



Local Infrastructure Fund

Area 1 Profile

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Development is going to happen over the next thirty years and infrastructure needs will change therefore. Current solutions are likely to be required to adapt to changing circumstances. The Council reviews its infrastructure evidence annually to ensure its planning for infrastructure is as up to date as possible.

1. INTRODUCTION

1.1 Tower Hamlets has experienced significant development growth in recent years, including new housing, and more growth is expected in the future. The Council recognises that this can put pressure on local services and infrastructure. To manage these pressures, developers are required to pay a levy, called the Community Infrastructure Levy (CIL), which the Council uses to pay for new and improved infrastructure.

1.2 The CIL regulations require that a portion of the levy receipts are to be designated as CIL Neighbourhood Portion. Under the Government Regulations relating to CIL, it is advised that the percentage be set at 15% for the areas of the borough without a neighbourhood plan in place. However, in Tower Hamlets, the Mayor has decided that for the entire borough 25% is allocated to the Neighbourhood Portion. **Local Infrastructure Fund (LIF)** is the term that Tower Hamlets is using for the neighbourhood portion of CIL in the borough. This fund must be spent on infrastructure priorities that should be agreed with local communities where development is taking place and can be spent on things like:-

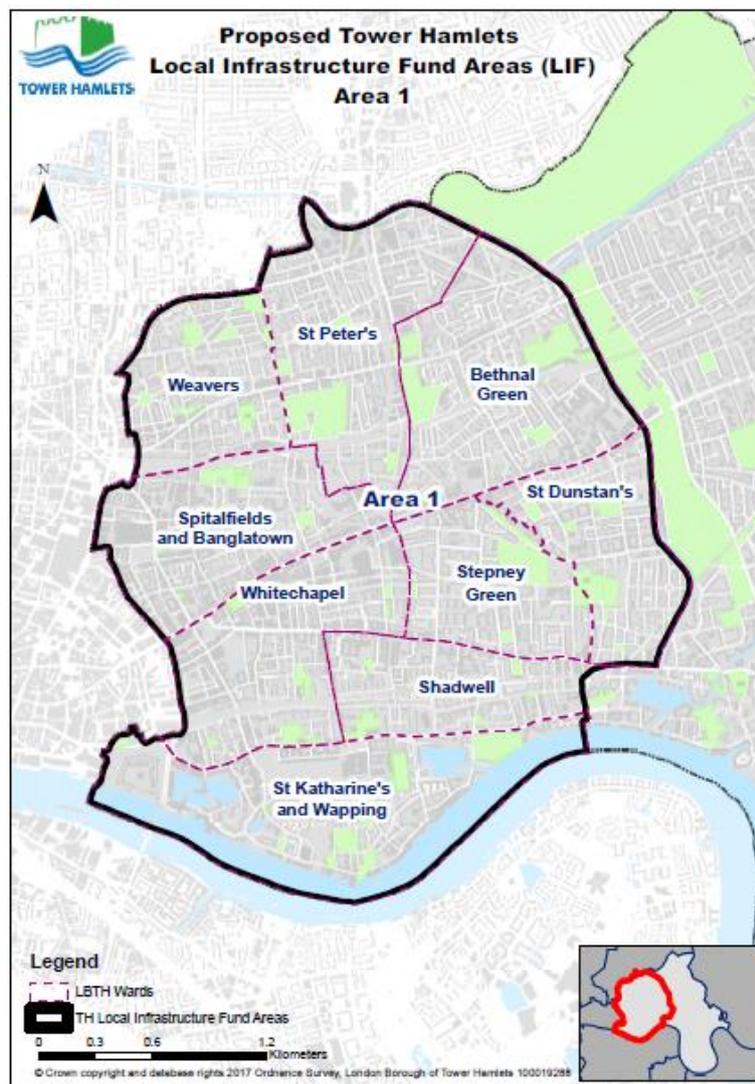
- a) *Provision, improvement, replacement, operation or maintenance of infrastructure;*
or
- b) *Anything else that is concerned with addressing the demands that development places on an area*

1.3 The LIF Area profiles have been written to provide you with useful information on borough infrastructure priorities and current projects proposed within each of the areas to help inform your responses. The profile shows:-

- 1) Information on population and growth and how it impacts infrastructure needs for this area.
- 2) A summary of consultation responses specific to infrastructure issues, that resulted from the draft Local Plan Preferred Options consultation in December 2016 is included highlighting the existing feedback on the infrastructure needs for this area.
- 3) A summary of the infrastructure priorities identified by the draft Local Plan 2016 and sites where the Council plan to deliver key infrastructure.
- 4) Projects identified through the Infrastructure Delivery Plan (IDP) to address the demands for infrastructure identified in the Local Plan, which are in the sections A-K of this document.

2. LIF AREA 1

- 2.1 The LIF boundaries were approved by the Mayor in December 2016, these boundaries take account of a range of factors, including the geographic spread of development in the borough and designated Neighbourhood Forum boundaries. They are considered to be of a scale and arrangement that is appropriate when considering planned development and subsequent infrastructure needs.
- 2.2 LIF Area 1 is located in the western part of the borough, bounded by the City of London to the west, the London Borough of Hackney to the north and the River Thames to the south, and a north to south boundary that cuts across the middle of the borough, western boundaries of Victoria Park and Mile End Park.



Map 1 – LIF Area 1

3. POPULATION AND GROWTH

- 3.1 This section sets out the population profile for this area in terms of current population figures and projected growth over the next 15 years to reflect the planned development in the Local Plan. The projected population growth provides a valuable context that will enable an effective allocation of resources.
- 3.2 The table below shows the projected population growth in Area 1 as a result of significant residential development in the period 2016 to 2031 in order to meet the London Plan housing targets. The IDP identifies Whitechapel Ward as having one of the highest growth rates in the borough.
- 3.3 The table below shows that the total population growth is projected reach 157,100 by 2031, which represents an additional increase of 19,600 people (12.5%) to the current population living within this area.

Table 1 – Projected population growth 2016 -2031

Population by Age	Yr 2016	Yr 2021	Yr 2026	Yr 2031
Aged 0-14	23,600	23,700	24,400	24,500
Aged 15-24	22,300	26,400	24,500	25,100
Aged 25-44	61,200	68,800	69,300	65,500
Aged 45-59	17,600	19,700	21,700	23,800
Aged 60-74	8,500	10,100	11,500	12,800
Aged 75+	4,300	4,200	4,700	5,400
Total	137,500	152,900	156,100	157,100

Source: London Borough Towerhamlets 2017 Ordinance Survey Results¹

Funding Available

- 3.4 The table below shows the amount of LIF collected for this area. It is forecast to increase to approximately £765,448.75 by 2018/19.

Table 2 – LIF Funding

LIF AREA	Available Funding (2016/17)	Forecast Funding (2017/18)	Forecast Funding (2018/19)	Grand Total Income (2018/19)
1	£165,448.75	-	£600,000	£765,448.75

¹ Projections are at MSOA level based on Local Plan trajectory and GLA 2015 based projection model. The location of development within the next 15 years is depicted by the Emerging Local Plan Site Allocations boundaries.

- 3.5 The estimated funding includes developments that are expected to make a sizeable contribution, however, there will also be a range of small developments that may come forward and make small individual payments of a few thousand pounds. It must also be noted that it is difficult to forecast exactly when funding will be received from the developer, as this relies on the commencement of development. Payments are due once developers start construction on site. The available funding and anything else that is received in the next two years will be used to finance LIF projects until the next consultation.

4. WHAT YOU HAVE ALREADY TOLD US FROM THE LOCAL PLAN CONSULTATION

- 4.1 In 2016 the Council consulted on the draft Local Plan Preferred Options, the process of consulting with local people has resulted in a number of infrastructure needs highlighted for this area. An analysis of the feedback shows that the majority of responses are suggestions leading to improvements to transport and connectivity infrastructure.

Key issues raised are:-

- Introducing a second entrance to Whitechapel Station;
- New bus routes;
- Signage in Whitechapel High Street;
- Improving east - west pedestrian links, especially around Whitechapel Station;
- Additional pedestrian crossings over railway lines connecting existing north-south routes and improving congestion and junction improvements around Whitechapel High Street.

- 4.2 Other infrastructure issues highlighted were around sports and leisure facilities in particular, the maintenance of York Hall and public open spaces, especially the need for improvements to connectivity between Goodsyard and Allen Gardens.

5. SUMMARY OF INFRASTRUCTURE PRIORITIES FROM THE LOCAL PLAN

- 5.1 In order to meet the growth requirements for the borough, it is paramount that new development is supported by the necessary infrastructure. The draft Local Plan anticipates that the arrival of the Elizabeth Line (Cross Rail) in 2019 together with improved walking/cycling routes and transport network will support the expected level of growth in this area. Additionally, improvements to bus provision to support local journeys and other improvements to services such as leisure, health facilities and green infrastructure such open space and waterways are required to support both existing and new development in the area.
- 5.2 The Local Plan has set out the infrastructure priorities and requirements for Area 1 and identifies the sites for delivering this infrastructure.

5.2.1 Open Space and Water Space

- Enhancing and expanding the green spine between Whitechapel and Commercial Road to the Highway/Wapping.
- Providing connected green open spaces through potential regeneration and vacant sites.
- Addressing the perception of open space deficiency in Shadwell by investing in the Green Grid Strategy

5.2.2 Transport and Connectivity

- Integrating the fragmented areas separated by the hostile through traffic along Whitechapel Road, Commercial Road and the Highway, by improving quality of public realm and legibility and permeability of north-south pedestrian/ cycling routes
- Improving the continuity of activities and pedestrians/cycling connections between Brick Lane, Whitechapel and Bethnal Green.
- Public realm and connectivity improvements, by providing safe and secure walking and cycling routes and infrastructure and reducing the severance caused by major roads.

5.3 Where major development is occurring, the Council endeavours to ensure that the development includes the provision of infrastructure on site. We do this by collating infrastructure requirements to different sites in the Local Plan. In LIF Area 1, there are 6 sites identified to deliver specific pieces of infrastructure. The full site selection process and required infrastructure is set out in the LBTH Site Selection Methodology Note (2016) on the Council's planning website

http://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Evidence_base_2016_Local_Plan/Site_Allocations_Methodology_Note.pdf

5.4 The sites below were found to be suitable to meet the borough's criteria for the infrastructure requirements set out the Infrastructure Delivery Plan. Although the sites have been identified to deliver the infrastructure below, they are still subject to further assessment and refinement to determine the need and deliverability. The suitability and viability issues also need to be considered. These will be final once the draft Local Plan has been finalised and submitted for the Public Enquiry pending adoption.

- Bishopsgate Goodsynd - includes an idea store, open space and a district heating facility.
- London Dock has been - includes a secondary school, open space and a district heating facility.
- Marian Place Gas Works and the Oval - includes open space and a district heating facility.
- The Highway (at the highway / Pennington street) - includes open space.
- Whitechapel South - includes open space and re-provision of a health facility and a district heating facility.

6. HOW WE PLAN FOR INFRASTRUCTURE NEED

- 6.1 Sections A-K from the next page onwards set out the extent of infrastructure required to meet current and proposed need in this area. Potential projects to help meet the need for infrastructure are identified in the tables in each section; this information derives from that included within the Council's Infrastructure Delivery Plan (IDP) produced in 2016. The identified projects are required across the Local Plan period to 2031 and therefore are not all necessary immediately. While some projects may already be funded and at delivery stage, some will be at earlier stages, considering options and design, while others which are seen as necessary towards the end of the plan period may still be conceptual.
- 6.2 Detailed information for setting out the basis for assessing the need for the provision of a type of infrastructure can be found in the Council's Infrastructure Delivery Plan (IDP) on the planning website http://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Evidence_base_2016_Local_Plan/Infrastructure_Delivery_Plan.pdf The IDP is the Council's evidence base for the need to deliver infrastructure and brings together information on changing housing and population growth patterns, existing and new studies from across the Council and policy and strategy documents by service providers. The Infrastructure Delivery Plan identifies infrastructure projects required to deliver the Local Plan in its plan period 2016 – 2030, although not all projects identified in the IDP and sections A-K of this document cover the 15 year period.
- 6.3 The Council reviews its evidence for infrastructure planning annually, including analysis of what projects are needed, where they are needed, how they will be delivered and when.

A. EARLY YEARS INFRASTRUCTURE

1.1 Early years' infrastructure refers to facilities such as Children's Centres, nurseries, pre-schools and 'wraparound' childcare. The IDP identifies that demand for early years' facilities will increase over the next 10 - 15 years, particularly within Whitechapel, which is forecasted to have one of the highest population growth rates within the borough.

Currently identified projects to meet the need

Table 1 – Projects to meet the need for early years' infrastructure

Ward	Early Years' Setting	Description
Bethnal Green	Bethnal Green Rangers	Improvements
Spitalfields & Banglatown	Chicksand	Improvements
St Peter's	Mowlem	Extension
St Dunstan's	Ocean	New Provision
St Peter's	Weavers Field	Improvements
St Dunstan's	Whitehorse Adventure Playground	New Provision (Project Completed)
St Dunstan's	Whitehorse Children's Centre	New Provision (Project Completed)
Shadwell	Winterton House Phase 2	New Provision (Project Completed)
Shadwell	Glamis	New Provision
St Katharine's and Wapping	Mary Sambrook	Improvements
Whitechapel	Maryam Centre	To be further assessed
St Peter's	Scallywags	To be further assessed
St Katharine's and Wapping	St. Peter's	To be further assessed
St Katharine's and Wapping	Step-by-Step	Improvements
Spitalfields & Banglatown	Thomas Buxton (with Allen Gardens)	To be further assessed

How we will deliver

1.2 A number of projects have already been completed and the early education childcare provision is now open. Three further projects are projected to be completed within the next 6 months and a number of additional projects are being considered.

B. EDUCATION INFRASTRUCTURE

1.1 The IDP considers the need and provision for education on a borough-wide basis and therefore sites allocated for future schools and additional school places are supported in the draft Local Plan where a greater need has been demonstrated. Whitechapel is one of the areas identified by the IDP to have a significant population forecast over the foreseeable future and therefore additional provision of educational facilities will be required within LIF Area 1.

Currently identified projects to meet the need

1.2 To meet the requirements for education in this area, the following projects have been identified.

Table 2 Projects identified to help meet the need for education infrastructure

Ward	Facility	Description
St Katharine's and Wapping	Secondary School	New Provision – London Dock site
St Peter's	Additional accommodation for Stephen Hawking School	Redevelopment of Former Beatrice Tate School on site

How we will deliver

1.3 Sites for future schools will be secured through the Site Allocations process in the Local Plan; a secondary school site has been identified at London Dock site in Wapping. The draft Local Plan also notes that a number of school sites may be expanded to create extra capacity to meet the rising borough-wide need where required.

C. HEALTH INFRASTRUCTURE

- 1.1 Significant levels of development and the resulting population growth will increase the need to deliver more primary healthcare facilities, in particular within the wards with the highest growth. The expected population increase within LIF Area 1, outlined in section 5 (table 1) of this document will mean that additional or expanded health facilities will be required.

Currently identified projects to meet the need

- 1.2 The Council works closely with the NHS to understand their requirements for the provision of health infrastructure. Projects have been identified through the IDP to enhance the provision of public health infrastructure either through the conversion of office space to consultation rooms, or to the provision of brand new healthcare facilities. These projects are listed within the table below.

Table 3 Projects identified to help meet the need for Primary Healthcare Facilities

Ward	Project Ref:	Description
Weavers	Blithehale Health Centre	Conversion of available space into clinical consulting room
St Dunstan's	Hartford Health Centre	Conversion of group room into minor surgery compliant suite with recovery room -Conversion of general office into two rooms
Shadwell	Jubilee Street Practice	Conversion of large community room into clinical area to undertake telephone triage and / or face to face consultations
St Peter's	Mission Practice	Creation of new consulting room by relocating communication room- Installation of multimedia equipment
Spitalfields and Banglatown	Spitalfields Practice	Conversion of a large room into two clinical rooms -Conversion of a store room into a therapy room
St Katharine's and Wapping	Wapping Group Practice	Extension of a room to undertake minor surgery, warfarin clinics and patients BMI
Whitechapel	Whitechapel Health	Conversion of office to a clinical room – ground floor baby changing facility.
Whitechapel	Goodman's Fields - Primary Care Facility	Goodman's Field - Primary Care Facility that will house City Well-Being and Whitechapel Health GP Practices - 1,050 sq. m
Bethnal Green	Suttons Wharf	Potential Relocation of Globe Town Surgery
Whitechapel	Whitechapel South	Site allocation for the delivery of new health facility.
St Katharines and Wapping	London Dock	Site allocation for the delivery of new health facility.

How we will deliver

- 1.3 Health facilities are directed to locations of greatest accessibility and commercial activity. New sites for future health services will be secured through the Site Allocation process in the Local Plan. Sites have been secured for the delivery of new health facilities at the London Dock site and Whitechapel South.

D. LEISURE AND SPORTS INFRASTRUCTURE

- 1.1 The draft Local Plan identifies that the borough has an insufficient number of playing pitches to meet local need, and with the projected population growth, this demand will increase. In terms of existing sports hall facilities², the IDP shows that LIF Area 1 has almost 50% of the borough's existing stock of badminton courts. There are also 2 publicly accessible swimming pools located in Shadwell and St Peter's wards out of the 5 in the borough.

Currently identified projects to meet the need

- 1.2 Projects in the table below have been identified through the IDP for the additional provision and upgrades to existing facilities through a borough wide initiative, for which this area is set to benefit from.

Table 5 Projects identified to help meet the need for Sports and Leisure Facilities

Ward	Project Reference	Description
Borough-wide	Sports Halls - New Provision	Provision of a minimum of 3 - 4 additional sports halls (in addition to Poplar Baths)
Borough-wide	Regeneration of existing facilities including John Orwell, St George's, Whitechapel, Tiller Road and Mile End.	Redevelopment /comprehensive refurbishment of existing leisure facilities.
Borough-wide	Sports and leisure facility improvement programme	Rolling programme of improvement works to existing facilities to ensure sufficiency and suitability while major renewal, replacement and new built projects are developed.

How we will deliver

- 1.3 The draft Sports and Leisure Strategy (2010) recommends investigating the potential for providing indoor sports facilities on-site as part of a housing development; Or, provision of additional sports hall capacity on school sites in locations that demonstrate adequate supply and demand.

² Sports Hall capacity is expressed in terms of the number of standard size badminton courts that can be set up in a sports hall. A standard sports hall consists of four badminton courts. Sports Halls that are dual use (i.e. accessible to the public outside of school hours) are considered to provide 25% capacity only.

E. IDEA STORES AND LIBRARIES

- 1.1 Four of the borough's seven Ideas Store/ Libraries are located within this LIF area. The draft Asset Strategy (2015 -20)³ recognises that there are buildings that currently are in need of investment such as Shadwell Centre, Bancroft Library, Bethnal Green Library that could be reviewed to establish whether greater benefit could be achieved in investment through improvement or re- provision.

Currently identified projects to meet the need

- 1.2 This area is set to benefit from a borough-wide rolling programme of improvement works to existing facilities to ensure sufficiency and suitability while major renewal, replacement and new built projects are developed. Projects have) for new Idea Stores Facilities have been identified through the IDP (2016), shown below:-

Table 6 Projects identified to help meet the need for Idea Stores

Ward	Project ref:	Description
Bethnal Green	Bethnal Green	Delivery of a new Idea Store Facility/ Community hub
Weavers	Bishopsgate Goods Yard	This is secured as a site allocation as a potential option. Further work on these development sites may identify more appropriate infrastructure solutions.

How we will deliver

- 1.3 Local Policies support the growth of Idea Stores and libraries in accessible locations and identifies opportunities for Idea Stores in Shadwell and Bethnal Green, however. Please note that the Bishopsgate Goods Yard project is still at conceptual stage and may be subject to change. The Asset Strategy also indicates that the Council will explore the potential to provide Idea Stores 'locally' and potentially in conjunction with other existing facilities such as leisure centres to extend the benefits derived.

³ Asset Strategy: Scoping, Principles and Priorities Paper 2015 – 2020.

F. TRANSPORT AND CONNECTIVITY

- 1.1 LIF Area 1 consists of character areas identified in the draft Local Plan (2016) as having a strong historical identity and character of which the focus is on travel infrastructure to improve connectivity and permeability. This area's transport links, both rail and road are dominated by east/west movement, the cycle movement is predominantly east/west, with the borough's two cycle superhighways along this axis in close proximity along the A11 and Cable Street.
- 1.2 Regent's Canal lies to the north of the area and provides useful east-west connections for pedestrians and cyclists. Further south, Whitechapel Road is an important and historically significant east-west movement route which has high levels of activity in and around Whitechapel Market and the Royal London Hospital.

Currently identified projects to meet the need

- 1.3 The IDP shows a number of projects which have been identified as having the potential to improve the existing transport and connectivity infrastructure, these projects have been listed in the table below:

Table 7 Projects identified to help meet the need for Transportation and Connectivity infrastructure

Ward	Project Ref:	Project Description
Whitechapel	Whitechapel Station upgrade	Interchange upgrade and connectivity improvements
Borough-wide	Public Realm gateway/Street scene enhancement programme	Provision of Public Realm Gateway 13 year programme/upgrading street scene
Borough-wide	Street lighting Replacement programme	Borough wide replacement of street lighting
Shadwell	Wapping/Shadwell Connections	The Highway/Vaughan Way junction improvement scheme
Borough-wide	Way finding Improvements	Improvement of wayfinding features throughout the borough, rollout of Legible London
Borough-wide	Planned Highway Maintenance	Carriageway maintenance to borough's roads 2.5m per year, 13 year programme
Whitechapel	Towerhill Junction Improvement	Modifying Traffic management (possible fly under)
Borough-wide	Cycling Improvements	Improvements to network and infrastructure (Completed)
Borough-wide	Road Safety Improvements	Accident remedial schemes at hotspots

How we will deliver

- 1.4 The Draft Local Plan (2016) requires all planning applications for developments that fall within a site allocation to demonstrate how they will deliver the placemaking principles in the Local Plan and bring forward the land use to deliver the infrastructure requirements.

- 1.5 Although the Council is not directly responsible for all highway/road improvements, including the provision of public transport services such as buses and trains, it plays an important role in identifying and facilitating improvements and working in partnership with Transport for London (TfL).

G. PUBLICLY ACCESSIBLE OPEN SPACE

- 1.1 This area is identified as an area of open space deficiency in the draft Local Plan. Anticipated demand for publicly accessible open space is based on projected population growth. The draft Parks and Open Space (2017-2027) shows that based on population growth, the open space deficit will continue to grow if current amount of open space remains the same. The Rising demand for housing also means there will continue to be limited opportunity to create new, accessible open-spaces despite a growing need for it. St Katharine's ward and Wapping show the highest projected levels of open space deficiency in the area.

Currently identified projects to meet the need

- 1.2 Projects identified to help meet the need for open space have been highlighted in the IDP and are within the table below. The area is also set to benefit from the borough wide initiatives of Green Grid Projects that will improve and enhance connection of green and blue infrastructure.

Table 8 Projects identified to help meet the need for open space.

Ward	Project Ref:	Project Description
St Peter's	Marian Place Gas Works	Creation of new publicly open space
St Peter's	The Oval	Creation of new publicly open space
Whitechapel	Goodman's Fields	Creation of new publicly open space
St Katharines and Wapping	London Dock	Creation of new publicly open space
St Katharines and Wapping	The Highway Site	Creation of new publicly open space
Whitechapel	Whitechapel South Green Spine	Creation of new publicly open space
Weavers	Bishopsgate GoodsYard	Creation of new publicly open space
Whitechapel	Whitechapel Vision Open Spaces	Various open spaces to be developed as part of the masterplan implementation
Borough-wide	Green Grid Projects - Borough Wide	Various projects including: - Greening the Street Tree Planting Provision of Community Gardens Enhancing Existing Open Space Provision of New Open Space

How we will deliver

- 1.3 Bishopsgate Goodsyrd, Oval and Gasworks and London Dock Sites have been secured through the site allocation process in the Draft Local Plan (2016) to deliver new publicly open spaces. The remaining open spaces will be delivered via the Green Grid Strategy⁴

⁴ This refers to the multifunctional, interdependent network of open and green spaces and green features. Green and Open spaces of all sizes can be part of green infrastructure provided they contribute to the functioning of the

H. MULTI- USE COMMUNITY FACILITIES

- 1.1 There is a significant amount of multi - use community facilities across the borough such community halls, pubs, social clubs which provide opportunities for people to meet and mix together and for cultural, sports and recreational activities to take place. The draft Local Plan recognises that these serve an important purpose in offering space to community organisations for a wide range of activities, and are an essential contributor to community cohesion. The IDP identifies that LIF Area 1 has 47 multi-use communities out of the borough's 72 as shown in the table below:-

Currently identified projects to meet the need

- 1.2 Although no projects have been identified, the IDP acknowledges that a new strategy for future provision is required. Currently there is a tendency for additional supply to be secured through the planning process linked to private sector development.

I. MARKETS INFRASTRUCTURE

- 1.1 The Street Markets Strategy (2009) shows that most of the borough's main markets are located within Area 1 i.e Columbia Road flower Market, Petticoat Lane/Wentworth Street, Bricklane Market, Bethnal Green Road, Watney Street, Whitechapel. Columbia Road, Petticoat Lane and Brick Lane in particular are tourist-markets with a high profile and London-wide catchment. Other markets in contrast provide a convenience offer which caters primarily for a local catchment, and is an important social venue and meeting place.

Currently identified projects to meet the need

- 1.2 No identified projects relating to the delivery of further council managed markets are in the pipeline for this area, but the IDP identifies that existing markets could benefit from improvement of infrastructure such as the provision of electricity supplies and the rollout of standardised rigs.

How we will deliver

- 1.3 No new sites have come forward for delivery of new market facilities. However, the draft Local Plan (2016) supports enhancing the character of the street market with the improvement of public realm, pedestrian movement and the protection of the human-scale streetscape and street market.

J. PUBLIC SAFETY INFRASTRUCTURE

- 1.1 The physical infrastructure relating to public safety provided by the Council principally constitutes of CCTV and associated supporting infrastructure. Significant levels of development and resulting population growth is likely to create the need to deliver additional infrastructure dedicated to public safety.

Currently identified projects to meet the need

- 1.2 It is identified in the IDP that there is a borough wide phased replacement programme to replace and upgrade the end of life CCTV network hardware of cameras and command and control centre equipment, of which this area is also set to benefit from.

How we will deliver

- 1.3 Although there are no policies which directly relate to public safety, the location of new projects will depend on spatial, coverage and technical considerations, so locations will be identified on a project by project basis.

K. PUBLIC REALM

16.1 Public realm infrastructure comprises of projects to enhance the character and appearance of public spaces. Whilst is understood to be extremely difficult and complex to try to define the extent of the existing provision of this type of infrastructure; qualitative studies have identified areas that are in need of improvements to the public realm. The IDP (2016) recommends that areas such as Whitechapel should be the subject of additional focus due to the likely increased use of existing public realm infrastructure.

Currently identified projects to meet the need

16.2 Although no specific projects have been identified in the IDP to address public realm infrastructure requirements, the draft Local Plan identifies some infrastructure requirements for this area, which are to:-

- Improve the quality of public realm and permeability around Shoreditch High Street Station, and the links between Brick Lane and Commercial Road, to complement the heritage value and encourage the continuity of street activities.
- Improve the quality of the public realm and the north-south permeability to establish the new civic centre.
- Enhance the character of the street market with the improvement of public realm, pedestrian movement and the protection of the human-scale streetscape and street market in Whitechapel.
- Deliver the public realm improvements and potential new links to aid pedestrian movement, to connect Brick Lane, Columbia Road and Whitechapel.
- Improve the quality of public realm and pedestrian routes between Commercial Road and Wapping to mitigate the overcrowding issues in the town centre.
- Public realm improvements along Cambridge Heath Road and the regeneration opportunities at the Sainsbury Site along Cambridge Heath Road
- Improving public realm around St Anne's Conservation Area.

How we will deliver

16.3 Planning applications will be expected to demonstrate how they will deliver the development principles in the Draft Local Plan, listed above, in order to meet the infrastructure requirements for this area.