



Local Infrastructure Fund

Area 2 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 is 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, called the **Local Infrastructure Fund (LIF)** in our 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-:

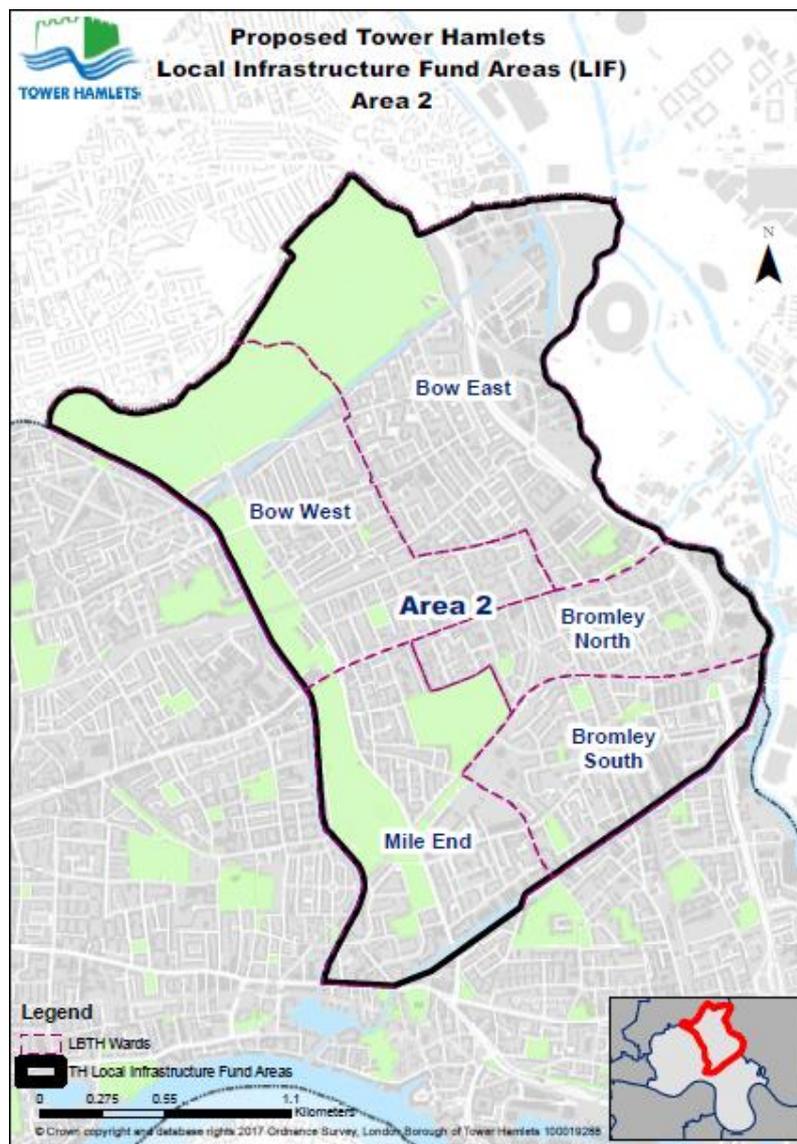
- a) *Provision, improvement, replacement, operation or maintenance of infrastructure;*
or
- b) *Anything else that is concerned with addressing the demands that development places on an area*

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 2

- 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 Area 2 is bounded at the north by Victoria Park and LB Hackney, Mile End Park to the west and to the east LB Newham and the Limehouse Cut to the south. LIF Area 2 consists of the 5 of LB Tower Hamlets' wards indicated on the map below.



Map 1 – LIF Area 2

3. POPULATION AND GROWTH

- 3.1 This section sets out the population profile for Area 2 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 2 as a result of planned residential development in the period 2016 to 2031 to meet the London Plan housing targets. The highest residential development is expected in the Bromley North and Bromley South wards as indicated in the IDP (2016).
- 3.3 The table below shows that the total population growth is projected to reach 75,200 by 2031, which represents an additional increase 6,700 people (8.9%) 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	14,900	15,900	16,200	15,700
Aged 15-24	9,900	11,400	10,700	10,900
Aged 25-44	29,200	31,600	30,800	28,200
Aged 45-59	8,400	9,600	10,900	11,800
Aged 60-74	4,100	4,700	5,300	5,900
Aged 75+	2,000	2,100	2,300	2,700
Total	68,500	75,300	76,200	75,200

Source: London Borough Towerhamlets 2017 Ordinance Survey Results¹

Funding Available

- 3.4 The amount of LIF funding collected to date for this area is £111,886.18 and is forecast to increase to approximately £131,886.18 by 2018/19.

Table 2-LIF funding

LIF AREA	Available Funding (2016/17)	Forecast Funding (2017/18)	Forecast Funding (2018/19)	Grand Total (2018/19)
2	£111,886.18	-	£20,000	£131,886.18

- 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 begin 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.

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

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. An analysis of the feedback shows that the majority of responses are suggestions leading to improvements to Publicly Accessible Open Space and Transport and Connectivity Infrastructure.
- 4.2 Key issues included:-
- The linking of Tower Hamlets Cemetery Park and other open spaces and supporting the delivery of feasibility study for a lido in Victoria Park.
 - Improvements in local connectivity with an additional bus service route and cycling and walking routes for Fish Island residents;
 - Improvements to White Post Lane connectivity for better connectivity from Stratford to the Queen Elizabeth Olympic Park.

5. SUMMARY OF INFRASTRUCTURE PRIORITIES FROM THE LOCAL PLAN

- 5.1 In order to meet the level of the development needs for this area, the Local Plan recognises that development will need to be supported by improvements to the existing green infrastructure such as open spaces and water spaces. This will also include improvements to public realm and enhancing connectivity in order to support the movement of people in the area and bring greater integration of the surrounding areas. The London Legacy Development Corporation will lead on further station capacity improvements at Bromley-by-Bow station and improve the severance created by the A12.
- 5.2 The draft Local Plan has set out the infrastructure priorities and requirements for Area 2 below:-
- Address the perception of open space deficiency particularly in Bow Common by investing in the Green Grid Strategy.
 - Unlocking the potential of the green and water spaces around the River Lea.
 - Public realm and connectivity improvements, by providing safe and secure walking and cycling routes and infrastructure and reducing the severance caused by major roads.
 - Improving the public realm and connectivity to reduce the severance caused by the A12, A13 and the river Lea, and to increase accessibility within the area and integrate communities.
- 5.3 Where major development is occurring, the Council tries 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 2, there is one site identified to deliver an open space, a primary school and/or secondary school infrastructure. The 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 Although the Bow Common Gas Works site has been identified to deliver the required infrastructure, it is still subject to further assessment and refinement to determine the need and deliverability and also to consider suitability and viability issues. This will be final once the draft Local Plan has been finalised and submitted for the Public Enquiry pending adoption.

6. HOW WE PLAN FOR INFRASTRUCTURE NEED

- 6.1 Sections A-K in the appendices 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 The IDP identifies that demand for early years' facilities will increase over the next 10-15 years for the whole borough, for this area, population projections for the age group 0-14yrs is expected to increase over the next 10 years, as shown in the table 1 in section 3.

Currently identified projects to meet the need

1.2 In order to meet infrastructure need in Area 2, the projects in the table below have been identified in the IDP for delivery, either through improvements, extension to existing facilities or through providing a new facility.

Table 2 – Projects to meet the need for early years' infrastructure

Ward	Early Years' Setting	Description
Bromley North	Barnardo's	Extension (Completed)
Mile End	Global Kids - Ennerdale House	Improvements (Completed)
Mile End	Limehouse Project @ Cheadle House	Improvements (Completed)
Bromley South	Lincoln Hall Play Group - Fern Street	New Provision
Mile End	OSCA 102 Mile End Road	Extension
Mile End	Wager St/Mile End CC	New Provision
Bromley North	Kingsley Hall	To be further assessed
Bromley West	Little Bow Peeps	To be further assessed
Mile End	OSCA - Concordia	New Provision (project is being implemented)
Bow East	Ranwell	Extension

How we will deliver

1.3 New early education and childcare provision has been created in Mile End and on a smaller scale in Bromley North. New potential projects are being developed focusing on Bow West and Bow East.

B. EDUCATION INFRASTRUCTURE

- 1.1 Although the draft Local Plan recognises that due to the significant levels of development and resultant population growth, there is a need to deliver more primary schools, the IDF does not identify a need for a secondary school location in LIF Area 2 within the plan period. However, a number of secondary school sites have been secured throughout the borough, and with the expansion of some educational facilities to create additional capacity, it is expected this will meet borough-wide demand.

Currently identified projects to meet the need

- 1.2 In terms of additional planned provision for Area 2, it is proposed by September 2018, to deliver an additional 3FE² at the Former Boys School in Bow East. No projects have currently been identified for secondary school infrastructure.

Table 3 Projects identified to help meet the need for education infrastructure

Ward	Facility	Description
Bow East	Former Bow Boys' School	Redevelopment to provide 3FE – Primary School
Bromley South	Bow Gas Works	Site Allocation

How we will deliver

- 1.3 Bow Common Gas Works has been identified as the proposed site allocation to deliver a primary school and/or secondary school, but will be further assessed to determine suitability.

² The need for and provision of primary education capacity is planned in terms of 'Forms of Entry' (FE), with 210 pupils equating to one FE (i.e. 7 classes of 30 students)

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- Bromley North and Bromley South. The draft Local Plan states that health facilities will be directed to locations with greatest accessibility and commercial activity or within a catchment area within a walking distance of 10 minutes.

Currently identified projects to meet the need

- 1.2 Projects have been identified through the IDP to enhance the provision of public health infrastructure in Area 2.

Table 4 Projects identified to help meet the need for Primary Healthcare Facilities

Ward	Facility	Description
Bromley North	Wellington Way - Health Care Facility	Wellington Way – part refurbishment of existing health care facility and part new build
Mile End	William Cotton Place - Primary Care Facility	William Cotton Place - Provision of new primary care facility to house St Paul's Way Practice, Community Nursing and a Pharmacy (Completed)

How we will deliver

- 1.3 The existing health care facility will undergo refurbishment and part new build.

D. LEISURE AND SPORTS INFRASTRUCTURE

- 1.1 The draft Local Plan (2016) identifies that the borough has an insufficient number of playing pitches to meet local need, and with projected population growth the demand will increase. In terms of existing sports hall facilities³, the IDP shows that Area 2 has 17 badminton courts out of the borough's existing stock of 74; 1 publicly accessible swimming pools in Mile End out of the 5 in the whole borough and 1 sports and leisure centre in Mile End.

Currently identified projects to meet the need

- 1.2 Indoor leisure facilities are considered strategic in nature rather than a neighbourhood level type, therefore provision of a facility elsewhere in the borough may help meet demand in an area of high growth. Borough wide projects have been identified in the IPD, details of which are provided in the table below.

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

Ward	Project Reference	Description
Wards in East and North East of borough.	Swimming Pools - New Provision	Provision of up to 2 additional swimming pools (in addition to Poplar Baths), required primarily in east and north east of borough.
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.

³ 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 Two of the borough's seven Idea Stores/libraries are located in in Bow. The Ideas Store Strategy prepared in 2009 states that Ideas Stores and Libraries should have a catchment area of 1 mile and therefore identified the need for a further Idea Store at Bromley-by-Bow.

Currently identified projects to meet the need

- 1.2 Projects identified through the IDP (2016) to help meet the need for Idea Stores and Libraries are indicated in the table below:-

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

Ward	Project reference	Description
Bromley South	Bromley-by-Bow	Delivery of a new Idea Store Facility/ Community hub on the Tesco site.
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.	

How we will deliver

- 1.3 The Tesco site has been brought forward in Bromley South to deliver a new Ideas Store. The Asset Strategy (2017) also indicates that the Council will explore the potential to provide Ideas Stores 'locally' possibly in conjunction with other existing facilities such as leisure centres to extend the benefits derived.

F. TRANSPORT AND CONNECTIVITY

- 1.1 One of the key challenges for transport and connectivity in LIF Area 2 is improving the transport capacity at Bethnal Green and Mile End stations and increasing transport accessibility in the area including northern Bow, Bow Common and Globe Town as identified by the draft Local Plan (2016).

Currently identified projects to meet the need

- 1.2 Contained within the IDP are a number of projects which have been identified 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 Reference	Description
Bow East	Fish Island - TfL Cycle Hire Scheme Extension/ Enhancement	Improvements and enhancements to the TfL Cycle Hire scheme (Completed)
Bow East	Hackney Wick Station Crossrail 2	Eastern branch interchange station
Bow East	Hackney Wick	Upgrade station access.
Bow East	Bromley-by-Bow Station Upgrade	Station upgrade and connectivity improvements (Completed)
Borough-wide	Public Realm Gateway/ Streetscene Enhancement Programme	Provision of Public Realm Gateway, 13 yr programme / Upgrading street scene (transforming major street scene)
Borough-wide	Street Lighting Replacement Programme	Borough wide replacement of Street Lighting, 15 year programme
Borough-wide	Wayfinding 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
Bow East	Roach Point Bridge Connection	Replacement of bridge extension to White Post Lane
Bow East	Old Ford Crown Close Bridge	Replacement of pedestrian bridge with bus accessible bridge
Bow East	New Connection to Greenway	Pedestrian link from Wick Lane
Bow East	Crown Close Roundabout	Improvement works
Bow East/ Bromley-By-Bow	Bow Interchange - Phase 1	Improvements to pedestrian and cycling conditions. (Completed)
Bromley-By-Bow	A12 junctions	Modifying the A12 to provide junctions at grade.
Bow East/ Bromley-By-Bow	Riverside connections	Bridges over River Lea
Borough-wide	Cycling improvements	Improvements to network and Infrastructure (Completed)
Borough-wide	Road safety improvements	Accident remedial schemes at hotspots

How we will deliver

- 1.3 The Draft Local Plan (2016) expects all planning applications for developments that fall within a site allocation to demonstrate how they will deliver the place-making principles in the Local Plan and bring forward the land use to deliver the infrastructure requirement.
- 1.4 Although the Council is not directly responsible for all highway/road improvements, including the provision of public transport services, it plays an important role in identifying and facilitating improvements in partnership with Transport for London (TfL). The LLDC will lead on further station capacity improvements at Bromley-by-Bow Station and improve the severance created by the A12. Replacement of bridge extension to White Post Lane at Roach Point bridge connection and the proposed pedestrian link from Wick Lane in Bow East are to be delivered by the LLDC.

G. PUBLICLY ACCESSIBLE OPEN SPACE

- 1.1 Two of the borough's largest public open spaces – Mile End Park and Victoria Park are located in this area; however the overall provision of publicly open space borough-wide remains low as identified by the IDP. The draft Parks and Open Space strategy (2017) indicates that Bow East and Mile End are projected to have the highest levels of open space deficiency between 2020/21 and 2010/31. The draft Local Plan aims to improve access and address the deficiency in open space especially at Bow Common by investing in the Green Grid Strategy. One of the draft Local Plan's key priorities is unlocking the potential of the green and water spaces around the River Lea and to facilitate the delivery of the Lea River Park.

Currently identified projects to meet the need

- 1.2 Open space provision will be further increased and linked into the wider Lea River Park as part of the borough wide initiatives of Green Grid projects. Other projects identified to meet the demand for open space in IDP are shown within the below.

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

Ward	Project Ref:	Project Description
Mile End	Docklands Delivery Office	Creation of new publicly accessible Open Space
Bromley South	Bow Common Gas Works	Creation of new publicly accessible Open Space
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
Borough-wide	Open space improvement programme	Quality and resilience enhancements to open spaces across the borough to address increased usage from a growing population. Rolling programme over 13 years, £1m per annum.

How we will deliver

- 1.3 Sites have been identified through Site Allocations to deliver new open space at the former Bow Common Gas Works Site and Burdett Road Delivery Office site. The draft Local Plan (2016) requires development sites located in close proximity to the Lea River Park to contribute to linking existing open spaces and water spaces through green corridors.

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. LIF Area 2 has 11 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 IDP shows that there are 10 council managed markets in the borough, but none of these are located within LIF area 2.

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 the improvement of infrastructure such as the provision of electricity supplies and the roll out 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 Projects identified in the IDP below show that 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 has started.

Table 9 Projects identified to help meet the need for public safety related infrastructure

Ward	Project Ref:	Project Description
Borough-wide	Victoria Park to Mulberry Place - Provision of fibre optic cabling	Installation of cabling to enable higher CCTV coverage
Borough-wide	Upgrade of CCTV Recording System	Upgrade of CCTV camera, recording system and Command and Control centre equipment
Borough-wide	CCTV network upgrade and Improvement programme	Ongoing CCTV network upgrade and improvement programme

How we will deliver

- 1.3 There are no policies identified which directly relate to public safety, specific to this area. However, 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

- 1.1 Public realm infrastructure comprises of projects to enhance the character and appearance of public spaces. Whilst it is understood to be extremely difficult and complex to define the extent of the existing provision of this type of infrastructure; the IDP points out that qualitative studies identify areas that are in need of improvements to the public realm. The draft Local Plan (2016) prioritises improvements to public realm and building frontage especially along Bromley-by-Bow Station.

Currently identified projects to meet the need

- 1.2 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 include:-
- Improving the public realm around the listed buildings
 - Improving public realm and building frontage along Bromley-by-Bow Station
 - Public realm improvements around and along walking and cycling routes to improve safety and accessibility and to address the impacts of through traffic severance.

How we will deliver

- 1.3 Planning applications are expected to demonstrate how they will deliver the development principles in the draft Local Plan to do with public realm in order to meet the infrastructure requirements for this area.