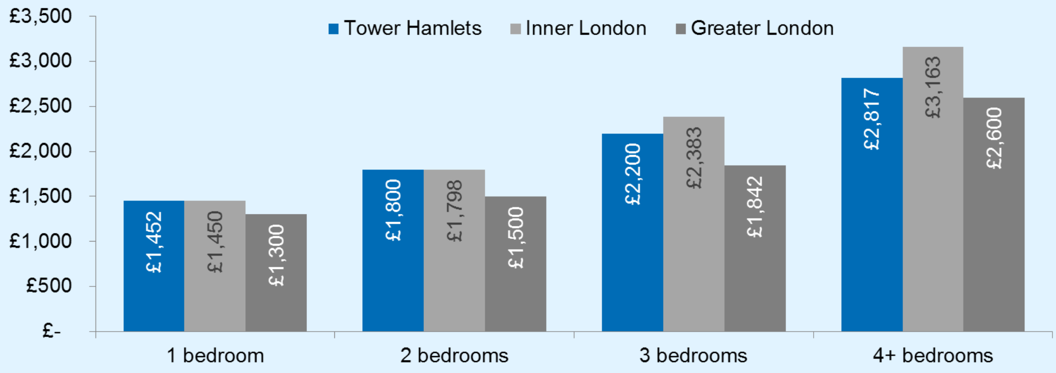


Source: ONS House Price Statistics for Small Areas, Median house price for national and subnational geographies (HPSSA Dataset 9), Tables 1a & 2a

Market rents in Tower Hamlets are on par with the Inner London average for one- and two-bedroom properties, but lower than the Inner London average for larger properties (see Figure 9). However, rents in Tower Hamlets are higher than the Greater London average for all property sizes.

In 2016/17, the median monthly rent for a one bedroom property was £1,452, compared with £1,300 in Greater London and £1,450 in Inner London. For Tower Hamlets residents in full-time work, this rent would account for 50% of their gross monthly earnings in 2015, and 47% for full-time workers in London.[23]

Figure 9: Median monthly private rents in Tower Hamlets and London, 2016/17



Source: Valuation Office Agency, Private rental market summary statistics: April 2016 to March 2017

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.

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[23] ONS Annual Survey of Hours and Earnings (resident analysis) via NOMIS. The median gross monthly earnings in 2016 were £2,880 in Tower Hamlets, and £2,737 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.*

More recent data shows there are over 19,000 households on the council's housing waiting list[25] – equating to around one in six households in the borough. Around 37% of these households are overcrowded and 52% are in 'priority' or 'high priority' need.[26]

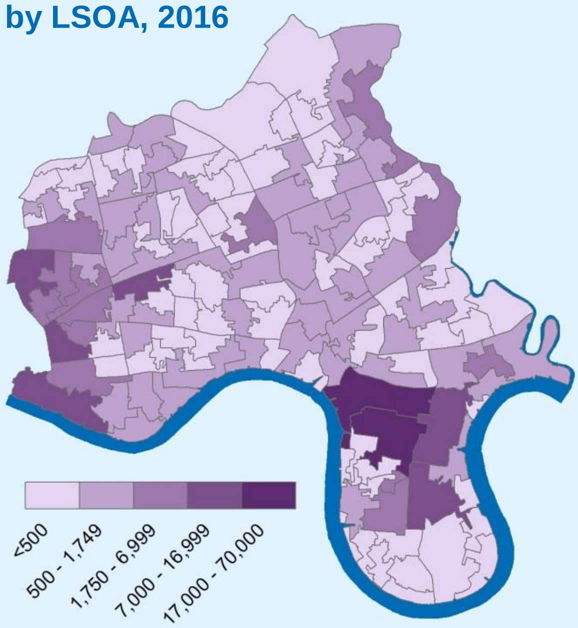
The economy

Tower Hamlets is home to one of the most dynamic and fastest growing economies in the country. In 2015, the economic output of Tower Hamlets was £29 billion. This was the third highest economic output of any local authority in the UK, next to Westminster and the City of London. Our high economic output reflects the significant role that Canary Wharf and the City Fringe play in both the UK and global economies. Over half of our economic output in 2015 came from financial and insurance activities.[27]

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 March 2017, there were about 16,800 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' (18%).

Figure 10: Number of employee jobs by LSOA, 2016



Source: Business Register and Employment Survey (BRES) via NOMIS. © Crown copyright and database rights 2017 Ordnance Survey, London Borough of Tower Hamlets 100019288.

Employment

In 2016, there were an estimated 278,000 employee jobs in Tower Hamlets which is higher than the number of working age residents (225,300).[29] Taking into account other types of employment as well (e.g. self-employment), the borough has a job density of 1.35 jobs for every working age resident – well above average in London (0.98) and England (0.84).[30]

Future projections expect the borough to gain an additional 110,000 jobs between 2016 and 2026. This is by far the biggest increase projected in London and accounts for more than one in five

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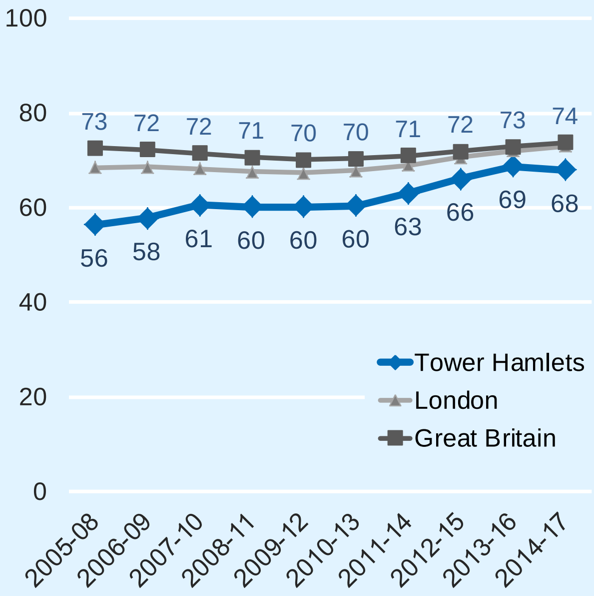
[25] DCLG, Households on Local Authority Waiting List 1997-2016 via London Datastore
[26] Tower Hamlets Council, Housing Evidence Base 2016. Available at: https://www.towerhamlets.gov.uk/Documents/Housing/LBTH_Evidence_Base.pdf
[27] ONS, Regional GVA(I) by local authority in the UK dataset
[28] Office for National Statistics, UK Business Counts via NOMIS
[29] ONS, Business Register and Employment Survey (BRES) via NOMIS; ONS Mid-2016 Population Estimates
[30] ONS, Jobs Density series via NOMIS. Note: figure is for 2015 (latest available).

jobs expected to be added to the London economy over the next decade.[31]

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.* 44% of the borough's jobs are concentrated in two small areas (LSOAs) in Canary Wharf which make up just 4% of the borough's land area (see Figure 10). In addition, 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 15% of jobs.[32]

Figure 11: Employment rate trends, 2005-2017 (three year averages)

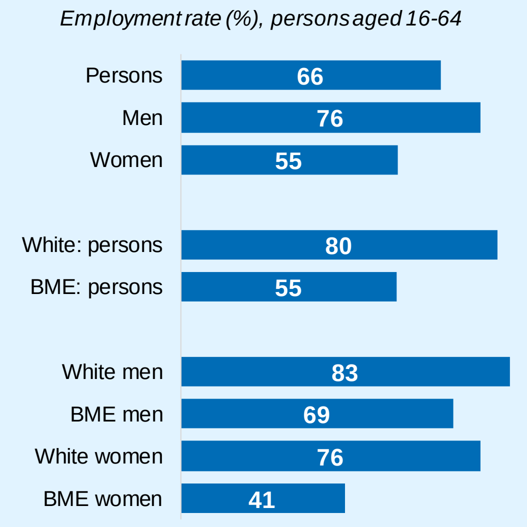


Source: Office for National Statistics, Annual Population Survey (July-June extracts, 3 year averages to improve reliability)

The local labour market

The borough's employment rate has risen considerably over the last decade, from 56% during 2005-08 up to 68% in 2014-17.[33] The rate in Tower Hamlets grew faster than that in London and Great Britain, narrowing the employment gap considerably from 17 to 6 percentage points.

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.

Inequality and poverty

Employment gaps

While employment in the borough is at an all-time high, not all residents are benefiting 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 in employment rates between men and women, and a 25

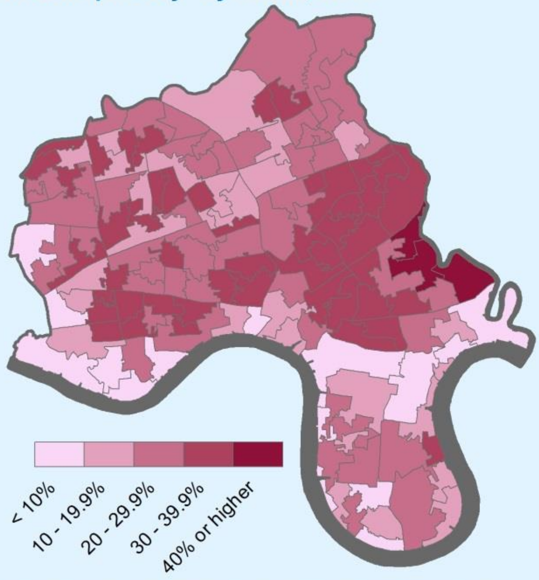
[31] GLA, Long-term Labour Market Projections 2017 via London Datastore.
[32] ONS Business Register and Employment Survey (BRES) via NOMIS
[33] ONS, Annual Population Survey (ONS), three year averages using July-June extracts. Three year averages have been used to improve reliability of the data as the sample size in Tower Hamlets is relatively small (around 500 residents) which can make the survey estimates volatile.

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%).

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).[34] 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.

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



© Crown copyright and database rights 2017 Ordnance Survey, London Borough of Tower Hamlets 100019288.
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).

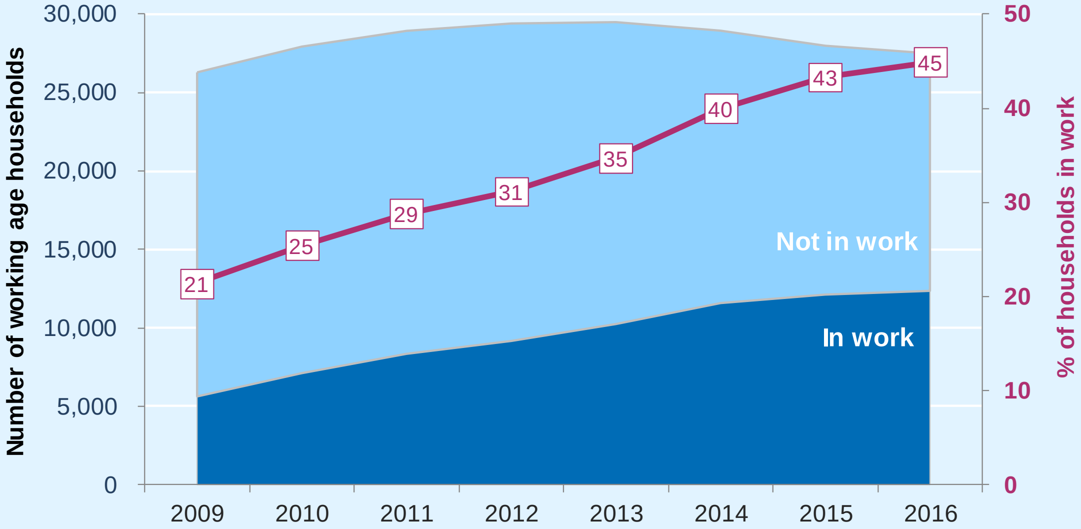
Poverty levels within the borough vary greatly between small areas (Local Super Output Areas, or 'LSOAs'), as shown in Figure 13. An area on the riverside within the Island Gardens ward had the lowest poverty rate in the borough at 3%, while three areas in the east of Lansbury ward had poverty rates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

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 more than double 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 while in work has more than doubled in recent years – rising from 21% in March 2009 to 45% in 2016. 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.[35]

[34] CLG, English Indices of Deprivation 2015
[35] 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#

Figure 14: Number and proportion of working age Housing Benefit claimants by employment status, 2009-2016



Source: DWP (StatXplore, August counts)

Section 1: Planning Applications and Appeals in Tower Hamlets

During the 2016/17 monitoring period, a total of 3,960 planning applications were received by Tower Hamlets. This was an 8% increase compared to the previous year and the highest total recorded within any previous monitoring period (the first report was produced for the year 2005/06). The total number of applications received each year over the previous seven years is shown in Figure 15.

Figure 15: Total planning applications received (all categories) 2010/11–2016/17

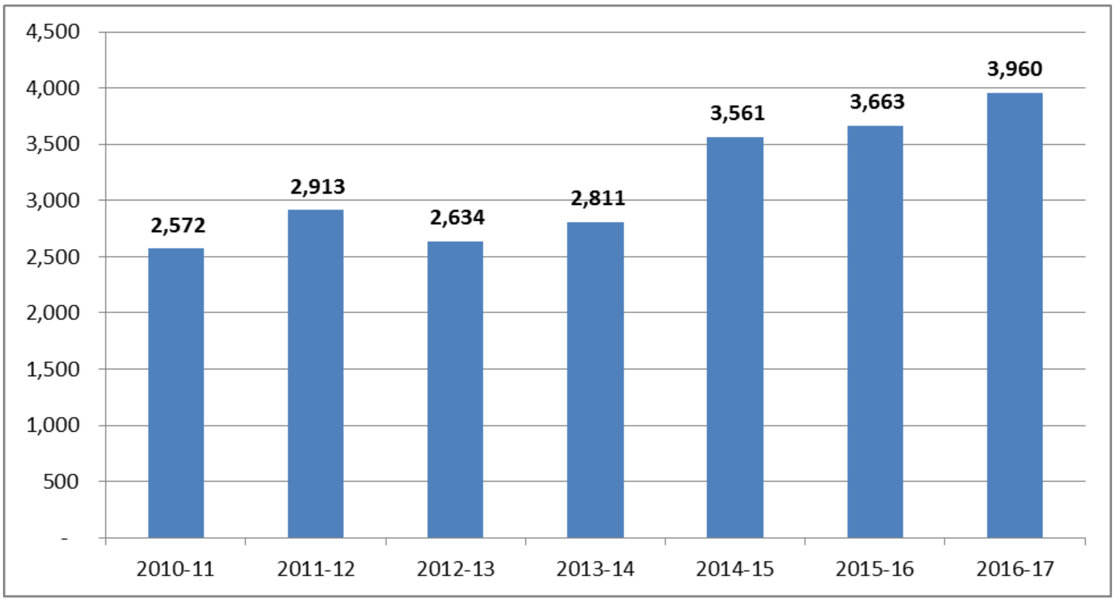
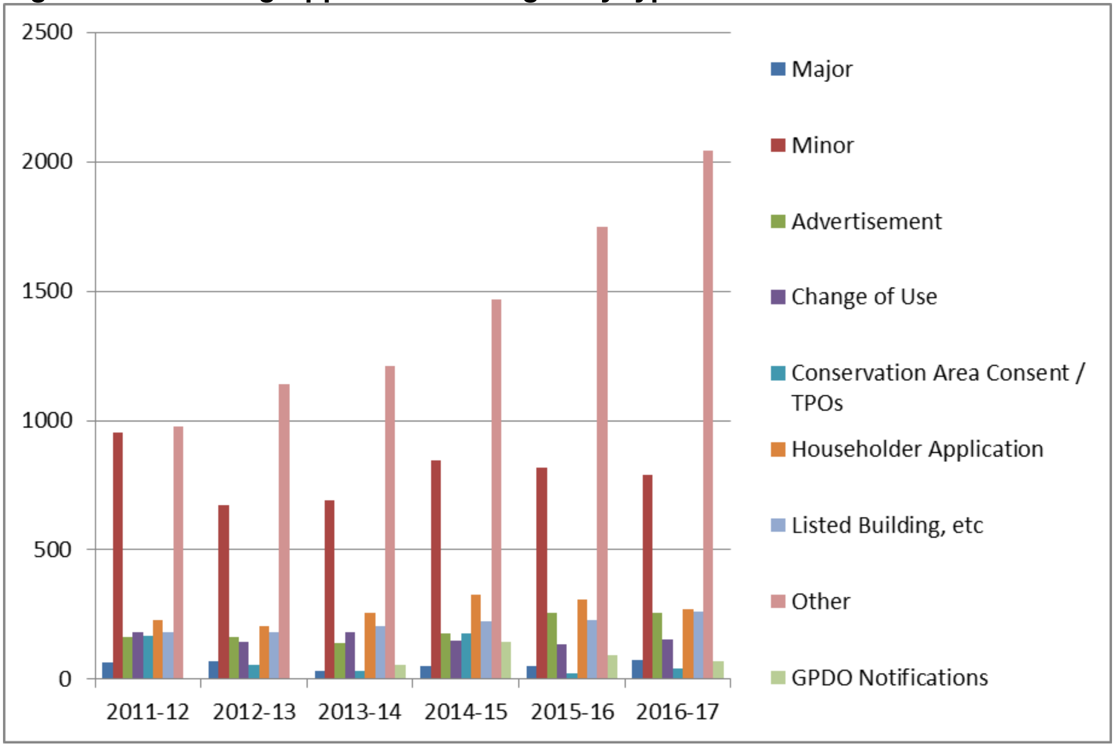


Figure 16 provides a breakdown by type of application. A major application is defined as 10 new residential units and above, or a site area of 1,000sqm or above. Minor applications comprise applications below these thresholds that do not feature in the other categories in the chart below.

Figure 16: Planning Applications Lodged by type 2011/12 – 2016/17



Applications called-in by the Mayor of London
During the monitoring period, 28 applications were called in for determination by the Mayor of London, an increase from ten call-ins in the previous monitoring period. This can be explained by the election of a new Mayor of London near the beginning of the monitoring period. There were also instances where the applicant requested that the Mayor take over the determination of the applications from the Council.

Planning Appeals decided 2016-17
During the monitoring period the number of appeals determined by the Planning Inspectorate relating to the decisions made by Tower Hamlets Council was 31, down from 57 in the previous year.

Of these appeals, 24 were dismissed and 7 were allowed by the Planning Inspectorate. This means that 77% of appeals were dismissed, compared to 81% in the previous monitoring period.

The appeals are disaggregated by issue in Table 1[36]. The largest number of key issues related to the character and appearance of the proposal's surroundings (particular to Conservation Areas), followed by amenity issues to neighbouring properties. There were just two topic areas in which a higher proportion of appeals were allowed than dismissed – viability/vibrancy of retail/employment areas and conservation and heritage.

Table 1: Primary issue of appeal*

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

Primary Issue	Dismissed	Allowed	Part-Allowed	% Dismissed
Amenity (Future residents)	5	0	0	100%
Amenity (Surrounding properties)	9	1	0	90%
Character & appearance of surroundings (exc. Conservation & heritage)	7	2	0	78%
Character and appearance of a Conservation Area	11	2	0	85%
Conservation and Heritage	0	1	0	0%
Impact on or within a Listed building	2	1	0	67%
Pedestrian/Road Safety	1	0	0	100%
Viability/Vibrancy of retail/employment areas	0	1	0	0%
Other	3	0	0	100%

*Note: some appeals comprise multiple primary issues, therefore the total number of primary issues is higher than the number of appeals determined.

Section 2: Progress against the Local Plan

A. Refocusing on our town centres

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

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

Strategic objectives:
SO4 – Create and maintain vibrant mixed use town centres
SO5 – Mixed 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, one valid prior approval notification for change of use between retail and commercial uses within the town centre hierarchy was received (compared to six in the previous monitoring period), but prior approval was not required. This was for a change of use from A1 to A3 in the Roman Road West district centre.

There was also just one valid prior approval notification submitted for retail (A1 or A2) to residential (C3) conversion, compared to seven in the previous monitoring period. This notification was refused on the basis of the site falling within the Stepney Green Conservation Area.

Completed retail floorspace
According to data recorded on the London Development Database (LDD), this monitoring period saw a net gain of 5,764sqm retail floorspace (A1) across the borough. Of the overall net gain in floorspace, 77% was outside the town centre hierarchy.

This included a net loss of 150sqm within the borough's designated town centre boundaries and a net gain of 1,445sqm within the wider town centre hierarchy which includes the Central Activity Zone (CAZ) and Tower Hamlets Activity Areas (THAA).

There was also a net gain of A2, A3, A4 and A5 floorspace within the town centre hierarchy (406, 810, 189 and 383sqm respectively), and across the borough as a whole (see table 2).

Completed other town centre uses
In terms of other town centre uses, there was a net loss of 69sqm of B1(a) floorspace within the town centre hierarchy during the monitoring period, although there was a net gain of 65sqm D1 space and a net gain of 4,782sqm D2 floorspace (**CS1**).

Table 2: Retail completions in 2016/17 (sqm)

	Total Borough					
	A1	A2	A3	A4	A5	Totals
Gross	6,634	994	1,231	692	466	10,017
Net	5,764	485	935	170	315	7,669

Note: The reported data within the LDD is not fully reflective of activity as the threshold is 1000sqm, 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, 34 planning applications were received proposing the loss of A1 units.

Of these 34, 17 were approved, including one that was given planning approval through permitted development. Six permitted applications were within designated town centres (including one each at Poplar High Street, Watney Market, Brick Lane, Roman Road East, Roman Road West and Canary Wharf).~~.~~ (**CS4**).

As noted in Table 3, there were 6 planning applications received proposing new A1 units within designated town centres, although only one of these was permitted at Burdett Road South Neighbourhood Centre, 1 was withdrawn and 4 were yet to be decided at the close of the monitoring period.

Nineteen applications were received for sites outside of town centres. One of these was for 6 new retail units at Holland Estate providing some 1,500sqm retail floorspace, which was permitted. Current policy directs these types of uses to designated town centres, so the effectiveness of the policy is in question and these types of planning applications and the outcomes of any appeals will need to be monitored closely in subsequent monitoring years (**CS5**).

Table 3: Planning Applications in 2016/17 (determined) for proposed retail

Type of proposal	Applications received	Permitted	Refused	Withdrawn
Gain of A1 units (Within designated town centres)	6	1	4	1
Gain of A1 units (Outside of designated town centres)	19	9	4	6
Gain of A1 units - Total	**25**	**10**	**8**	**7**
Loss of A1 units - (Within designated town centres)	14	6	4	4
Loss of A1 units - (Outside of designated town centres)	19	11	6	2
Loss of A1 units - Total	**34**	**17**	**11**	**6**
Net gain of A1 units (Within designated town centres)		**-5**		
Net gain of A1 units (Outside of designated town centres)		**+2**		
Net gain of units – Total		**-7**		

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 reduction since the previous monitoring period, decreasing to 8.9% from 9.1%. This vacancy rate is higher than the London average of 7.4% but lower than the national average of 11.1% (London and national figures reported by the Local Data Company, 2016). Out of the borough's individual major or district town centres, only Roman Road West is above national average vacancy figures.

Focusing only on the borough's neighbourhood centres, they saw a small increase in vacancy rates during this monitoring period, from 14.6% to 15.8%.

Table 4: Town Centre Vacancy Levels

a. Major town centre (2010/11 – 2016/17)

Town Centre	Total Units	2016/17		2015/16	2014/15	2013/14	2012/13	2011/12	2010/11
		Vacant Units	%	%	%	%	%	%	%
Canary Wharf	**298**	**2**	**1%**	**0.6%**	**2%**	**3.5%**	**1.3%**	**0.4%**	**-**

b. District town centres (2010/11 – 2016/17)

Town Centre	Total Units	2016/17		2015/16	2014/15	2013/14	2012/13	2011/12	2010/11
		Vacant Units	%	%	%	%	%	%	%
Bethnal Green	157	8	5.1%	1.9%	4.8%	4.2%	5.4%	3%	4%
Brick Lane	270	18	6.7%	10.0%	9.2%	10.1%	11.1%	4%	10%
Chrisp Street	150	8	5.3%	6.7%	8.3%	6%	6.3%	7%	6%
Crossharbour	20	2	10%	0.0%	10%	11.8%	-	-	-

Roman Road East	216	22	10.2%	12.1%	11%	12.5%	15%	11%	11%
Roman Road West	104	14	13.5%	16.5%	8.8%	8.9%	8.9%	7%	8%
Watney Market	128	13	10.2%	7.8%	10.5%	11.7%	11.9%	5%	2%
Whitechapel	161	14	8.7%	8.7%	4.73%	11.4%	5.5%	3%	1%
ALL DISTRICT CENTRES	**1,210**	**99**	**8.2%**	**9.2%**	**8.5%**	**9.6%**	**10%**	**7%**	**9%**

Source: Town centre checks were carried out by officers in September 2017.

c. Neighbourhood town centres (2013/14 – 2016/17)

Town Centre	Total Units	2016/17		2015/16	2014/15	2013/14
		Vacant Units	%	%	%	%
Aberfeldy Street	18	5	27.8%	26.3%	33.3%	33.3%
Barkantine Estate	17	1	5.9%	0%	0%	0%
Ben Jonson Road	41	18	43.9%	47.5%	43.6%	4.2%
Cambridge Heath	41	4	9.8%	1.8%	13.7%	9.8%
Columbia Road	46	0	0%	2.2%	0%	6.7%
Devons Road	18	2	11.1%	5.6%	12.5%	12.5%
Limehouse	71	20	28.2%	29.2%	24.2%	28.6%
Manchester Road	13	1	7.7%	7.7%	0%	0%
Mile End	86	13	15.1%	12.5%	12.6%	13.8%
Poplar High Street	13	0	0%	6.2%	6.3%	5.3%
Salmon Lane	26	2	7.7%	3.9%	3.9%	0%
Stepney Green	47	3	6.4%	7.3%	4.8%	7%
Stroudley Walk	15	4	26.7%	37.5%	12.5%	6.3%
Thomas More	5	1	20%	0%	0%	0%
Wapping High Street	19	1	5.2%	5.2%	0%	0%
Westferry Road	4	0	0%	25%	25%	0%
TOTAL	**469**	**74**	**15.8%**	**14.6%**	**13.8%**	**11%**

d. All town centres (2011/12 – 2016/17)

Town Centre	Total Units	2016/17		2015/16	2014/15	2013/14	2012/13	2011/12
		Vacant Units	%	%	%	%	%	%
Major & District Centres	1,504	102	6.8%	9.2%	7.2%	8.5%	8.6%	8.3%
All Town Centres	1,977	176	8.9%	9.1%	8.8%	9.1%	-	-

Source: Tower Hamlets town centre surveys, August 2017

Figure 17: District & Major Town Centre Vacancy Levels 2016-17

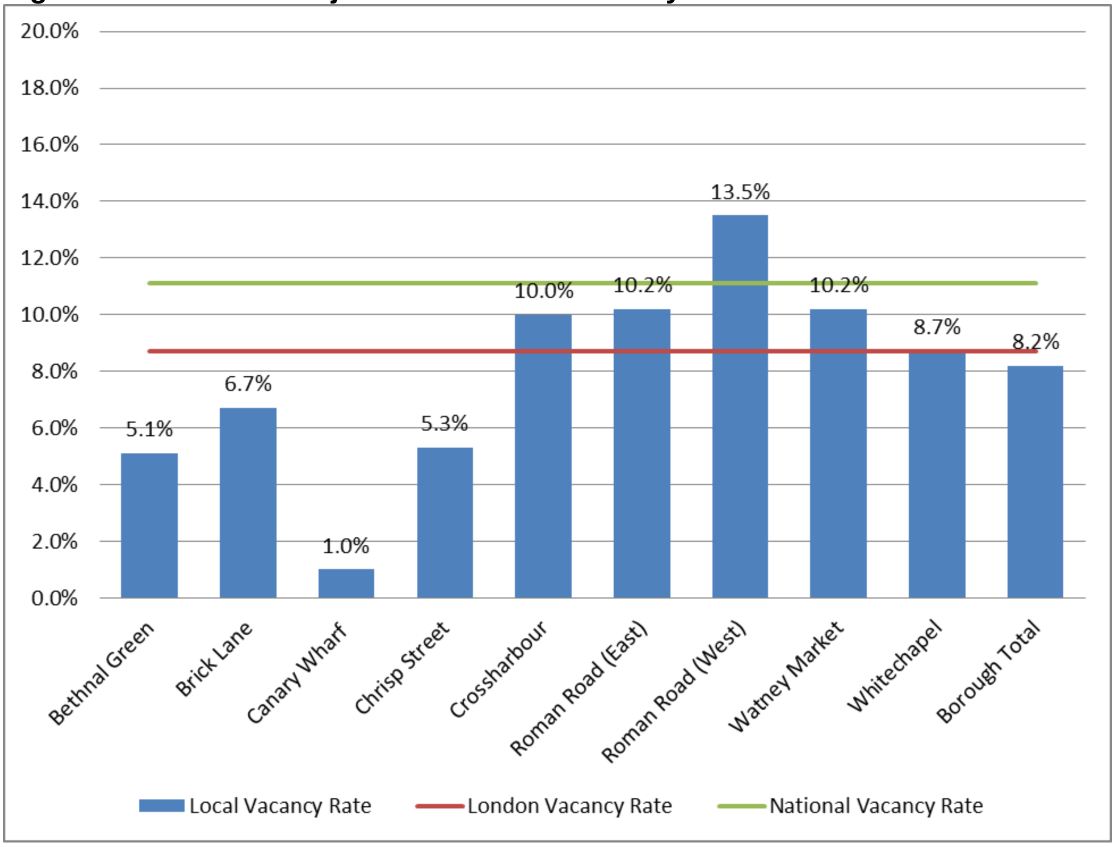
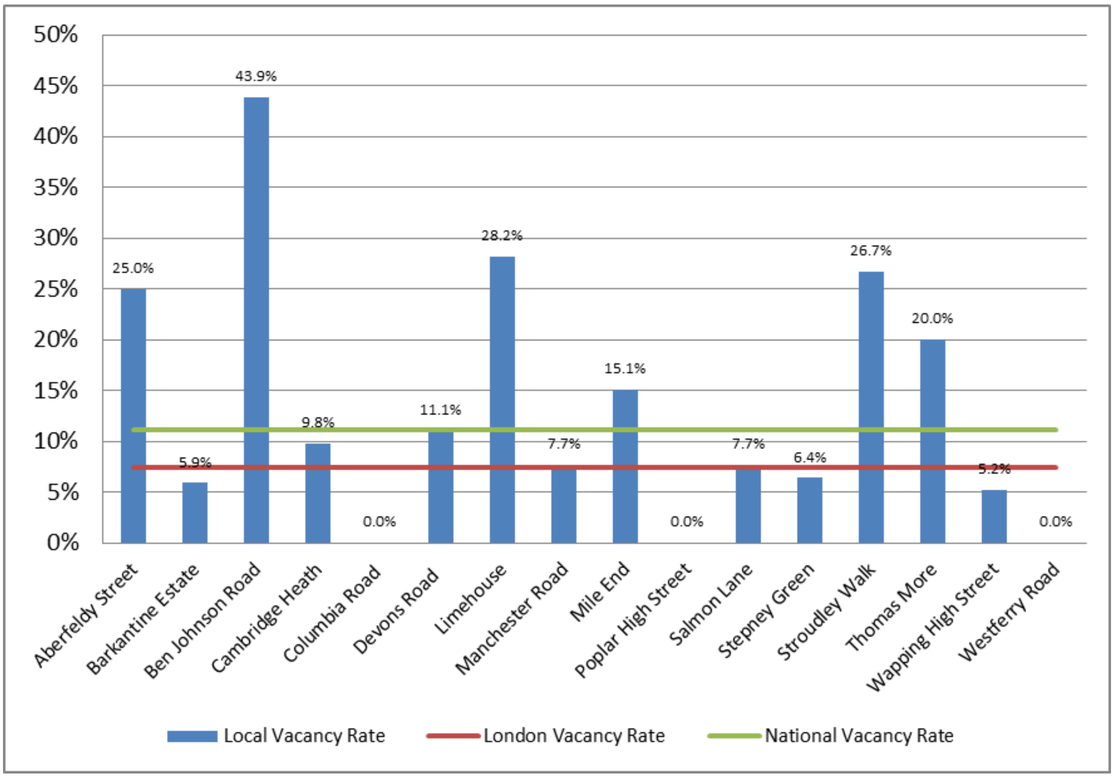


Figure 18: Neighbourhood town centre vacancy levels 2016-17



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 nearly all cases, although the proportion of A1 retail is slightly lower in Crossharbour where proportions of A5 uses and other town 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, Bethnal Green and Whitechapel, (10%, 7.6%, and 7.5% respectively).

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

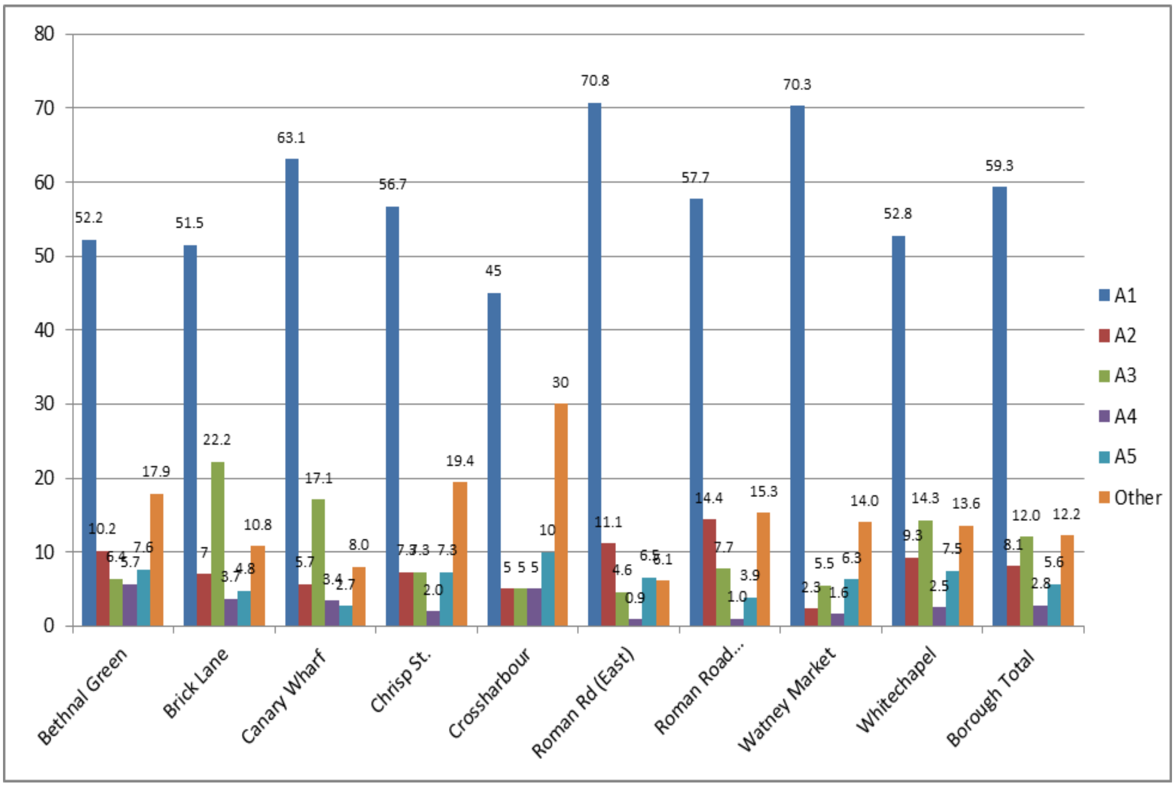
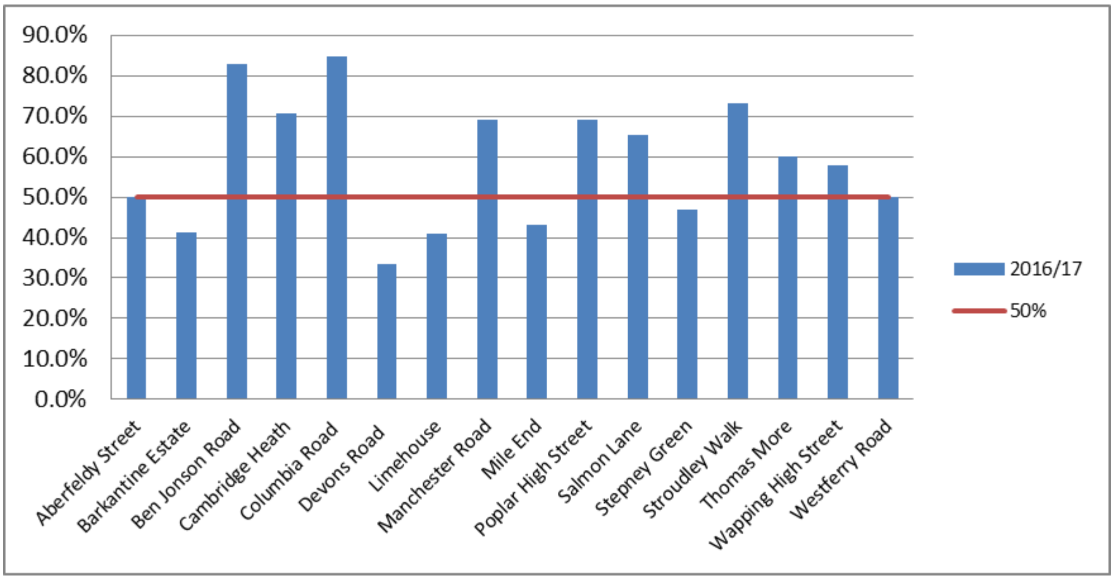


Figure 20: Percentage comparison of A1 uses in designated neighbourhood town centres (September 2017)



Policy implications

There has been a slight decrease in overall vacancy rates across the borough, and a particularly significant decrease in vacancy rates in major and district centres. Retail (A1) uses are in excess of 50% in all major and district town centres except Crossharbour, and in over half of the neighbourhood town centres. However, there are particular centres that require further attention to ensure that policies continue to protect and enhance their vitality and performance, and this needs to be a continued priority for policy. 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, and the possibility of introducing new Article 4 directions will be explored.

The Town Centre Vision Strategies for the designated town centres, published in February 2018, set out the Council’s ambitions for the growth of each of these centres. This should result in positive change to the town centres going forward.

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

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 2016/17 (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: 4,798 Non-self-contained accommodation: 46
Vacant Long term vacant returning to use (private accommodation) from DCLG Housing Live website.	19	0
Total	**3,931**	**4,844**

In this monitoring period, 4,844 new homes were completed according to internal completions information (including 46 non-conventional homes) **(CS9).** This was a surplus of 913 homes compared to the London Plan monitoring benchmark.

In 2016/17, Tower Hamlets received £3.8 million for year 6 of the New Homes Bonus, behind only Wandsworth and Brent London Boroughs. In total, across the 6 years of the New Bonus Award Tower Hamlets has received over £28.6 million, showing that the borough has delivered more new homes than any other authority in the country over this period. In fact, the borough has been allocated 36% more New Homes Bonus than Birmingham, which is the recipient of the second largest award and 52% more New Homes Bonus than Hackney 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 2016/17 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'.

Appendix 4 contains the Five Year Housing Land Supply and Housing Trajectory Statement. This also includes a record for the Council's housings completions for the period 2010 to 2017. This is relevant for the purposes of the National planning Policy Framework (NPPF) new Housing Delivery Test.

Planning Approvals

Tower Hamlets Council has granted planning approval for a total pipeline of 28,796[37] homes (extant or live planning approvals and prior approvals as of 31 March 2017). Out of this pipeline of housing, 7,799[38] new conventional homes were approved in this monitoring period, which includes homes to be delivered through prior approvals.

[37] Based on LDD data
[38] 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. Housing delivery in the monitoring period showed a significant surplus on targets, and the borough continues to be one of the largest recipients of the New Homes Bonus in the country, despite being one of the smallest local authorities in the country. High numbers of residential units given planning permission during the monitoring period suggest that the borough will continue to deliver strongly on housing in the coming years.

Delivering affordable homes and a mix of housing types and tenures

The Council reports affordable housing delivery figures across the two affordable tenure products – affordable/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 occupation figures.

Tables 6 & 7 provide an overview of the mix of affordable housing types and tenures delivered in 2016/2017.

Figures derived from the completions database show an increase in the amount of affordable homes delivered from 882 in the 2015/16 monitoring period to 1,379 units in the 2016/17 period **(CS11).** This equates to 33.5% of all new housing by habitable room, significantly short of the Council's target of 50%. New homes within the affordable and social rented tenure increased from 568 to 1,019 and 45.1% of those were three and four bedroom family units which are most in need, just exceeding the target of 45% **(CS14).** There was also an increase in the number of intermediate units delivered, from 314 in 2015/16 to 360 this monitoring period. Across the affordable tenures, 78% of units were affordable or social rented and 22% were intermediate[39], compared with the Council's target ratio of 70:30.

Of the 4,798 completed conventional homes, 33.6% (1,614 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 been achieved. Of the 734 affordable homes occupied according to the AHT, 106 (14.4%) were completed to wheelchair accessible standards **(CS17)**, above the London Plan target of 10%.

[39] Based on LDD data

Table 6: Affordable Housing Provision

Social/Affordable Rented				Intermediate			
LBTH completions data		AHT completions data		LBTH completions data		AHT completions data	
Units	% (hr)	Units	% (hr)	Units	% (hr)	Units	% (hr)
1,019	78%	734	75.7%	360	22%	332	24.3%

N.B 'hr' stands for 'habitable rooms'

Total Affordable Housing	
LBTH completions data	
Units	% (hr) of total units delivered
1,379	33.5%

Table 7: Housing Tenure[40]

Tenure	Studio		1 bed		2 bed		3 bed		4+ bed		Total
	Units	% (hr)	Units	% (hr)	Units	% (hr)	Units	% (hr)	Units	% (hr)	
Market	325	2.5%	1322	20.1%	1318	30.1%	446	13.6%	8	0.3%	**3,419**
Intermediate	5	0.0%	154	2.3%	149	3.4%	52	1.6%	0	0.0%	**360**
Social/ Affordable Rented	0	0.0%	231	3.5%	328	7.5%	306	9.3%	154	5.9%	**1,019**
All tenures	**330**	**2.5%**	**1707**	**26.0%**	**1795**	**40.9%**	**804**	**24.4%**	**162**	**6.2%**	**4,798**

Policy Implications
The policy's strategic target of 50% of new homes (by habitable room) to be affordable was short at 33.5%. However, the policy also requires 45% of social/affordable rented homes and 30% of all homes to be suitable for families (3 or more beds), and these targets were met. Depending on the recording method used, the split between social/affordable rented and intermediate homes was 78:22 or 75:25 – close to, but not quite matching, the 70:30 target ratio. Ultimately, targets for social and rented affordable housing were not met and new methods to increase affordable housing supply are being considered.

[40] Based on LDD data

Specialist and student housing

Just as in the previous monitoring period, there was no specialist housing (C2 use class) delivered in 2016/17 according to LDD data (**CS19**). There were also no permissions granted for this kind of housing in the monitoring period, although a 12 bedroom hostel permission was under construction at the close of the period.

According to the LDD, 46 additional student bed spaces were completed in the 2016/17 monitoring period **(CS21)**, and a further 511 student bedrooms are in the development pipeline, although no permissions were granted for new student accommodation in this period. Completions are thus well below the target of 382 bed spaces per year, but previous years have seen significant over-delivery of this target, with an average delivery of 724 bed spaces per year over the past seven years (**CS20**).

Policy Implications

Although no new student accommodation was given permission during this monitoring period, a total of 46 additional student beds were delivered. While the number was low for this monitoring period, average delivery over the past few years has significantly exceeded targets. The Council is committed to meeting local need as well as strategic need for student housing, without compromising the delivery of other Council priorities, including affordable housing. Currently, this policy approach appears to be broadly effective.

Short stay visitor accommodation

According to the LDD, in the 2016/17 monitoring period 641 net hotel rooms and 108 net serviced apartments were completed **(CS23)**. A further 723 net hotel rooms and 854 net serviced apartments were recorded as being under construction. 412 hotel rooms and 663 net serviced apartments were approved **(CS22)**. This represents something of drop in completions from the previous monitoring period (962 new rooms), but also a very large increase in approvals (from just 28 new rooms in 2015/16).

Policy Implications

The importance of hotels to the visitor economy of London and the borough is acknowledged in the Core Strategy. The number of hotel rooms and serviced apartments completed, under construction and approved clearly demonstrates the Council's commitment to support hotels within the borough to encourage tourism, create jobs and support local businesses. The policy appears to be effective in terms of providing hotel rooms appropriate to the needs of the borough.

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 2016/17 monitoring period, there were 27 proposed D1 facilities, of which 14 were permitted **(CS29).** Around half 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 295sqm of D1 floorspace as part of a mixed use scheme at Castle Wharf Esso Petrol Station as well as new D1 uses at Leven Wharf.

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

Eighteen planning applications were received for new D2 facilities, of which 14 were permitted. The majority (8) 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). This included the restoration of the Rex Cinema auditorium on Bethnal Green Road. Several other permissions included the change of use from offices or shops to gyms and other D2 uses. 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).** 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.

In terms of NHS 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 15: Infrastructure Delivery Summary.

Section 106 contributions secured for health increased from £47,816 in the previous monitoring period to £2.3 million in 2016/17 **(CS27).** However, with the continued implementation of CIL, there were no new Section 106 contributions negotiated in this monitoring period. .

Policy Implications
Over half of the applications received for new D1 uses and almost all of the applications for new D2 uses were approved in this monitoring period. At the same time, there were five approved instances of loss of D1 space but no applications for loss of D2 space. The Core Strategy and MDD policies relating to protecting community facilities appears to be broadly effective at this time.

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, eleven parks and open spaces had been awarded Green Flag status; three parks were awarded Green Flag Community Awards; and one was awarded a Green Heritage Award (Victoria Park). In 2016/17, the number of Green Flag Awards has decreased from to ten and the number of parks with Green Flag Community Awards status stayed at three. Victoria Park was not entered for the Green Heritage Award and did not retain its top ten position in the list of the UK's favourite parks in the People's Choice Awards, but achieved a gold award (in the large park category) for the London in Bloom award.

The parks awarded Green Flag status include:
- Altab Ali Park
- Island Gardens
- Meath Gardens
- Mile End Park
- Millwall Park
- Poplar Recreation Ground
- St George's Gardens
- Trinity Square Gardens
- Victoria Park
- Weavers Fields

The parks awarded Green Flag Community Awards include:

- Bromley Gardens – Bow Recreation Ground
- Mudchute Park & Farm
- Tower Hamlets Cemetery Park **(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, which remains at 260.58 hectares **(CS34).** Given population increases since the previous monitoring period, the amount of publicly accessible open space per 1,000 people decreased slightly, from 0.88 hectares in 2015/16 to 0.86 hectares in 2016/17 (**CS35**).

Policy Implications
Although there were no new additional areas of open space added to the borough during the monitoring period, improvements were made to existing areas of open space. The number of Green Flag Awards has decreased slightly to ten (from 11) and the number of parks with Green Flag Community Awards status was maintained at three. However with an increasing population, open space per person is decreasing, and provision is being closely monitored.

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. None of the applications were granted permission. **(CS39)**.

Policy Implications
Core Strategy policy SP04 and policy DM13 in the Managing Development Document has ensured that measures to reduce the occurrence of flooding and any subsequent impacts are effective.

Biodiversity and Wildlife Habitat

The total area of Sites of Importance for Nature Conservation (SINCs) in April 2017 was 424.5 hectares, a decrease of about 2.9 hectares from the figure quoted in the 2015-16 Monitoring Report **(CS36)**. SINCs were reviewed in 2016. This found that about 3.65 hectares of water and adjacent open mosaic habitat in the West India Docks and Blackwall Basin had been lost to development (most of it during the current monitoring period). However, 0.66 hectares of woodland and open mosaic habitat around Poplar Dock was identified as being of sufficient value to add to the SINC, and EastendHomes' wildlife area at Elf Green was identified as a new SINC.

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 Park and Farm and Tower Hamlets Cemetery Park (including Ackroyd Drive Green Link), and there is currently little scope to declare any further Local Nature Reserves.

Policy implications

The loss of significant areas of open water in the West India Docks is a concern. About 25% of the water space in the West India Docks has been lost since 2000. This suggests that the current policy is not working well, although the creation of a new SINC on a housing estate is particularly welcome.

Biological River Quality

Biological river quality is monitored by the Environment Agency as part of monitoring 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 2016. The lower Lea was classified with an overall status of Bad in 2016. Its chemical status was Good and its ecological status was Bad (**CS38**).

Policy implications

The lower Lea continues not to meet Water Framework Directive standards. Its 'good' chemical status is encouraging, but its ecological status continues to be 'bad', the lowest possible rating. Consideration should be given to how new development near the river can, as a minimum, avoid worsening the water quality.

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 within the current monitoring period, and there was no loss of existing waste facilities **(CS41)**.

The amount of household waste recycled, reused and composted has marginally increased from 19,909 tonnes in the 2015/16 period to 20,698 tonnes in the 2016/17 period. This was an increase of 1 kg per borough resident – with an average of 67 kg per resident in 2015/16 up to 68 kg in 2016/17 (**CS44**). The household recycling rate for 2016/17 was 27.6% compared to 26.7% in 2015/16.

There has been a small increase in the use of municipal waste for energy, increasing 1.4% from 87,662 tonnes in the 2015/16 period to 88,922 tonnes in the 2016/17 period. At the same time, there has been a significant drop in the amount of waste sent to landfill. 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 (tonnes)	Municipal waste sent to landfill (tonnes)	Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) (tonnes)	Total waste arisings (tonnes)
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
2016/17	20,698.30	325.46	88,922.25	116,704.30

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, although more can still be done.

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

Completions

According to completion information from the LDD there was a net loss of 21,976sqm of B1(a) employment space and a net loss of 14,350sqm industrial floorspace during the monitoring period.

A total of 153sqm employment floorspace was lost from a Preferred Office Location (POL) during the monitoring period – down from 4,187sqm in the previous monitoring period. There was a gain of 84sqm of employment space in a Local Employment Location (LEL), compared to a net loss of 57,135sqm in the previous monitoring period **(CS46).**

Planning Approvals
In terms of approved planning applications within the monitoring period, there would be a net decrease of 24,988sqm of all employment floorspace if all approvals are completed according to LDD data. Tables 9 and 10 break down this information by employment use class.

Applications
In total, 39 applications were received proposing change of use from B1 **(CS48)** of which 21 (54%) proposed change of use to residential (C3). **(CS49).** This compares to the previous monitoring period when 47 applications were received proposing change of use from B1, but only 18 (38%) proposed change to residential (C3).

Of the 21 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, the same number received in the previous monitoring period (**CS52-55)**.

There were 17 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 after seven consecutive years of growth, new business start-ups decreased slightly from 3,920 to 3,905[41]. The most recent data from the Office of National Statistics (2016) shows that there were 2,000 new jobs in the borough, down from the 11,000 increase in the previous monitoring period (**CS45**).

Table 9: Gain/Loss of Employment Floorspace 2016/17 (Approvals)

Use class	Gross (sqm)	Net (sqm)
B1a Offices (aside from financial services Class A2)	213,508	71,288
B1b Research & development	0	0
B1c Light industry	0	-49,603
B2 General industrial, for industrial processes other than those within Class B1	0	0
B8 Storage & distribution	346	-46,075
Total	213,854	-25,213

Source: LDD, October 2017

41 ONS, 2016

Table 10: Gain/Loss of Employment Floorspace 2016/17 (Completions)

Use class	Gross (sqm)	Net (sqm)
B1a Offices (aside from financial services Class A2)	2,127	-21,976
B1b Research & development	0	0
B1c Light industry	0	-3,217
B2 General industrial, for industrial processes other than those within Class B1	0	-4,036
B8 Storage & distribution	5,377	-14,350
Total	7,504	-43,419

Source: LDD, October 2017

Policy Implications

The effectiveness of Policies DM16 and DM17 (and also Policy DM15 which manages employment floorspace outside of designated locations) has likely been impacted by Class O of the GPDO, allowing the conversion of offices to residential uses. 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 2016, 62% of Key Stage 2 pupils in Tower Hamlets achieved the expected standard in reading, writing and mathematics. Our attainment was on par with the Inner London average (60%) and higher than the national average (53%). In Key Stage 4, 57.1% of pupils in Tower Hamlets achieved 5 or more A*-C grades at GCSE or equivalent, including English and Maths – higher than attainment in England (53.5%) but lower than the attainment in Inner London (59.7%)[42].

In the current monitoring period, there was £3,909,003 in Section 106 contributions secured for educational purposes compared to zero in the previous year, and £2,981,019 for local employment and business training was secured compared to £1 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, including:

- The expansion of Olga Primary School by 2 forms of entry by January 2018.
- Stepney Sixth Form - anticipated to be completed by January 2018.

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 **(CS56)**. Applications for free schools are not monitored by the borough, as they are submitted to the Department for Education, who do not make the number of applications public. However, one free school opened in the borough during the monitoring period.

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 higher education establishments. This will in turn continue to contribute towards the improvements in skills, training and education of residents. Ongoing expansion to facilities will provide increases in school places, demonstrating 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 residents.

[42] DFE, Local Authority Information Tool (LAIT) available at: https://www.gov.uk/government/publications/local-authority-interactive-tool-lait

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 112 TfL cycle hire docking stations throughout the borough **(CS60)**. This is down from 116 in the previous monitoring period due to the suspension and removal of some stations.

Although no new network was added, there were several upgrades to cycle infrastructure during the monitoring period largely funded through TfL Cycling Initiatives and Local Implementation Plan, with some complementary funding from S106 and LBTH revenue funding **(CS65)**. These included:

- The completion of the upgraded Cycle Superhighway 2 along the length of the A11 between Bow and Aldgate where segregated cycle tracks replaced cycle lanes across the majority of the route.
- 187 new cycle parking spaces, over 2000 cycle training interventions, several minor permeability schemes and enhancements to two key quiet cycling routes (Columbia Road and Connect 2, overlapping with Quietway 6)
- Provision for a new advisory cycle lane along Jubilee Street in the Stepney area traffic management improvements.
- The first phase of works to deliver the Quietway 6 route through the borough to eventually link through to Hainault with a new “Copenhagen” style junction being a key feature at the junction of Alderney Road with Bancroft Road.
- Improvements to the existing route through Ion Square Gardens and Columbia Road were also delivered to support the Central London Cycle Grid.

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

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 **(CS59).** Contributions for the environment and public realm decreased from £5.45 million to zero **(CS64).** 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 means that Section 106 contributions cannot be collected for the majority of traffic, highway, and public transport projects – only for those related to site-specific impacts of a new development. Instead, 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.

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 delivery of works to facilitate cycle network improvement across the borough, including Cycle Superhighway 3.

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 is 29[43], one more than the previous monitoring period. This is broken down into 21 listed buildings, 7 places of worship and 1 archaeological entry. **(CS69)**.

There were 264 applications received relating to listed buildings, of which 198 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)' (9) and 'Character and appearance of a Conservation Area' (13) as primary issues; 78% of the former and 85% of the latter were dismissed.

Three appeals contained 'impact on or within a listed building' as a primary issue, although 2 of these 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 being dismissed. Moving forward, we will also look to monitor the number of applications received for mansard roof extensions within Conservation Areas (with a focus on Medway and Driffield Conservation Areas) as a result of recent development and guidance produced by the Council.

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 assets are appropriately identified and protected.

[43] September 2016

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. These reductions are to be achieved through a combination of improving insulation, supplying energy efficiently (e.g. through 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.

2011 – 2013: 35% CO_2 emissions reduction over 2010 Building Regulations
2013 – 2016: 50% CO_2 emissions reduction over 2010 Building Regulations
2016 – 2031: Zero Carbon (residential)
2019 – 2031: Zero Carbon (non-residential)

The requirements of DM29 are based on the Building Regulations 2010. From April 2014, the date of the implementation of the Building Regulations 2013, the target has been altered to a 45% carbon reduction target beyond Part L of the Building Regulations 2013, as this is deemed to be broadly equivalent to the original target of a 50% reduction beyond Part L of the 2010 regulations.

Where a development proposal is unable to meet policy requirements on-site, the applicant can provide a carbon offset contribution to enable the carbon reduction policy requirements to be met. The LBTH Planning Obligations SPD includes the mechanism for any shortfall in CO_2 reduction 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 during the monitoring period achieved the CO_2 emission reduction requirements of policy DM29 **(CS70).** Through the use of the carbon offsetting mechanism it is anticipated that all developments will continue to meet this policy requirement. However, stronger requirements to demonstrate that savings have been delivered may lead to a reduction in the percentage of developments meeting CO_2 reduction requirements on site. 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 £2.2 million.

There are many factors which impact on a scheme’s ability to deliver CO_2 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 cash in lieu payment. The monies generated through this obligation are spent on energy efficiency and carbon reduction projects within the Borough.

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.

Environmental Sustainability
For non-residential developments, a BREEAM Excellent rating has been secured for all new major development proposals over the monitoring period in accordance with Policy DM29. This meets our target for 100% of such 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.

Following the removal of the Code for Sustainable Homes by central government, no sustainability assessment requirements have been imposed upon residential developments in accordance with government guidelines.
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Policy Implications
Policy DM29 sets out the requirement for new development to be sustainable. In accordance with this policy, all new major non-residential developments received a BREEAM Excellent rating over the monitoring period. This meets our target for 100% of new developments to achieve the highest standards of sustainable design and construction.

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 due to the removal of the required funding **(CS72)**.

Air Quality
The entire borough is declared an Air Quality Management Area under the Environment Act 1995. The targets the Council works towards are as shown in table 11 with 2016 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 three measurements for PM_{10} are all under the annual mean.

In terms of the borough's hourly objective, all measurements for nitrogen dioxide and PM_{10} fall within the maximum number of exceedances allowed per year.

The Council has a legal duty from 2015 to report on $PM_{2.5}$ 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	1-hour mean	31.12.2005
	40 $\mu g\ m^{-3}$	Annual mean	31.12.2005
PM_{10} (gravimetric)	50 $\mu g\ m^{-3}$, not to be exceeded more than 35 times a year	24-hour mean	31.12.2004
	40 $\mu g\ m^{-3}$	Annual mean	31.12.2004
PM2.5	25 $\mu g\ m^{-3}$	Annual mean	2020

Table 12: Borough air quality results (Average Results 2016)

	2016 results in µgm-3			Hourly Objective - µgm-3	
	NO_2	PM_{10}	$PM_{2.5}$	NO_2	PM_{10}
Mile End	52			0	
Blackwall	59	23	14	10	10
Victoria Park	32	18		0	3
Millwall Park	25	19		0	1

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 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 1 October 2012 for the Olympic Park and surrounding neighbourhoods, including part of Bromley-by-Bow and Fish Island. Responsibilities of the LLDC include those related to plan making, decision making, and project delivery.

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

During the Regulation 18 consultation for the Tower Hamlets Local Plan, which took place between November 2016 and January 2017, a number of duty-to-cooperate meetings took place with the LLDC regarding the proposed waste policies, due to cross boundary issues they raised. The Council continues to work closely with the LLDC through the development of the Local Plan.

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 complement these key place transformations, including public realm enhancements in the wider Whitechapel Vision Masterplan area, a new linear ‘green spine’ public open space through the Royal London Hospital and Queen Mary University London (QMUL) estate, improvements to Whitechapel Road, creation of new community spaces like the London Square, and improvements to the market infrastructure. These physical changes are expected to occur in a number of phases over the period to 2025 and beyond.

A new Whitechapel Vision Delivery Team was established by the Council to take forward the objectives of the Whitechapel Vision Masterplan. In its first year (2015/16), the team commissioned eight technical expert studies and strategies (related to public realm, active spaces, retail, street markets and town centre engagement), providing greater technical detail for the next phase of design delivery. Along with the completion of these studies, a number of other activities have since taken place, including the hosting of various town centre events like Small Business Saturday, business support workshops for retailers and market traders, and coordinating the Whitechapel Life Sciences Steering Group to develop a globally significant Life Sciences cluster with QMUL and Barts Health NHS Trust. Other projects that have also progressed are the community gardens on Barts Health NHS Trust’s land, an affordable workspace at the 206 Royal Mail building and planning of a life sciences event.

Other emerging projects

Isle of Dogs and South Poplar OAPF

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

During the monitoring period, the Mayor of London and Transport for London continued preparation of an Opportunity Area Planning Framework (OAPF) for the Isle of Dogs & South Poplar in consultation with Tower Hamlets Council, including a series of workshops relating to placemaking, development capacity, employment, retail, education and the Development and Infrastructure Funding Study. It was anticipated that the GLA would publish the draft OAPF and the supporting Development Infrastructure Funding Study during this monitoring period, but publication was delayed.

Poplar Riverside Housing Zone

LBTH has continued to work with the GLA and other partners to deliver the objectives of the Poplar Riverside Housing Zone. Achievements in 2016/17 include a planning consent being secured for over 800 new homes at Good Luck Hope (Leamouth south) as well as continued phased delivery of the City Island and Aberfeldy schemes. A number of future developments are expected to be submitted for planning in the near future, comprising approximately 5,000 homes, and detailed work is underway to ensure appropriate infrastructure is also brought forward, notably bridges over the River Lea.

Further future development is also expected, with a total of approximately 15,000 new homes anticipated in these Leaside neighbourhoods of Tower Hamlets. The borough is working with a range of development sector, local and strategic partners to lead a cross cutting regeneration strategy for the area.

Section 4: The Local Development Scheme

The Local Development Scheme (LDS) sets out the Council's timetable for planning policy document production. This monitoring report considers the progress of documents during the monitoring year and anticipated progress beyond. Figure 21 that follows sets out the progress of the new Local Plan, Supplementary Planning Documents (SPDs) the Statement of Community Involvement.

The London Borough of Tower Hamlets is undergoing 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 Regulation 18 consultation on the Plan took place between November 2016 and January 2017 and requested feedback on the emerging vision of the plan and the proposed policies and development site opportunities. After this, further work took place to refine the Plan in preparation for Regulation 19 consultation to take place later in 2017 before submission of the Plan to the Secretary of State in early 2018.

The Statement of Community Involvement was updated in light of comments received during a public consultation held from November 2016 to January 2017 and was adopted after the current monitoring period in September 2017. A second phase review of the statement will be undertaken, with consultation on this anticipated to take place in summer 2018 and adoption in winter 2018-2019.

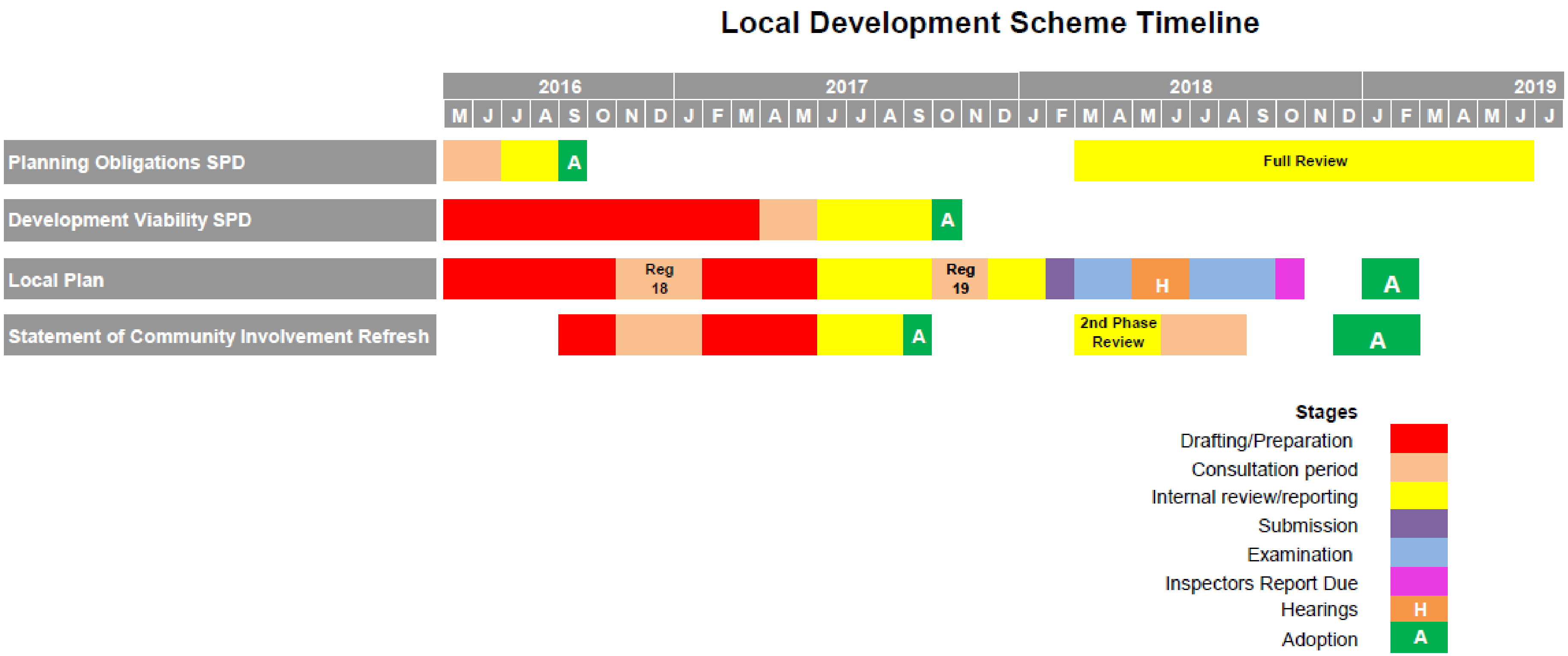
During the monitoring year progress was also made on the following:
Article 4 Direction
The Council made an Article 4 Direction on 19 September 2017. The Direction will come into force on 1st June 2019. This removes for buildings the permitted development rights for the development described in the below Schedule within the Central Activities Zone (CAZ). This includes the area covered by the City Fringe Opportunity Area Planning Framework; the area covered by the Isle of Dogs Community Infrastructure Levy charging area; the areas of the designated Cambridge Heath Local Employment Location, Cambridge Heath Neighbourhood Town Centre and Whitechapel Local Employment Location outside of the aforementioned designations; the designated Mile End Neighbourhood Town Centre; and the designated Blackwall Local Office Location.

Local list nomination and selection process
The consulted on a local list nomination and selection process between 11 November 2016 and 30 January 2017. The process sets out the criteria which will be used to consider which buildings may be added to the local list and how residents can nominate buildings for inclusion on the list. The process was formally adopted by the council at a meeting of Cabinet on 19 September 2017.

Conservation Character Appraisals and Management Plans
Addendums for Chapel House, Fairfield Road, Jesus Hospital, Tredegar Square, Victoria Park and York Square Conservation Areas were adopted by Cabinet on 26 July 2016.

It should be noted that the LDS is a live public 'project plan' that is updated regularly on the Council's website. The latest LDS in included in Appendix 3 for information.

Figure 21: Local Development Scheme timeline 2016-2019



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 was subject to public consultation between 11 November 2016 and 2 January 2017. The SCI was then formally adopted after the monitoring period 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 strategic planning matters such as housing and employment growth, retail and leisure provision, and community and physical infrastructure, through activities such as the preparation of local development documents.

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

During the 2016/17 monitoring period, the Council engaged various neighbouring local authorities and other duty to cooperate prescribed bodies via a series of formal and informal methods in the process of developing our Regulation 18 draft local document: "Managing Growth and Sharing the Benefits". Various meetings were held with statutory consultees including the Canal & River Trust, Environment Agency, Port of London Authority, the GLA and TfL, as well as organisations associated with the World Heritage Site in Greenwich.

Section 6: Neighbourhood Planning

During the previous monitoring period, the Council had been determining two additional Neighbourhood Areas and Forums: the Isle of Dogs and Spitalfields. These were designated by the Mayor in Cabinet on 5 April 2016.

In addition, an application to designate a Neighbourhood Area in the wider Roman Road, Bow area was received in November 2016. Consultation was held from 11 November 2016 to 23 December 2016 and the application to designate the Roman Road Bow Neighbourhood Planning Area was approved on the 6 February 2017 by a Mayoral Executive Decision.

Neighbourhood planning activity post-designation is primarily led by the Neighbourhood Forums, with the Council providing support and engaging at stages where we have statutory roles. In March 2017 the Isle of Dogs Neighbourhood Forum initiated their Regulation 14 consultation on a draft Isle of Dogs Neighbourhood Plan. This stage is led by the Forum; however the Council provided contact details for statutory consultees and responded to the consultation.

Section 7: Infrastructure Delivery

Section 106 Planning Obligations

During the year 2016/17 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 £19,996,670 in Section 106 financial contributions, compared to £16,813,044 in 2015/16; and negotiated £56,248,141.29 in financial contributions, compared to £22,172,823 in 2015/16.

Table 13: Received & Negotiated Section 106 Financial Contributions 2016/17

	Received	**Negotiated***
Affordable Housing	£1,703,456	£62,000
Community Payment	£1,725,123	£0
Education Facility Support	£3,909,003	£9,000,000
Environment and Public Realm	£1,939,522	£402,500
Health and Healthcare	£2,330,834	£0
Leisure Facilities	£505,177	£0
Landscape /Open Space	£1,112,729	£0
Management Plan	£0	£91,500
Traffic, Highways & Public Transport	£930,842	£34,619,363.60
Local Employment & Business Training	£2,981,019	£7,566,673.26
Carbon Offsetting	£1,028,895	£1,727,848
London Thames Gateway Development Corporation	£1,789,190	£0
Other	£0	£2,088,827
Public Art Projects	£40,880	£50,000
Multiple Uses	£0	£547,293.43
Total	**£19,996,670**	**£56,156,005.29**

*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. The amount of CIL money collected in the monitoring period is set out in Table 14, along with the amount for which demand notices were issued but which has yet to be collected.

Table 14: CIL collected and total amount of CIL Demand Notice issued 2016/17

Total value of CIL collected	Total value of CIL demand notices issued
£18,338,813.16	£32,994,784.83

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 2016/17, which address the infrastructure needs of the borough as identified in the Core Strategy and/or the Infrastructure Delivery Plan. The provision of infrastructure is often over a timeframe longer than one year. The Annual Monitoring Report therefore provides a summary of progress within the monitoring period in the context of longer term delivery.

Table 15: Infrastructure Delivery Summary

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 16/17 to ensure need is being met	Infrastructure projects currently in progress 16/17
Education				
Primary Schools				
5 new Forms of Entry (FE) required by 2030/31. FE = 210 pupils (over new provision already planned)	GLA School Roll Projections 2017	**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. Due to be completed in January 2018. Other projects identified to meet need set out in the Infrastructure Delivery Plan (2017), including: • A scheme to provide a new 2FE primary school as part of the Wood Wharf development, to be opened in 2022. • Two planned 2FE primary schools at Alpha Square and 3 Millharbour.
Secondary Schools				
23 new Forms of Entry (FE) required by 2030/31. FE = 150 places.	GLA School Roll Projections 2017	**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 Sixth Form development is progressing. Anticipated delivery in January 2018. Other projects identified to meet need set out in the Infrastructure Delivery Plan (2017), including: • New secondary schools at the London Dockside site, Westferry Printworks, Bow Common Gas Works, Leven Road Gas Works and Billingsgate Market. • Two new Sixth forms at Lansbury and Island Gardens are expected in 2019.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 16/17 to ensure need is being met	Infrastructure projects currently in progress 16/17
Health				
Delivery of six to seven new primary health care facilities parallel to the delivery of new housing in the borough (37 additional Full Time Equivalent General Practitioners by 2030/31).	Wellbeing Strategy 2017-20, NHS Healthy Urban Development Unit Model, Tower Hamlets CCG Estates Strategy 2016 The Tower Hamlets submitted draft Local Plan commits to deliver new health facilities.	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods **Managing Development DPD** Three sites to deliver PCTs have been identified within this document. **Planning Obligations SPD** All major residential development to make a financial contribution to the provision of health facilities.	William Cotton Place: Provision of new primary care facility to house St Paul's Way Practice, community nursing and a pharmacy. Opened in March 2017. The South Quay Masterplan identified a need for additional facilities; potential site allocations have been included in the draft Local Plan.	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 2020. Wellington Way: A project to extend the existing Wellington Way Health Centre to provide six additional clinical rooms. The contractor is scheduled to start on site in February 2018, with the extension opening to the public in October 2018. Suttons Wharf: A project to relocate the Globe Town Surgery to the Suttons Wharf development, helping to build extra clinical capacity. Construction is planned to start in January 2018 and complete in September 2018. Wood Wharf: 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 2022/23. Aberfeldy: Relocation of the Aberfeldy General Practice to the Aberfeldy New Village development in order to build additional clinical capacity. Due to be operational by October 2020. A mobile extension block will also be developed on the existing site to help with increasing list size while the new building is being developed. Additional sites have been identified at

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 16/17 to ensure need is being met	Infrastructure projects currently in progress 16/17
				Crossharbour, Marsh Wall East and West, Millharbour, Millharbour South, London Dock, and Whitechapel South.
Improving the usability and accessibility of nine existing primary care facilities	Health and Wellbeing Strategy 2017-20, NHS Healthy Urban Development Unit Model	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods		Maximising existing health infrastructure - conversion of non-clinical space to clinical space to provide additional consulting rooms across the practices involved. Two of the projects within the original PID have been withdrawn, works on the Jubilee and Mission practices started at the end of last year. The rest – Aberfeldy, Blithehale, Limehouse, Spitalfields, Wapping and Barkantine – are due for completion in July 2018.
Open Space				
New Open Space: 12,000sqm required per 1000 population.	Open Space Strategy 2017	**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.		The Open Space strategy was adopted in September 2017 and has formed part of the evidence to support the submitted Local Plan. 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. Works due to be completed in 2017/18. Oval Open Space – improving the land through resurfacing and landscaping. Anticipated delivery in 2018.
Enhancement of existing space	Open Space Strategy 2017	**Core Strategy** SP04: Creating a green and blue grid **Planning Obligations SPD** All major commercial and residential development to make a financial	Glamis Adventure Playground improvements Improvements to Ropewalk Gardens	Phase 1: Bartlett Park Landscape Improvements –Works due to start on site in May 2018 and estimated time of completion to be December 2018. King Edward Memorial Park (KEMP) -

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 16/17 to ensure need is being met	Infrastructure projects currently in progress 16/17
		contribution to the improvements of existing open space	Millwall Park & Langdon Park Phase 2 LSOS Stepney Green Landscaping Mile End Children's Play Equipment Poplar Park	Masterplan signed off in July 2017 by LBTH and Thames Tideway Tunnel who will deliver this project as part of their work at King Edward Memorial Park. The next stage is to tender for detailed design team and commence consultation on detailed design. Estimated masterplan implementation likely to be in late 2018. Victoria Park Lodges – repair and refurbishment of the white Lodgeworth and Molesworth lodges and improvements to surrounding area. Victoria Park Pools – Improvements and enhancements to existing facilities. Pocket Park Programme – Improvements to various parks across the borough. Current estimates have the final project within this programme being completed in March 2019.
Leisure and Sports Facilities				
Swimming Pools: 11.48sqm 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, 2017). Options for a lido in the Borough are being investigated.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 16/17 to ensure need is being met	Infrastructure projects currently in progress 16/17
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.	A Leisure Facility Audit was completed in September 2016 and has fed into the Local Plan Mile End Stadium - Astroturf pitch replacement Mile End Pavilion Victoria Park –Sports Hub St Johns Park – Tennis Courts John Orwell Sports Centre – Astroturf pitch replacement	Rolling programme of improvement works to existing facilities to ensure sufficiency while major projects are developed. Projects identified to meet need set out in the Infrastructure Delivery Plan (2017): • Provision of new facilities and redevelopment and improvement of existing leisure facilities. • Development of joint leisure facilities and increasing access through dual use.
Idea Stores: 30sqm 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.		Projects identified to meet need set out in the Infrastructure Delivery Plan (2017): Long term provision of additional Idea Store facilities at Bethnal Green, Bromley-by-Bow, and Wood Wharf or Crossharbour. Refurbishment of the Idea Store facility at Chrisp Street. Idea Store learning interactive project – Delivering 100 new PC's, with a requirement for additional infrastructure improvements. Idea stores technology refresh – Delivery of tablet PCs subject to London libraries lettings contact – project due for completion August 2018.
Energy				

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 16/17 to ensure need is being met	Infrastructure projects currently in progress 16/17
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 developments within the Isle of Dogs area undertake consultation with the Council and Barkantine on the feasibility of connecting to the system. Funding secured to undertake a detailed expansion feasibility study.	The procurement process for Barkantine expansion strategy commenced and project specification for the techno-economic assessment drafted in consultation with DECC. Procurement for consultants set for mid-2017 with completion of study anticipated early 2018.
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.	Revised Local Plan policies refined to support and include requirements for district heating facilities	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.
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 and procurement process commenced	Discussions ongoing regarding the delivery of a district energy network within the Whitechapel area. Development proposals are required to look to deliver the system.
Transport				
Transport and connectivity	SP08 of the Core Strategy: Seeking to improve transport interchanges and network	**Core Strategy** **SP08:** Aims to improve public transport and accessibility to meet the demands of the current population and in identified growth areas	Brady St Highways Improvements Footway & Carriageway: Highway improvements Cordelia St & Carron Close Footway & Carriageway: Safety audit & mitigation works at the junction of Furze Street and Devons Road Footway & Carriageway Improvement Programme (St Andrews Hospital)	Hackney Wick improvements – Improvements to the access to/from and around the station. Due for completion February. Bromley by Bow station – Improving access to station. Bus stop improvement programme – Phase 2 - Funds transferred to TfL to deliver three bus shelter upgrades. Cycling and pedestrian improvements phase 2 – Some projects already completed (Furze Street, Stepney cycle to school partnership, Harford Street and junction of Ben Jonson Road).

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 16/17 to ensure need is being met	Infrastructure projects currently in progress 16/17
			Footway and carriageway additional contribution (Wick Lane zebra crossing) Cycling & Pedestrian Improvement Programme - Furze Street Additional Footway & Carriageway Contributions - (Part of St Andrew's Hospital works - Devons Road/Devas Street) TfL Bus Stops Cycle Hire Docking Station relocation Millennium Quarter D7 Bus Service Enhancements Langdon Park DLR Station Improvement	N205 capacity enhancements – S106 funding covering this enhancement to the weekend bus service until June 2019. Footway & Carriageway Improvement Programme Phase 2 – Improvements to Limehouse Cut and St Anne's Row (including street lighting).
Public Realm				
Public Realm	SP09 of the Core Strategy: Promotes and supports a high-quality public realm network	**Core Strategy** **SP09**: Promotes and supports a high-quality public realm network that provides a range of sizes of public spaces that can function as places for social gathering.	Brick Lane toilet scheme Aldgate, Whitechapel Road and Commercial Road (West) design improvement projects A13 Commercial Road and Watney Market urban realm and safety improvements Brick Lane regeneration –	Roman Road Town Centre development project – Improvements to streetscene and public realm. Tree planting – Seventy trees are to be planted across the Isle of Dogs between November 2017 and March 2018.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 16/17 to ensure need is being met	Infrastructure projects currently in progress 16/17
			Town centre improvements Marsh Wall public realm improvements Additional footway and Carriage Way improvements Aldgate Place, Leman Street. Gascoigne Estate public realm Middlesex Street Public Art Project Limehouse Basin Improvement Hertford Union Canal Kings Arms Court Alleyway Tower Hamlets Cemetery Lodge	
Public safety				
Public safety	DM23 of the Managing Development Document: Requires development to improve safety and security without compromising good design and inclusivity	**Managing Development DPD** DM23 sets out that development will be required to improve safety and security without compromising good design and inclusivity		CCTV improvements – Aldgate.

APPENDIX 1: Summary of Performance

CS Policy	Indicator	Title	Aspiration	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
DM1 - Development within a town centre										
SP01 – Re-focusing 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	**Within Town Centres** Net: • A1/2/3/4/5: 3,233 • B1a: -69 • D1/D2: 4,847 Total: 8,011 **Borough wide** Net: • A1/2/3/4/5: 7,669 • B1a: -21,976 • D1/D2: 13,288 Total: -1,019 Gross: • A1/2/3/4/5: 10,017 • B1a: 2,127 • D1/D2: 24,379 Total: 36,523

	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%	**Major Centre**: • Canary Wharf: 1% **District Centres**: • Bethnal Green: 5.1% • Brick Lane: 6.7% • Chrisp Street: 5.3% • Crossharbour: 10% • Roman Road East: 10.2% • Roman Road West: 13.5% • Watney Market: 10.2% • 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-	**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	**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 •	**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 •	**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	**Major Centre:** • Canary Wharf: A1-63.1, A2-5.7, A3-17.1, A4-3.4, A5-2.7 **District Centres:** • Bethnal Green: A1-52.2, A2-10.2, A3-6.4, A4-5.7, A5-7.6 • Brick Lane: A1-51.5, A2-7, A3-22.2, A4-3.7, A5-4.8 • Chrisp Street: A1-56.7, A2-7.3, A3-7.3, A4-2, A5-7.3 • Crossharbour: A1-45, A2-5, A3-5, A4-5, A5-10 • Roman Road E:

					10%, A5-9%	E: A1-59%, A2-12%, A3-6%, A4-1% A5-8% • Roman Road W: A1-55%,A2-13%, A3-6%, A4-3% A5- 8% • Watney Market: A1-68%, A2-9%, A3-7%, A4-1% A5-6% • Whitechapel: A1-57%, A2-14%, A3-10%, A4-2% A5-9%	Crossharbour: A1-62.3, A2-6.6, A3-7.3, A4-5.9, A5-0 • Roman Road E: A1-58, A2-13.4, A3-8.5, A4-0.9 A5-7.1 • Roman Road W: A1-53.6,A2-14.3, A3-8, A4-0.9 A5- 7.1 • Watney Market: A1-64.1, A2-8.6, A3-3.9, A4-1.6, A5-7.8 • Whitechapel: A1-53.8, A2-15.2, A3-8.9, A4-1.9 A5-9.5	Crossharbour: A1-45, A2-5, A3-5, A4-5 A5-10 • Roman Road E: A1-58.1, A2-11.9, A3-8.4, A4-0.9 A5-6.2 • Roman Road W: A1-54.4,A2-12.3, A3-7, A4-2.6 A5- 5.3 • Watney Market: A1-63.4, A2-3.7, A3-6, A4-1.5 A5-9 • Whitechapel: A1-59.5, A2-8.8, A3-10.8, A4-2, A5-6.1	• Roman Road E: A1-46.4, A2-9.3, A3-8.9, A4-1.2 A5-6 • 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	A1-70.8, A2-11.1, A3-4.6, A4-0.9 A5-6.5 • Roman Road W: A1-57.7,A2-14.4, A3-7.7, A4-1 A5- 3.9 • Watney Market: A1-70.3, A2-2.3, A3-5.5, A4-1.6 A5-6.3 • Whitechapel: A1-52.8, A2-9.3, A3-14.3, A4-2.5, A5-7.5
	CS4	**Applications for change of use from A1 in town centres (approvals)**	Any loss of A1 does not compromise the function of the town centre			• 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)	• Poplar High Street – 1 • Watney Market – 1 • Brick Lane – 1 • Roman Road East – 1 • Roman Road West – 1 • Canary Wharf - 1
	CS5	**Applications for change of use to A1 in town centres (approvals)**	Maintain or increase the proportion of A1 units			• 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	Neighbourhood Centres - 1
DM2 - Local shops										
	CS6	**Applications for new**	New retail units should not			Received – 6 Approvals – 2	Received – 0 Approvals – 0	Received – 5 Approvals – 3	Received – 14 Approvals – 3	

		A1/2/3/4/5 units within 300m of a town centre	undermine nearby town centres							
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	39314
SP02.1 - Urban living for everyone	**CS8**	**Net additional dwellings in previous years**	2,885 annual London Plan delivery target	• 2,575 dwellings (05/06) • 2,370 dwellings (06/07) • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10)	• 2,370 dwellings (06/07) • 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11)	• 2,335 dwellings (07/08) • 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12)	• 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12-13)	• 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13) Net: 3,136 dwellings (13-14)	• 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13) Net: 3,136 dwellings (13-14) Net: 2,067 dwellings (2014-2015)	• 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13) Net: 3,136 dwellings (13-14) Net: 2,067 dwellings (2015-2016): 2,850
	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)	Net: 4,844 dwellings (2016-2017)
	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)	• 2,881 (2012-2013) • 1,803 (2013-2014) • 2,405 (2014-2015) • 2,591 (2015-2016) • 4,440 (2016-2017) • 3,504 (2017-2018)	• 1,303 (2013-2014) • 3,818 (2014-2015) • 2,632 (2015-2016) • 4,074 (2016-2017) • 3,253 (2017-2018) • 3,320 (2018-2019)	• 2,790 (2014-2015) • 4,111 (2015-2016) • 4,376 (2016-2017) • 6,240 (2017-2018) • 5,387 (2018-2019) • 5,706 (2019-2020)	• 2,458 (2015-2016) • 2,496 (2016-2017) • 2,860 (2017-2018) • 6,349 (2018-2019) • 8,467 (2019-2020)	• 2,496 (2016-2017) • 2,860 (2017-2018) • 6,349 (2018-2019) • 8,467 (2019-2020)	• 3,430 (2017-18) • 2,600 (2018-19) • 6,215 (2019-20) • 5,507 (2020-21) • 3,569 (2021-22) • 4,422 (2022-23) • 4,085 (2023-24) • 4,026 (2024-25) • 3,627 (2025-26)

				• 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)	• 4,614 (2018-2019) • 3,778 (2019-2020) • 3,925 (2020-2021) • 5,104 (2021-2022) • 1,548 (2022-2023) • 4,985 (2023-2024) • 1,734 (2024-2025) • 1,459 (2025-2026) • 2,099 (2026-2027)	• 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)	• 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)			
	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)	• 1,066 (AHT) • 1,379 (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)	33.5% (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%			35% (LDD)	20.1% (LDD)	25.7% (LDD)	18.6% (LDD)	33.6% (LDD)
SP02.4, SP02.5 Urban living for	**CS15**	**Percentage of social/affordable rented**	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)	45% (LDD) 44.4% (AHT)

everyone		**homes suitable for families**								
	CS16	**Affordable housing completions that are intermediate and social/affordable rented (%)**	70% Social/Affordable rented 30% Intermediate			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)	78% soc/aff rent, 22% int. (LDD); 75.7% soc/aff rent, 24.3% 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%	14.4%
	CS18	**S106 secured for affordable housing**	Increase on previous year		£9,883,081	£1,000,000.00	£230,492	£11,882,394	£19,670,000	£1,703,456
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			0	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			0	0	100	0	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)	46 bed spaces
DM7 - Short stay accommodation										
SP06 Delivering successful	**CS22**	**Number of new hotel rooms - approvals**	Appropriate provision that meets the needs of the borough			943 new rooms	1,121 new rooms	81 new rooms	28 new rooms	1,075 new rooms

employment hubs	**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	749 new rooms
	CS24	**Loss of short-stay accommodation to non-employment uses - approvals**	Appropriate provision that meets the needs of the borough			0	0	0	0	0
	CS25	**Loss of short-stay accommodation to non-employment uses - completions**	Appropriate provision that meets the needs of the borough			0	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	£1,725,123
	CS27	**S106 received for health and healthcare**	Increase on previous year		£3,731,675.76	£1,079,545.00	£4,120,682	£1,450,241	£3,653,601	£2,330,834
	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	£505,177
	CS29	**Applications/ permissions for new D1/D2 use**	N/A			D1 – 25 /19 D2 – 10 /10	D1 – 14 /10 D2 – 7/5	D1 – 16 /12 D2 – 3 /3	D1 – 32 / 22 D2 – 13 / 13	D1 – 27 / 14 D2 – 18 / 14
	CS30	**Applications/ permissions for the loss of D1 and D2 use**	N/A			D1 – 10 /6 D2 – 3 /2	D1 – 15 /12 D2 – 2 /0	D1 – 4/2 D2 – 2 /2	D1 – 9 / 7 D2 – 0 / 0	D1 – 6 / 5 D2 – 0 / 0
DM9 - Improving air quality										
	CS31	**No. of days when air pollution is**	25 µg m^{-3} measured as an annual mean to			Exceeding target	Exceeding target	Exceeding target	Exceeding target	Exceeding target

		moderate or high for PM10	be achieved by 1 January 2015							
	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			Exceeding target	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	10 parks • Altab Ali Park • 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 Open space (loss or gain from previous year)**	No net loss	248.67ha (+2.67ha)	249.05ha (+0.38ha)	264.98ha (+4.48ha)*	264.98ha	264.98ha	260.58ha	260.58ha
	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	0.86

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	No change	-2.9ha
	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	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	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	No application was granted contrary to Environment Agency's advice
	CS40	**Percentage of approved planning applications that do not meet the sequential test for managing flood risk**	0%	0%	0%	0%	0%	0%	0%	0%
DM14 - Managing Waste										
SP07 Dealing with waste	**CS41**	**Capacity of new waste management facilities by**	London Plan waste apportionment target achieved	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	No new waste management facilities

		waste planning authority	within safeguarded sites							
	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	Household recycling, reused and composted – 20,698.30 tonnes Municipal waste sent to landfill – 325.46 tonnes Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) – 88,922.25 tonnes Total waste arisings – 116,704.30 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%	28.1%	26.7%	27.6%
	CS44	**Recycling, reuse and composting per borough resident.**	Annual increase			22,759 tonnes / 254,096 = 0.9 tonnes per resident (or 89.57kg per	34,563 tonnes / 272,890 = 0.13 tonnes per resident (or 126.66kg	20,146 tonnes / 284,000 = 0.071 tonnes per resident (or 71kg per	19,909 tonnes / 295,200 = 0.067 tonnes per resident (or 67kg per resident)	20,698 tonnes / 304,900 = 0.068 tonnes per resident (or 68kg per resident)

						resident)	per resident)	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)	2,000 new jobs (2016)
	CS46	**Total amount of completed employment floorspace by type (square metres)**	No net reduction	GROSS: • B1a: 7,472 • B1b: 0 • B1c: 1,817 • B2: 0 • B8: 0 NET: • B1a: -18,749 • B1b: 0 • B1c: -1,221 • B2: 488 • B8: 12,070	GROSS: • B1a: 98 • B1b: 0 • B1c: 0 • B2: 0 • B8: 0 NET: • B1a: -1,685 • B1b: 0 • B1c: -2,357 • B2: 191 • B8: 4,469	GROSS: • B1a: 2629 • B1b: 0 • B1c: -3,250 • B2: 0 • B8: 0 NET: • B1a: 2629 • B1b: 0 • B1c: -3,250 • B2: -130 • B8: -70	GROSS: • B1a: 7221 • B1b: 0 • B1c: 0 • B2: 0 • B8: 500 NET: • B1a: 5297 • B1b: 0 • B1c: 0 • B2: 0 • B8: -1130	GROSS: • B1a: 909 • B1b: 0 • B1c: 0 • B2: 0 • B8: 0 NET: • B1a: -5,711 • B1b: 0 • B1c: 0 • B2: 0 • B8: -2,995	GROSS: • B1a: 8,557 • B1b: 0 • B1c: 385 • B2: 0 • B8: 0 NET: • B1a: -16,595 • B1b: 0 • B1c: -763 • B2: 0 • B8: -9,924	GROSS: • B1a: 2,127 • B1b: 0 • B1c: 0 • B2: 0 • B8: 5,377 NET: • B1a: -21,976 • B1b: 0 • B1c: -3,217 • B2: -4,036 • B8: -14,350
	CS47	**Count of births of new enterprises**	Increase on previous year	1,960	2,330	2,395	3,320	3,460	3,920	3,905
	CS48	**Applications for change of use from B1**	No net reduction in employment floorspace			49	63	68	37	39
	CS49	**Applications for change of use from B1 to C3**	No net reduction in employment floorspace			19	42	44	15	21
	CS50	**Applications for change of use to B1**	Net increase in employment floorspace			22	30	18	25	17
	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	£2,981,019
DM16 - Office Locations										

SP06 Delivering successful employment hubs	**CS52**	**Applications for loss/gain of floorspace within Preferred Office Locations (sqm)**	No net loss of B1 in POL		**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	**Commercial Road and Redchurch Street** Net: -153 **TOTAL:** -153
	CS53	**Applications for loss/gain of B1 floorspace within Local Office Locations (sqm)**	No net reduction in B1 floorspace within LOL		**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 57,135sqm.	**Raven Row and Mowlem Street** Net: 84 **TOTAL:** 84
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		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	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		**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	No applications received relating to loss of floorspace
DM18 - Delivering schools and early learning & DM19 - Further and higher education									
SP07 Improving	**CS56**	**New educational facilities**	Increase in educational facilities		2 new forms of entry at primary	3 new forms of entry at primary level	2 new forms of entry at primary level		3 new educational facilities

education and skills						level for 2014; 3 new free schools		Stepney Sixth 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	£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	£930,842
	CS60	**Number of TfL cycle docking stations in the borough**	Increase on previous year			104	120	102	116	112
	CS61	**Public satisfaction with public transport**	Increase on previous year	72%	74%	78%	76%	82%	80%	Not recorded
DM21 - Sustainable transportation of freight										
	CS62	**Loss/gain of depots/wharfs**	No net loss			0	0	0	0	0
DM22 – Parking										
	CS63	**Number of on-street car club spaces**	Increase on previous year			135	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	£1,939,523
	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	• Pedestrian - 32.5 km • Cycle - 53.9 km

DM24 - Place-sensitive design, DM25 – Amenity & DM26 Building heights										
SP10 Creating distinct and durable places, SP12 Delivering Place-making	**CS66**	**Number of planning appeals upheld due to Amenity and Design**	Decrease on previous year		2 allowed 1 part-allowed	2 allowed	0 allowed	0 allowed	0 allowed	0 allowed
DM27 - Heritage and the Historic Environment & DM28 World Heritage Sites										
SP10 Creating distinct and durable places, SP12 Delivering Place-making	**CS67**	**Number of applications received & permitted relating to listed buildings**	N/A			Listed – 53 received/43 permitted	Listed – 207 received/167 permitted	Listed – 225 received/142 permitted	Listed – 238 received/178 permitted	Listed – 264 received/198 permitted
	CS68	**Conservation Areas with up-to-date appraisals and published management guidelines**	100%	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	29 buildings
DM29 - Achieving a zero carbon borough and addressing climate change										
SP11 Working towards zero-carbon borough	**CS70**	**CO_2 emission reduction in line with DM29 requirements**	35% CO_2 emissions reduction on 2010 Building Regulations			30% achieved	80% achieved	100% achieved	100% achieved	100% achieved
	CS71	**Percentage of dwellings from consented major**	100%			100%	100%	100%	N/A	N/A

		applications seeking to achieve ‘Excellent’ ranking in the Code for Sustainable Homes								
	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	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 (1 April 2016 -31 March 2017)

PA Number	Site Location	No of units (Net)	
		Private	Affordable
PA/05/00791	17 - 23, Whitby Street, E1 6JU	6	0
PA/05/00856	96 And Land Between 96 And 98, Narrow Street, E14 8BP	0	0
PA/05/01727	Suttons Wharf North, Palmers Road, E3	0	185
PA/06/02101	Building C, New Providence Wharf, Blackwall Way, E14	341	0
PA/07/02893	77, Lichfield Road, E3 5AL	1	0
PA/07/03282	Phase 2, Indescon Court, 20, Millharbour, E14 9TN	194	0
PA/08/00042	Land Bounded By Limehouse Cut, St Anne Street, E14	160	73
PA/09/01656	Site At 12 - 50, Furze Street, E1	52	39
PA/09/02615	Mallard Point ,6, Rainhill Way, E3 3JE	1	0
PA/09/02984	49 - 51, Raven Row, E1 2EG	8	0
PA/09/03000	19, Chisenhale Road, E3 5QY	1	0
PA/10/00322	Anchor And Hope Public House, 41, Westferry Road, E14 8JH	4	0
PA/10/00341	Keeling House, Claredale Street, E2 6PG	1	0
PA/10/00434	87 - 91, Redchurch Street, E2 7DJ	8	0
PA/10/00467	36, Commercial Road, E1 1LN	10	0
PA/10/02152	22, Cavell Street, E1 2HP	9	0
PA/10/02492	Copperfield House, 34, Copperfield Road, E3 4RR	8	0
PA/10/02674	643, Commercial Road, E1 7NT	1	0
PA/10/02697	Palmers Road, E2	12	0
PA/11/00101	2, Cambridge Heath Road, E1 5QH	5	0
PA/11/00142	80, Back Church Lane, E1 1LX	8	5
PA/11/00466	86, Locksley Street, E14 7EJ	4	0
PA/11/00505	21, Plumbers Row, E1 1EQ	5	0
PA/11/00519	58 - 66, Cheshire Street, E2 6EH	-3	0
PA/11/01764	23 & 25, Tiller Road, E14 8PY	1	0
PA/11/01887	49, Mile End Road, E1 4TT	4	0
PA/11/01901	148-150, Commercial Road, E1 1NL	1	0
PA/11/01944	18 To 36, Thomas Road, E14 7BJ	5	59
PA/11/01945	Site At Dollar Bay Court, Lawn House Close, E14 9YJ	91	10
PA/11/02309	Block G, Suttons Wharf North, Palmers Road, E2 OSF	0	6
PA/11/02310	Block C, Suttons Wharf North, Palmers Road, E2 OSF	3	0
PA/11/02349	54, Cavell Street, E1 2HP	1	0
PA/11/03717	Parkview Apartments, 122, Chrisp Street, E14 6NL	9	0
PA/11/03785	191 - 205, Cambridge Heath Road, E2 6JR	113	36
PA/12/00018	31, Westferry Road, E14 8JH	9	0
PA/12/00051	136-140, Wapping High Street, E1W 3PA	37	14
PA/12/00224	31-39, Redchurch Street, E2 7DJ	5	0
PA/12/00494	304, Globe Road, E2 0NS	-1	0
PA/12/00823	Damien Court, Damien Street, E1 2HL	9	0
PA/12/00879	5, Peary Place, E2 0QW	1	0
PA/12/00925	Land At, Commercial Road, E1	32	16
PA/12/01803	Betty May Gray House Estate And St Johns House, Pier Street, E14	0	-18
PA/12/01829	640, Commercial Road, E1	17	9
PA/12/02107	Car Park At South East Junction Of, Prestons Road, E14	131	59
PA/12/02228	Land At, Fakruddin Street, E1	0	63
PA/12/02235	40, Cartwright Street, E1 8LX	9	0
PA/12/02272	369a, Roman Road, E3 5QR	1	0
PA/12/02332	Leopold Estate Phase 2, Land Bounded By, St Pauls Way, E3	131	60
PA/12/02744	607, Manchester Road, E14 3NU	-1	0
PA/12/02855	Land To The South Of, Springwood Close, E3 2DZ	0	11

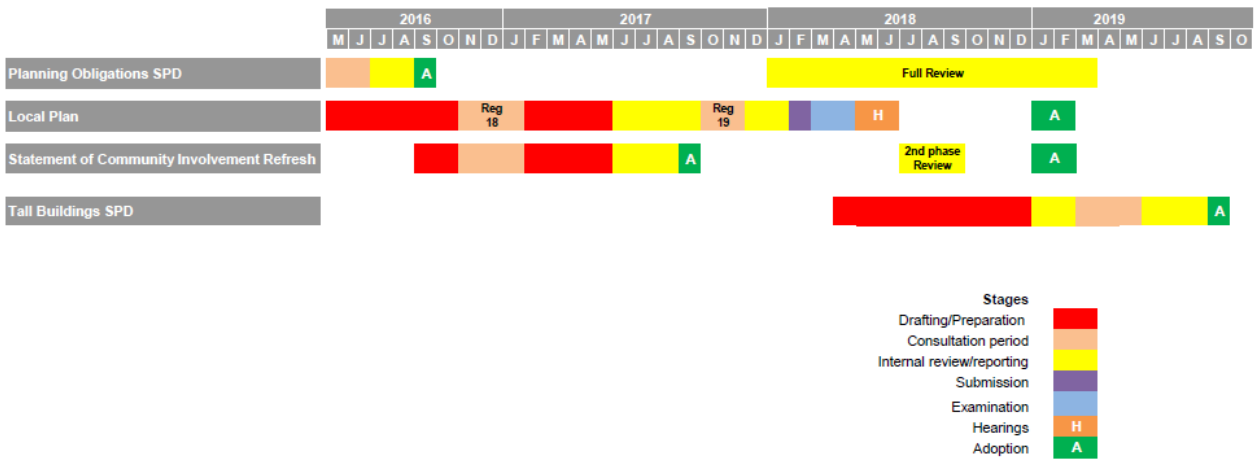
PA/12/02856	Land South Of 52, Stainsby Road, E14	0	-94
PA/12/03138	Glamis Estate, 448, Cable Street, E1	26	11
PA/12/03372	Britannia House, 68-80, Hanbury Street, E1 5JL	5	0
PA/13/00054	1, Kingfield Street, E14 3DD	2	0
PA/13/00218	Aldgate Place, Whitechapel High Street, E1	154	150
PA/13/00384	Queen Elizabeth Hospital, Hackney Road, E2	33	38
PA/13/00541	206, Cambridge Heath Road, E2 9NQ	9	0
PA/13/00697	6, Boulcott Street, E1 0HR	21	4
PA/13/00812	30, Cannon Street Road, E1 0BH	1	0
PA/13/00862	213, Bow Road, E3 2SJ	25	11
PA/13/00898	441, Bethnal Green Road, E2 0AN	1	0
PA/13/01086	538, Roman Road, E3 5ES	5	0
PA/13/01087	3-5, Chusan Place, E14 7GP	1	0
PA/13/01095	Cranwell Close, E3	168	91
PA/13/01276A	News International, 1, Virginia Street, E98 1XY	33	8
PA/13/01532	2, Bow Road, E1	41	73
PA/13/01553	32, Hackney Road, E2	3	0
PA/13/01844	Aberfeldy Estate, Abbott Road, E14	132	25
PA/13/01873	74, Alie Street, E1 8EU	72	108
PA/13/01953	Blackwall Way, E14	19	0
PA/13/02111	South East Junction Of, Calvin Street, E1	4	0
PA/13/02359	206-210, Cambridge Heath Road, E2 9NQ	13	0
PA/13/02529	Car Park, Cygnet Street, E1	26	13
PA/13/02644	The Former London Arena, 36, Limeharbour, E14	346	79
PA/13/02655	Rear Of 32-40, Grimsby Street, E2	8	0
PA/13/02683	Site At Orchard Place, Orchard Place, E14	214	0
PA/13/02751	11-15, Douro Street, E1	2	0
PA/13/02938	Palmer Road, E2	186	0
PA/13/02981	8-10, Voss Street, E2	1	0
PA/14/00747	689, Commercial Road, E14 7LF	1	0
PA/14/00827	22, New Road, E1 2AX	2	0
PA/14/00964	Cheverell House, Teale Street, E2 9BN	2	0
PA/14/01004	219, Commercial Road, E1 2BT	3	0
PA/14/01045	2-12, Cambridge Heath Road, E1 5QH	7	0
PA/14/01383	424, Roman Road, E3 5LU	1	0
PA/14/01515	269, Whitechapel Road, E1 1BY	1	0
PA/14/01567	598, Roman Road, E3 2HZ	1	0
PA/14/01655	City Island Phase 1, Orchard Place, E14	243	104
PA/14/01716	New Crane Wharf, New Crane Place, E1W 3TS	1	0
PA/14/02012	177, Basin Approach, E14	3	0
PA/14/02079	49, Mowlem Street, E2 9HE	9	0
PA/14/02139	Hugh Platt House, Patriot Square, E2 9NS	1	0
PA/14/02535	Temple Yard, 7, Temple Street, E2 6QD	9	0
PA/14/02898	Sovereign Court, The Highway, E1W	124	0
PA/14/02933	28-32, Bow Common Lane, E3 4AX	9	0
PA/14/03261	Site At 1 To Co 18, Dollar Bay Court, E14 9YJ	4	0
PA/14/03390	665, Commercial Road, E14 7LW	5	0
PA/14/03498	Redmans Road, E2	1	0
PA/15/00335	51 & 38, Derbyshire Street, E2 6JQ	9	0
PA/15/00411	Birchdown House, Rainhill Way, E14	1	0
PA/15/00446	Thomas Road, E14 7AP	0	1
PA/15/00485	Prioress House, Bromley High Street, E1	1	0
PA/15/00503	Prioress House, Bromley High Street, E3 3BD	1	0
PA/15/00612	98, Cudworth Street, E1	-12	0
PA/15/00621	52, Commercial Road, E1 1LP	3	0
PA/15/00653	9, Hind Grove, E14 6HT	2	0
PA/15/00725	36-40, Copperfield Road, E3 4RR	1	0
PA/15/00906	47, Temple Street, E1	1	0
PA/15/01103	3, Dod Street, E14	3	0
PA/15/01538	49, Raven Row, E1	-7	0
PA/15/02016	163, Cannon Street Road, E1 2LX	1	0
PA/15/02021	16a, Martha Street, E1 2PX	1	0
PA/15/02525	Site At 1 To 18, Dollar Bay Court, E14 9YQ	2	0
PA/15/03158	Limehouse Court, 3-11, Dod Street, E14 7EQ	91	0

PA/16/00047	51, Derbyshire Street, E2 6JQ	1	0
PA/16/00701	26, Aberfeldy Street, E14	3	0
PA/16/01047	1a, Wellington Row, E2 7BB	1	0
PA/16/01116	162, Commercial Road, E1 2JY	1	0
PA/16/01117	164, Commercial Road, E1 2JY	1	0
PA/16/01152	16, Jamestown Way, E14	2	0
PA/16/01180	20, East India Dock Road, E14 6JJ	3	0
PA/16/01225	4, Roach Road, E3 2LX	1	0
PA/16/01315	12, Alphabet Square, E3 3RT	1	0
PA/16/01944	Flat 11, Midhurst House, Salmon Lane, E14 7PH	1	0
PA/16/02575	28, Turner Street, E1 2AS	1	0
PA/16/03465	13a, Ellesmere Road, E3 5QU	1	0

Appendix 3: Local Development Scheme Update

The most recent Local Development Scheme available at the time of publication (September 2018) is below.

Local Development Scheme Timeline



The publication of the following planning policy documents are also anticipated in 2019/2020:

- Article 4 Direction Housing in Multiple Occupation (HMOs)
- Article 4 Direction to remove permitted development rights for change of use from retail to residential in our town centres
- Updates to the Conservation Area Character Appraisals and Masterplans for 5 areas in Whitechapel: Whitechapel High Street Conservation Area, Whitechapel Market Conservation Area, London Hospital Conservation Area, Myrdle Street Conservation Area and Ford Square Conservation Area

The Greater London Authority (GLA) published the Draft Isle of Dogs and South Poplar OAPF SPD in May 2018. This includes recommendations on the roll out of the recommendations on Delivery including the preparation of area masterplans before the end 2018. It is unclear when the OAPF will be adopted by GLA. In advance of its adoption the Council will also consider whether it will adopt the final Isle of Dogs and South Poplar OAPF as a local SPD.

Appendix 4: Five Year Housing Land Supply and Housing Trajectory Statement

The Council's Five Year Housing Land Supply and Housing Trajectory Statement is copied in full below. This document is part of the evidence supporting the new Local Plan. It also includes completion figures relevant for the purposes of the Government's Housing Delivery Test.

London Borough of Tower Hamlets: Five Year Housing Land Supply and Housing Trajectory Statement

June 2018

1. Introduction

1.1 The government requires local planning authorities to identify and maintain a five year supply of deliverable land for housing. This document sets out the London Borough of Tower Hamlets five year supply position as of 1 June 2018, covering between 1 April 2017 and 31 March 2022.

1.2 The council is able to demonstrate a deliverable supply of 5.2 years or 21,449 homes between 1 April 2017 to 31 March 2022. This is a surplus of 812 homes when compared to the overall housing requirement of 20,638 homes (including a 5% buffer).

1.3 Assessed in conjunction with the five-year housing supply, chapter 7 of this document sets out the borough's fifteen-year housing trajectory for the Local Plan period (2016-2031) which includes a total projected housing supply of 54,579 new homes.

1.4 This statement is an update of the statement published in February 2018. It has been produced to support the examination of the Tower Hamlets Local Plan in response to the 'main matters' identified by the planning inspector and to reflect the most recent information available. This is important given the fast-moving nature of development in Tower Hamlets. It also endorses the approach set out in the council's housing delivery strategy[1] which anticipates that housing output would be increased and requires that the housing trajectory is closely monitored.

2. National policy requirement

2.1 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific "deliverable" housing sites sufficient to provide five years' worth of housing supply against their housing requirement - together with an additional buffer requirement of 5% or 20% where there has been a record of persistent under delivery of housing (moved forward from later in the plan period).

2.2 The NPPF specifies in footnote 11 that "to be considered deliverable, sites should be available now, offer a suitable location for development, be achievable with a realistic prospect that housing will be delivered on the site within five years and that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."

2.3 Paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

[1] Tower Hamlets Housing Delivery Strategy (2017)

Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

2.4 Paragraph 49 of the NPPF is clear that where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered "up to date" – for decision taking, this means, development proposals for housing should be approved unless doing so would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate development should be restricted.

3. The London Plan

3.1 The London Plan para 3.14A and Policy 3.3 identifies a minimum housing target of 39,314 homes (equivalent to 3,931 homes per annum) for the London Borough of Tower Hamlets between 1 April 2015 and 31 March 2025[2].

3.2 These targets are informed by the GLA's Strategic Housing Market Assessment (SHMA) (2013) and London's housing land capacity as identified through the 2013 GLA Strategic Housing Land Availability Assessment (SHLAA). Consistent with the NPPF, the GLA's SHLAA approach takes account of London's locally distinct circumstances of pressing housing need and limited land availability and aims to deliver sustainable development. Paragraph 3.17 sets out that on the supply side, the London SHLAA is designed to address the NPPF requirement to identify supply to meet future housing need as well as being 'consistent with the policies set out in this Framework' (para. 47 NPPF) not least its central dictum that resultant development must be sustainable.

3.3 The London Plan target is made up of conventional supply, non-self-contained accommodation and vacant dwellings returned to use. Conventional supply comprises net additional self-contained dwellings. Non-self-contained accommodation includes hostels, residential care homes and student accommodation. Conventional supply and non-self-contained accommodation are not disaggregated within the target.

3.4 The London Plan (para 3.19A) observes that national policy requires boroughs to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their requirements with an additional buffer of 5% moved forward from later in the plan period (or 20% where there has been persistent under delivery). In compiling their five year supply estimates boroughs should demonstrate that they have maximised the number of identified sites. However, given London's reliance on recycled land currently in other uses and the London SHLAA's evidence, it must be recognised that in addressing this national objective, capacity which elsewhere in the country would be termed "windfall" must here form part of the 5 year supply. In order to support the range of activities and functions required in London as set out in this Plan application of the 5% - 20% buffers should not lead to approval of schemes which compromise the need to secure sustainable development as required in the NPPF (paragraph 3.19A).

[2] The London Plan (Mayor of London, 2016) - table 3.1

The new London Plan

3.5 The new Mayor of London is in the process of preparing a new London Plan and published a draft plan for consultation in December 2017. As part of the evidence base for the emerging Plan, the GLA have prepared an updated SHMA (2017) and London SHLAA (2017).

3.6 The London SHLAA (2017) is the basis of the revised housing targets set out in the draft London Plan, which reduces the Tower Hamlets annual housing target to 3,511. However, this target is subject to examination and central government sign off and may change.

3.7 It is important to note that the London SHLAA (2017) also underpins the Local Plan housing trajectory in terms of site allocations and SHLAA sites without permission, therefore the adoption of a lower target through the London Plan will not require the borough to implement a different approach to the distribution and location of land uses in the borough.

4. Tower Hamlets' five year housing supply requirement

NPPF buffer requirement

4.1 As explained in chapter 2 above, paragraph 47 of the NPPF requires an additional buffer requirement of 5% to ensure choice and completion in the market for land, but a 20% where there is a record of persistent under delivery of housing.

4.2 We have considered our housing delivery performance over the past six years (see table 1 below). These figures reflect a comprehensive internal review of the borough's past housing delivery and an update of the figures previously set out in the February 2018 publication of this statement. It is important to note that past delivery figures are not fixed in nature and can change significantly across all years as a result of more accurate data recording processes as well as the 'back-dating' of the delayed receipt of building control completion certificates. Therefore, past delivery data should always be considered at a point in time.

4.3 In the assessment of a local delivery record, Planning Practice Guidance (PPG) confirms that there is no 'universally applicable test' or 'definition' of the term 'persistent under delivery', although the assessment is likely to be more robust if a longer term view is taken. We have considered past housing delivery back to 2011 which marks the adoption of the 2011 London Plan.

4.4 As table 1 below shows, the council fell short the target in only two of the past six years and overall we exceeded the cumulative housing target by 1,311 homes. It is therefore considered that the borough's past housing delivery set out in table 1 does not constitute a record of persistent under delivery in regards to paragraph 47 of the NPPF and guidance from the Planning Policy Guidance in the context of Tower Hamlets[3].

4.5 Furthermore, a significant proportion of the intended housing supply for Tower Hamlets is from a number of large, strategic brownfield sites. While it is envisage that these sites would make a significant contribution towards meeting the identified target within the 10-year plan period, the development of these sites are often complex, and would require a reasonable amount of time. This can include time required for site master planning, completion of

[3] Planning Practice Guidance: reference ID: 3-035-20140306

section 106 legal agreements, securing necessary infrastructure and affordable housing contribution prior to commencement of development. This, together with the tendency for high density developments in Tower Hamlets to be delivered in phases means there is potential for housing delivery to be "lumpy"[4] and for the annual average target to be missed in some years of the plan (with delivery higher than the target in some years, and below the target in others).

Table 1 – Performance against targets over last six years

	Year	Housing completions (net figures)	Housing targets	Performance against targets
London Plan 2011	2011/12	3,923	2,585	1,338
	2012/13	2,889	2,585	304
	2013/14	3,568	2,585	983
	2014/15	1,990	2,585	-595
London Plan 2015	2015/16	2,444	3,931	-1,487
	2016/17	4,699	3,931	768
	Total	19,513	18,202	1,311

Source: London Borough of Tower Hamlets

4.6 Based on the above, it is the council's view that a 5% buffer should be applied to Tower Hamlet's five-year housing supply requirement for the purpose of this document. Applying a 5% buffer to the five-year target, Tower Hamlets has a total five-year housing land supply requirement of 20,638 homes over 1 April 2017 and 31 March 2022.

[4] The Mayor of London recognises that there is potential for housing supply in some boroughs to be "lumpy" due to the phasing of key large sites and evitable economic changes – see paragraph 1.1.37 of the London Housing Supplementary Planning Guidance (GLA, March 2016)

5. Tower Hamlets' deliverable housing supply

5.1 In light of the national guidance set out in chapter 3, large sites (10 or more units) which are currently under development or have a valid planning permission for development will be considered as deliverable - unless there is clear evidence that the scheme will not be implemented within the five years.

Methodology: deliverable supply from large permitted sites

5.2 As discussed in paragraph 4.5 of this statement, the majority of the larger sites are likely to be delivered in phases, and "completions" will not come forward in a uniform manner in the next five years[5]. However, in order to provide an estimate of the potential yield of deliverable supply from housing sites, the assessment made the following assumptions regarding future build out rates and lead in times for housing delivery:

- The build out rate for each site limited to approximately 500 units over the 5-year period (or 100 units a year)[6], unless there is specific evidence indicating delivery rate will be higher.
- + 0 months for sites where works on site have commenced.
- + 24 months for sites with a current full planning permission.
- + 30 months for sites with prior approval for development and "hybrid" permission.
- + 36 months for sites with a current outline planning permission.

5.3 The assumptions above provide an indicative view of development trajectory and are used in the absence of more specific evidence. It is possible for some larger schemes in the borough to deliver more than 500 homes over a 5 year period, especially on permitted sites currently led by a house builder and where development for the particular phase or building is well underway.

5.4 For the purpose of this document, the housing supply assessment considered that ten large of schemes will deliver more than the 500 homes over the next five years. This judgement was based on evidence at the time of writing, taking into account:

- Specific development trajectories provided by developers following a 2017 developer's survey[7];
- Website information advising on start or completions dates; and
- Officer analysis in the cases where high rise development is more likely to more 'lumpy' in nature.

See appendix B of this statement for an understanding of the sites that have been assessed as capable of delivering more than 100 units per year within the housing trajectory.

5.5 In accordance with national and regional guidance, the housing supply also considers the contribution of non-self-contained accommodation including hostels, residential care homes and student accommodation.

[5] The Mayor of London recognises that there is potential for housing supply in some boroughs to be "lumpy" due to the phasing of key large sites and inevitable economic changes – paragraph 1.1.37 of London Housing Supplementary Planning Guidance (GLA, March 2016)

[6] Evidence from "Barriers to Housing Delivery" (Molior & GLA, 2014, page 16); and the Housing Supplementary Planning Guidance (GLA, March 2016, paragraph 1.1.35). Note: This development trajectory assumption has also be reviewed against trajectories from our 2017 developer's survey as well as our past housing delivery rates to ensure it is robust.

[7] A developer's survey was undertaken in 2017 where we consulted all agents for large 'live' development schemes regarding the housing trajectories of their sites. The council received trajectory information for approximately 10 large sites.

Methodology: windfall allowance for smaller sites

5.6 A windfall site is one that has not been specifically identified as available in the Local Plan process[8]. This document has considered the potential for small "windfall sites" and their contribution towards the deliverable supply, as well as the 15-year trajectory. With a view to predicting future windfall rates in Tower Hamlets, it is considered small sites that contain less than 10 units should be considered as windfall.

5.7 For smaller sites providing less than 10 homes, the assessment assumes an average annual windfall of 223 homes will come forward each year over the plan period. The assumption is based historic delivery rates achieved in Tower Hamlets over the last six years (see table 2) which clearly demonstrates a uniform and consistent delivery trend during this period. In total, this includes an additional 892 units towards the deliverable five year supply[9].

Table 2 – Completions on smaller sites (under 10 units) (net figures)

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Smaller sites (<10 units)	279	196	200	247	223	190

Source: London Borough of Tower Hamlets. Assessment of all completions on smaller sites carried out in 2018.

5.8 This small site windfall development trend is considered to continue into the future years of the LP and will provide a valuable and reliable source of housing supply. This assumption is based on:

- the strong consistency of the historic trend (see table above);
- the majority of our small sites are on 'recycled land'[10], not vacant sites, indicating that there is a potentially healthy future supply of available small sites in the borough. This also accords with 3.19A of the London Plan;
- the projected housing supply to 2031 is expected to exceed the average past delivery rates by over 4,000 homes in total, which indicates a reasonable prospect that our small sites windfall will be achieved (as a minimum) in future years.

5.9 Paragraph 48 above also states that any allowance should also have regard to the SHLAA. Our methodology for small sites is based on the same methodology used in the 2013 London SHLAA[11] 'small sites' windfall allowance which also considers historic trends. However, the GLA's definition for small sites is any site below 0.25 hectares. We have decided to maintain our small site definition of sites under 10 units in order to avoid the double counting of sites and to 'maximise the number of identified sites' within our supply estimates[12]. Furthermore, it is noted that sites under 0.25 hectares are not truly 'small' in the

[8] NPPF (2012) glossary definition
[9] Note: the contribution of the windfall allowance towards the deliverable five year supply is only 4 years worth of allowance given that 2016/17 has already been included in full in the trajectory.
[10] Over 95% of our small sites (under 10 units) since 2011 are on 'redeveloped' sites.
[11] Note: The small sites methodology in the London SHLAA (2017) is a controversial issue across London and still subject to examination. For this reason, the London SHLAA (2013) small sites methodology still takes precedence in our view.
[12] Paragraph 3.19A of the London Plan

context of Tower Hamlets, where sites of this size are capable of yielding up to 100 homes in some cases. The London SHLAA (2013) also acknowledges that the small site label can be misleading in this regard[13].

[13] Paragraph 3.52 of the 2013 London SHLAA

6. Summary of deliverable housing supply in Tower Hamlets

6.1 In summary, Tower Hamlets have a deliverable supply equivalent to 5.2 years (based on a total five-year supply requirement of 20,638 homes and a deliverable supply of 21,449 homes between 1 April 2017 and 31 March 2022). See appendix B for the full list of sites contributing towards the five-year housing supply. Around 66% of the supply is from sites where construction works have commenced and a further 27% of the supply is from sites with a current full planning permission.

Table 3 – Summary of the Tower Hamlets five year housing supply

Development status	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Under Development	3,190	2,355	3,314	3,510	1,833	**14,202**
Prior Approval	25	0	206	107	0	**338**
Full Planning Permission	0	30	2540	1444	1547	**5,561**
Outline Planning Permission	0	0	0	203	30	**233**
Windfall Allowance	223	223	223	223	223	**1,115**
	3,438	**2,608**	**6,283**	**5,487**	**3,633**	**21,449**

Five year housing target (London Plan target) (2017/18 to 2021/22) (3,931*5)	19,655
5% buffer (5% of the target)	983
Five year housing requirement	**20,638**

LBTH Five year housing supply	21,449
Units above requirement	812
Percentage of housing supply above housing requirement	4%
Years' worth of housing capacity	**5.2**

7. Local Plan housing trajectory

7.1 The tables below illustrate the borough's local plan housing trajectory based on expected net additional housing delivery (conventional and non-self-contained) over a fifteen-year period.

7.2 The fifteen-year local plan housing trajectory was assessed in conjunction with the five-year housing supply and is based on the same methodology and assumptions set out in chapter 5. This includes the smaller sites windfall allowance (223 homes per annum as set out in paragraph 5.7 above) projected years 2-15 of the plan period[14].

7.3 The site capacities and trajectories of site allocations (without planning permission) align to London SHLAA (2017). The exception to this is six local plan allocation sites that were projected in the SHLAA to deliver some housing post-2031. However, since then, these sites have been assessed as being deliverable within the plan period to 2031 as a result of new evidence at the time of writing. These sites are set out in appendix A.

7.4 The capacities and trajectory of all other large SHLAA sites (i.e. all 'potential sites' currently without planning permission) are also based on the London SHLAA (2017) phasing carried out by the GLA and the London Borough of Tower Hamlets. Please note: In accordance with GLA recommendations (paragraph 2.4 in the 2017 SHLAA), due to the probability based approach to assessing potential sites, information on individual 'potential' sites is confidential and is not made publicly available in order to avoid the misunderstanding and misapplication of site information which 'might pre-empt the statutory planning decision process, undermine current land uses and businesses and lead to increases in land value through the speculative disposal and purchase of sites'.

7.5 Tower Hamlets has a total housing requirement of 58,965 between 2016 and 2031. This takes into account the current London Plan[15] annual housing target to 2025, rolled forward to 2031.

7.6 Tower Hamlets has a supply pipeline of 54,579 additional homes over the plan period (2016-2031). Around 30,000 of these homes are from sites currently under development or with planning permission (at June 2018). It is estimated that over the next ten years more than 42,000 additional homes will be provided across the borough.

7.7 Tower Hamlets has a sufficient supply of land to meet its objectively assessed housing need (46,458 homes) during the entire plan period. We will also be meeting and exceeding the London Plan target (GLA, 2016) to help meet city wide needs up to 2026.

7.8 Table 6 shows that there is projected to be a housing shortfall towards the end of the plan period against the London Plan target. We are committed to working with our partners (including the GLA) to maximise its housing supply within the parameters of sustainable development and address this unmet need. Our approach in this regard is outlined in the Tower Hamlets Housing Delivery Strategy[16].

7.9 If future monitoring indicates that we are not meeting our housing target towards the end of the plan period, we will undertake a review of the plan to explore ways of addressing this

[14] Year 1 of the local plan (2016/17) has already been delivered.
[15] The London Plan (GLA, 2016)
[16] Tower Hamlets Housing Delivery Strategy (2017)

unmet need, taking into account the outcomes of the new London Plan (anticipated in 2019/20).

Table 4 – Housing pipeline and trajectory against targets

Timeframe	Net additional housing target	Projected housing supply – Large sites and windfall sites	Number above or below the housing target
2016-21	19,655	22,515	2,860
2021-26	19,655	19,676	21
2026-31	19,655	12,387	-7,268
The plan period: 2016-31	**58,965**	**54,579**	**-4,386**

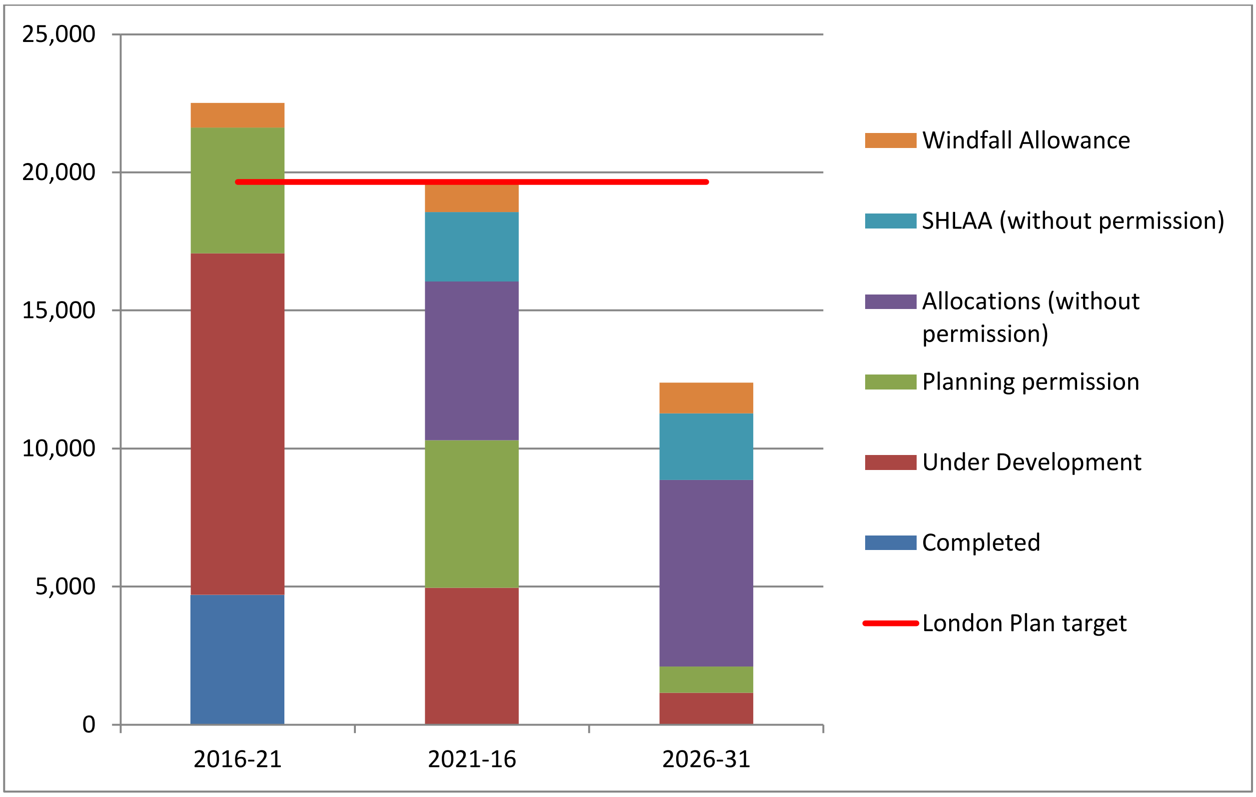
Table 5 – Housing pipeline and development status

Status	2016-21	2021-16	2026-31	The plan period: 2016-31
Completed	4,699	0	0	**4,699**
Under development	12,369	4,954	1,154	**18,477**
Prior approval	338	0	0	**338**
Full planning permission	4,014	4,797	691	**9,502**
Hybrid planning permission	0	0	0	**0**
Outline planning permission	203	546	258	**1,007**
Site allocations (without permission)	0	5,746	6,759	**12,505**
SHLAA sites (without permission)	0	2,518	2,410	**4,929**
Windfall allowance	892	1,115	1,115	**3,122**
Total	**22,515**	**19,676**	**12,387**	**54,579**

Table 6 – Housing pipeline and development status across the boroughs four sub areas

	Status	Isle of Dogs & South Poplar	City Fringe	Lower Lea Valley	Central Area	Total
Conventional housing	Completed	1,860	988	461	1,390	4,699
	Under development	12,710	3,223	1,400	732	18,065
	Prior approval	119	204	0	15	338
	Full planning permission	5,382	1,520	1,151	1,335	9,388
	Hybrid planning permission	0	0	0	0	0
	Outline planning permission	0	774	130	103	1,007
	Site allocations (without permission)	9,517	441	1,401	1,146	12,505
	SHLAA site (without permission)	501	2,392	424	1,612	4,929
Non-self-contained housing	Under development	0	0	0	412	412
	Full planning permission	30	12	0	72	114
	Windfall allowance	781	781	781	781	3,122
	Minimum number of additional homes between 2016-31	30,899	10,334	5,748	7,597	54,579
	Percentages	**57%**	**19%**	**11%**	**14%**	**100%**

Graph 1 – Housing pipeline & trajectory 2016-31



Appendix A

Set out below are six local plan sites allocations that have been assessed as being deliverable during the local plan period to 2031 as a result of new evidence at the time of writing.

Site	Site type	Justification for changes
Bow Common - Bow Common Lane	Site allocation	• Remediation activity commenced on site. • Development delivery rates provided by the developers.
Leven Road Gas Works	Site allocation	• Pre-application discussions have commenced. • Development delivery rates provided by the developers.
Aspen Way	Site allocation	• Developer interest and activity led by Transport for London who have a major landholding on the site.
Skylines Village - Limeharbour	Site allocation	• Application submitted and going to planning committee in late 2018.
Billingsgate Market Site Allocation	Site allocation	• The site is owned by the Corporation of London and the Council, and there are on-going discussions regarding its redevelopment. Given the public ownership of the site along with the wider aspirations of the Council and the Local Plan, it is considered that this site is deliverable within the plan period.
Marian Place Gasworks – Site Allocation	Site allocation	• Developer interest and activity. • Development delivery rates provided by the developers.

Appendix B – Sites contributing to the five-year housing supply

Set out below are specific sites that form the council's five-year housing supply (2017-2022).

Site Name	Planning Reference	Location within a Site Allocation	Status	Site Capacity 2016-31	2017/18	2018/19	2019/20	2020/21	2021/22	Total Five Year Housing Supply 2017-2022	Remaining site supply during the local plan period 2022-2031
42-44 Thomas Road, London	PA/16/01041/A1		Full Planning Permission	228			100	100	28	228	-
1 Glenaffric Avenue, E14 3BW	PA/14/00703		Full Planning Permission	30			30			30	-
100 Violet Road	PA/12/02494/A1		Full Planning Permission	73			73			73	-
111-121 Fairfield Road, E3	PA/15/01422/A1		Full Planning Permission	20			20			20	-
11-31 Toynbee Street and 67-69 Commercial Street, London	PA/16/02878/A1		Full Planning Permission	23			23			23	-
120 Vallance Road & 2-4 Hemming Street.	PA/15/01231/A1		Full Planning Permission	144				100	44	144	-
1-3 Corbridge Crescent And 1-4 The Oval, London	PA/16/03771/A1	Marian Place Gas Works and The Oval	Full Planning Permission	57			57			57	-
1-3 Turnberry Quay and 1-5 Lanark Square, Crossharbour, E14 (Dockside)	PA/12/02923/A1	Crossharbour Town Centre	Under development	89	89					89	-
1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street, London, E1 0HS	PA/14/01671/A1		Full Planning Permission	78			78			78	-
1st, 2nd, 3rd, 4th Floor, 202-204, Brick Lane, E1 6SA	PA/16/03505		Full Planning Permission	10			10			10	-
2 Trafalgar Way, E14 (Infinity Towers, formerly Helix)	PA/08/01321/A1		Under development	395		99	99	99	98	395	-
201-217 Commercial Road, London, E1 2BT	PA/13/02171/A1		Under development	13	13					13	-
206-210 Cambridge Heath Road, London, E2 9NQ	PA/13/00541/A1; PA/13/02359/A2		Under development	22	22					22	-
219-221 Bow Road, 27-31 Payne Road, E3	PA/14/03660/A1		Under development	89	89					89	-
221 Burdett Road, London, E3 4AR	PA/15/02045/A1		Full Planning Permission	27			27			27	-
235 Westferry Road, E14	PA/15/02216/A1	Westferry Printworks	Full Planning Permission	722			104	103	103	310	412
24-26, Bow Road, E3 4LN	PA/14/03003		Outline Planning Permission	103				103		103	-
25 Dalgleish Street	PA/15/02674/A1		Full Planning Permission	60			30	30		60	-
25 St Pauls Way, London	PA/14/02503/A1		Under development	12	12					12	-
27-29 and 33 Caroline Street, London, E1 0JG	PA/15/02164		Full Planning Permission	56			56			56	-
28 Ensign Street, London	PA/13/03068/A1; PA/12/01908/A1		Full Planning Permission	65			65			65	-
281-285 Bethnal Green Road, London, E2 6AH	PA/14/03424/A1		Full Planning Permission	21			21			21	-
305-311, Commercial Road, E1	PA/15/02209		Under development	12	12					12	-
3-19 Caroline Street, London, E1 0JG	PA/17/00254/A1		Full Planning Permission	24			24			24	-
321-325 Commercial Road, London, E12PS	PA/03/00203/A1		Under development	14	14					14	-
337-339 Hackney Road, London	PA/08/00437/A1		Under development	10	10					10	-
34-40 Bow Road, London	PA/16/01538/A1		Full Planning Permission	10			10			10	-

34-40 White Church Lane And 29-31 Commercial Road, London, E1	PA/15/02527		Full Planning Permission	31			31			31	-
3-5 Selsdon Way, E14	PA/15/00613/A1	Crossharbour Town Centre	Prior Approval	24			24			24	-
45 Millharbour Lane, Millennium Quarter, E14	PA/10/01177/A1; PA/11/00798/A2	Millharbour South	Under development	132	100	32				132	-
50 Marsh Wall, 63-69 and 68-70 Manilla Street, E14	PA/15/02671/A1	Marsh Wall West	Full Planning Permission	632					127	127	505
51 Derbyshire Street and 38 Voss Street, London	PA/15/00335/A1		Under development	10	10					10	-
54 Marsh Wall, London, E14 9TP	PA/16/01637/A1	Marsh Wall West	Full Planning Permission	216			72	72	72	216	-
62-66 Cavell Street, London, E1 2JA	PA/17/00028/A1		Full Planning Permission	10			10			10	-
64-70 Vyner Street and 57-65 Wadeson Street, London, E2 9DQ	PA/14/01357/A1		Under development	23	23					23	-
6-8 Hemming Street, London, E1 5BL	PA/13/01813/A1		Full Planning Permission	34			34			34	-
7 Limeharbour, E14 (Liberty Building)	PA/14/00293/A1		Under development	167			167			167	-
7 Victory House, Selsdon Way, E14	PA/15/00614/A1	Crossharbour Town Centre	Prior Approval	32			32			32	-
7, Dock Street, E1 8LL	PA/16/03685		Full Planning Permission	12			12			12	-
80 Back Church Lane, London, E1 1LX	PA/11/00142/A1; PA/14/00215/A2; PA/15/00701/A3		Under development	59	59					59	-
83 Barchester Street	PA/14/02607		Full Planning Permission	115			58	57		115	-
90 White Horse Road	PA/15/01483		Full Planning Permission	12			12			12	-
94-100 Christian Street, London E1	PA/14/00906/A1		Prior Approval	25			25			25	-
94-100 Christian Street, London, E1 1RS	PA/18/00011/A1		Prior Approval	25			25			25	-
Aberfeldy Estate, Aboott Road, E14	PA/11/02716/P0		Under development	674	135	135	135	135	134	674	-
Ailsa Wharf, Ailsa Street, London	PA/16/02692/A1	Ailsa Street	Full Planning Permission	785			113	112	112	337	448
Aldgate Place, 35 Whitechapel High St, E1	PA/13/00218/A1		Under development	159	100	59				159	-
Arrowhead Quay East of 163 Marsh Wall, Marsh Wall	PA/12/03315/A1	Marsh Wall West	Under development	764	153	153	153	153	152	764	-
Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London	PA/15/02156/A1		Full Planning Permission	63			63			63	-
Bethnal Green Mission Church, 305 Cambridge Heath Road, London, E2 9LH	PA/14/03166/A1		Under development	15	15					15	-
Blackwall Reach / The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street.	PA/12/00001 ; PA/12/02740; PA/13/03176/P2; PA/12/02752		Under development	1,474			242	268	65	575	899
Boatmans House, 2 Selsdon Way, E14 9LA	PA/17/00286	Crossharbour Town Centre	Prior Approval	63			50	13		63	-
Bow Enterprise Park, Cranwell Close, E3	PA/10/01734/A1; PA/13/01095		Under development	269	100	100	69			269	-
Building C, New Providence Wharf, Blackwall Way, E14	PA/06/02101/A1		Under development	78	78					78	-
Calders Wharf, Saunders Ness Road, E14	PA/12/02784/A1		Full Planning Permission	26			26			26	-
Car Park Adjacent To Arthur Wade House, Baroness Road, E2	PA/16/02301		Full Planning Permission	20			20			20	-
Cheviot House, 227-233, Commercial Road, E1 2BU	PA/16/03736		Prior Approval	144			50	94		144	-
Former City Pride Public House, 15 Westferry Road, E14 (Landmark Pinnacle)	PA/12/03248/A1		Under development	822				274	274	548	274

Former Enterprise Business Park, 2 Millharbour, E14 (Harbour Central)	PA/14/01246/A1	Millharbour	Under development	901			297	101	101	499	402
Former Job Centre Plus, 307 Burdett Road, London, E14 7DR	PA/09/00214/A1; PA/13/01656/S		Under development	42	42					42	-
Former News International Site, 1 Virginia Street, London, E98 1XY	PA/13/01276/P1; PA/14/02819/P1	London Dock	Under development	1,779	283		118	138	146	685	1,094
Glaucus Works, Leven Road, E14	PA/16/02140/A1	Leven Road Gas Works	Full Planning Permission	160			100	60		160	-
Goodman's Fields, Leman St, E1 8EY	PA/11/03587/P0		Under development	485	122	121	121	121		485	-
Hercules Wharf, Castle Wharf, and Union Wharf, Orchard Place (Leamouth Peninsula South)	PA/14/03594/A1		Full Planning Permission	834			145	145	145	435	399
Hertsmere House, 2 Hertsmere Road, E14 4AB (West India Quay)	PA/15/02675/B1		Under development	861				430	431	861	-
Island Point, 443 to 451, Westferry Road, E14	PA/08/02292/A1; PA/12/03247		Under development	173	100	73				173	-
Jubilee Street, E1	PA/16/02296		Full Planning Permission	24			24			24	-
Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, E14	PA/12/00637/A1		Full Planning Permission	206			103	103		206	-
Land at 160 to 166, Chrisp Street, E14	PA/15/00039/A1		Under development	290		100	100	90		290	-
Land at 3 Millharbour and land at 6-8 South Quay Square, South Quay Square, E14 (Millharbour Village)	PA/14/03195/A1	Marsh Wall West	Full Planning Permission	1,513			150	150	150	450	1,063
Land at Fleet Street Hill	PA/13/01637		Full Planning Permission	34			34			34	-
Land At Phoenix Works, Broomfield Street, E14 6TB	PA/16/01090/B1		Under development	143	100	43				143	-
Land at Royal Mint St Mansell St and Chamber St, Royal Mint Street, London	PA/11/00642/P0; PA/13/01527/P1; PA/15/02773/P2		Under development	354	90	89	35	35	35	284	70
Land Between St Pauls Way and Masjid Lane, including Linton House, Printon house and the Burdett Estate Community Centre, St Pauls Way, E3	PA/14/02618/A1		Under development	55	55					55	-
Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street	PA/13/01638/B1		Full Planning Permission	78			78			78	-
Land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, Hackney Road, London, E2 7NS	PA/09/02323/A1		Under development	78	78					78	-
Land bounded by Park Place, Westferry Road, & Heron Quay Road (Newfoundland)	PA/13/01455/A1		Under development	568		190	189	189		568	-
Land Bounded By Watts Grove And Gale Street, London, E3 (Essex Coachways)	PA/17/00732/A1		Full Planning Permission	65			65			65	-
Leamouth Peninsula North, Orchard Place (London City Island)	PA/10/01864/P0		Under development	1,145	287	286	286	286		1,145	-
Leopold Estate Phase 2 Land Bounded By Bow Common Lane Ackroyd Drive And Burdett Road, St Pauls Way, London	PA/12/02332/P2		Under development	24	24					24	-
Locksley Estate Site A, North Of 86-144 Rhodeswell Road, E14	PA/16/02605		Full Planning Permission	33			33			33	-
Meridian Gate, 199-207 Marsh Wall, E14 (The Madison)	PA/14/01428/A1	Marsh Wall East	Under development	423			212	211		423	-
New Union Close, E14	PA/12/00360/A1		Under development	210	105	105				210	-
Old petrol station Leamouth Road	PA/16/01763/A1		Full Planning Permission	335			112	112	111	335	-
Our Ladys Primary School, Copenhagen Place, London, E14 7DA	PA/15/02148/A1; PA/16/00767/NC		Full Planning Permission	45			45			45	-
Peterley Business Centre, 472 Hackney Road, London	PA/13/02722/A1		Under development	212	58	77	77			212	-
Pierson House, 130 Eric Street, E3 4SS	PA/16/02788		Prior Approval	15	15					15	-
Poplar Business Park, 10 Prestons Road, London	PA/11/03375/A1		Under development	392	100	100	100	92		392	-
Redundant Railway Viaduct North of Pooley House, Westfield Way, London	PA/10/01458		Under development	412	100	100	100	100	12	412	-
Site at 1-18 Dollar Bay Court, 4 Lawn House Close, E14 (Dollar Bay, South Dock)	PA/11/01945/A1	Marsh Wall East	Under development	6	6					6	-
Site at Bow Wharf Adjoining Regents Canal and Old Ford Road, Old Ford Road	PA/11/03371/A1		Under development	34	34					34	-
Site at land adjacent railway viaduct, Mantus Road, E1	PA/12/01758/A1		Full Planning Permission	93			93			93	-

Site At Land Between Allonby House And Channel House Ocean Estate, Aston Street, London	PA/13/02911		Under development	225	100	100	25			225	-
Site At North East Junction Of Cable Street And Ratcliffe Cross Street, Cable Street, London, E1	PA/11/01818/A1; PA/16/00393		Full Planning Permission	57			57			57	-
Site between Varden Street and Ashfield Street (Whitechapel Estate), London, E1	PA/15/02959/B1	Whitechapel South	Full Planning Permission	342				100	100	200	142
Site Bound by Raven Row, Stepney Way Sidney Street, London E1	PA/15/01789/B1	Whitechapel South	Full Planning Permission	564			100	100	100	300	264
South Quay Plaza 4, Marsh Wall, E14	PA/15/03073/B1	Marsh Wall West	Full Planning Permission	396					396	396	-
South Quay Plaza, South Quay, 183-89 Marsh Wall, E14	PA/14/00944/A1	Marsh Wall West	Under development	888			444	444		888	-
St Saviours Church / Former Royal British Legion Club, E14	PA/13/01590/A1		Under development	27	27					27	-
Stroudley Walk Market, E3	PA/10/00373/P0		Outline Planning Permission	130				100	30	130	-
Suttons Wharf South, 44 Palmers Road, E2	PA/14/01061/A1		Full Planning Permission	30		30				30	-
The Highway Trading Centre, Heckford Street, London	PA/16/00417		Full Planning Permission	259			100	100	59	259	-
Unit 3 & 4, 51 Derbyshire Street, London, E2 6JQ	PA/16/00047/A1		Prior Approval	10	10					10	-
Vic Johnson House Centre, 74 Armagh Road, London, E3 2HT	PA/15/01601/A1		Full Planning Permission	60			60			60	-
Watts Grove Depot, Glaucus Street, E3	PA/14/02585/A1		Under development	148	100	48				148	-
William Brinson Centre, 3-5 Arnold Road, E3 4NT	PA/16/02789		Full Planning Permission	62			62			62	-
Wood Wharf, Prestons Road, E14	PA/13/02966/P0	Wood Wharf	Under development	3,300	345	345	345	344	385	1,764	1,536

	2017/18	2018/19	2019/20	2020/21	2021/22	2017-2022
TOTALS	**3,215**	**2,385**	**6,060**	**5,264**	**3,410**	**20,334**
Windfall Total	**223**	**223**	**223**	**223**	**223**	**1,115**
TOTAL - Five Year Housing Supply and Windfall	**3,438**	**2,608**	**6,283**	**5,487**	**3,633**	**21,449**

N.B. A total of 4,699 homes were delivered in 2016/17 which marks the first year of the local plan.