



Local Infrastructure Fund

Area 4 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:-

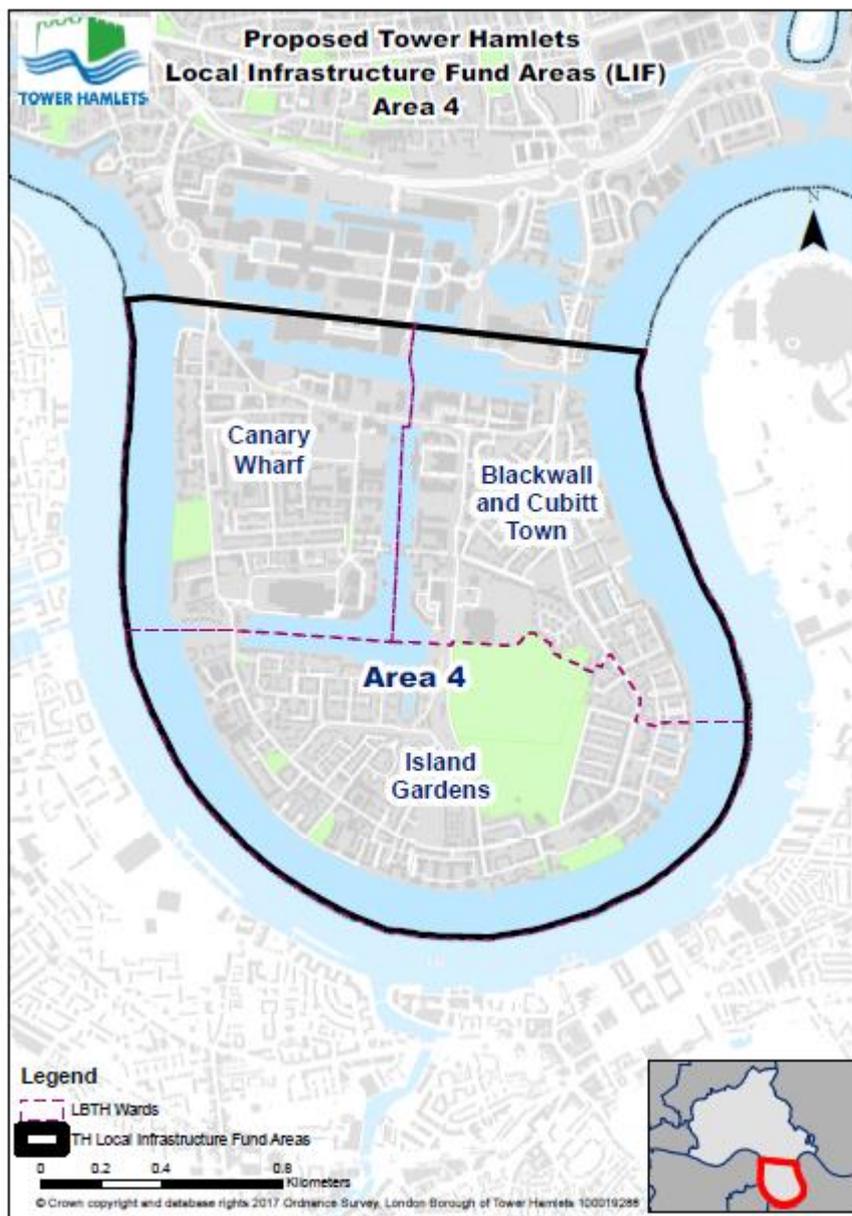
- a) *Provision, improvement, replacement, operation or maintenance of infrastructure;*
or
- b) *Anything else that is concerned with addressing the demands that development places on an area*

1.3 The LIF Area profiles have been written to provide you with useful information on borough infrastructure priorities and current projects proposed for this area 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 existing feedback on the infrastructure needs for this area.
- 3) In areas where the amount of LIF funding is particularly high (over £3m in a 3 year period), the Council has undertaken an independent survey of 1,000 residents in the area, to understand infrastructure needs in their area. The key results of the surveys have been included in profile areas 3 and 4.
- 4) A summary of the infrastructure priorities identified by the draft Local Plan 2016 and sites where the council plan to deliver key infrastructure.
- 5) Projects identified through the Infrastructure Delivery Plan (IDP) to address the demands for infrastructure in each area, which are in the Appendices sections A-K of this document.

2. LIF AREA 4

- 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 4 is located to the south east of the borough and its boundaries are defined by the River Thames as can be seen in the diagram below.



Map 1 – LIF Area 4

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. For this area, the draft Local Plan seeks to deliver the majority of new housing in South Quay which is expected to be the densest.
- 3.2 The table below shows that the total population growth is projected to reach 54,300 by 2031, which represents an additional increase of 18,500 people (34%) to the estimated current population living within this area. The projected population growth provides a valuable context that will enable an effective allocation of resources.

Table 1 – Projected population growth 2016 – 2031

Population by Age	Yr 2016	Yr 2021	Yr 2026	Yr 2031
Aged 0-14	6,400	7,800	9,000	9,100
Aged 15-24	3,400	4,700	4,800	4,900
Aged 25-44	18,200	24,700	26,600	24,600
Aged 45-59	4,900	6,800	8,600	9,700
Aged 60-74	2,200	3,000	3,700	4,400
Aged 75+	700	900	1,200	1,600
Total	35,800	47,900	53,900	54,300

Source: London Borough Towerhamlets 2017 Ordinance Survey Results¹

Funding Available

- 3.3 The table shows the amount of LIF collected for this area. It is forecast to increase to approximately £7.7million by 2018/19.

LIF AREA	Available Funding (2016/17)	Forecast Funding (2017/18)	Forecast Funding (2018/19)	Grand Total Income (2018/19)
4	£3,339,166.74	£2.4m	£2m	£7,739,166.74

- 3.4 The estimated funding includes developments that are expected to make a sizeable contribution, although, 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 as it relies on the commencement of private 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.

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 OTHER CONSULTATIONS

The Draft Local Plan

- 4.1 In 2016 the Council consulted on the draft Local Plan Preferred Options. An analysis of the feedback shows that there is need for more Public Open Space around Mudchute and Millharbour South. Other responses suggested that there should be additional boat ports for commuters from Cubitt Town and inclusion of a bus interchange in Crossharbour.

Infrastructure Survey 2016 – 17

- 4.3 In December 2016 Survey specialists commissioned by the Council conducted face to face surveys in order to understand local priorities for infrastructure particularly in the areas where most development is forecast to occur. A random sample of a thousand (1000) residents was selected for the interviews and this is what residents said:-

- **Satisfaction with the area as a place to live** - 92% of the residents said they satisfied with the area as a place to live. Asked what **two or three things they liked the most about living in the local area**, almost half the residents said Transport Links (45%), followed by the River and docks (37%) and almost a quarter of the residents said the area Feels safe (24%).
- Residents were also asked what **2-3 things they liked least about their local area**. Responses indicated that the Cost of living/Housing costs were too high (23%), a fifth of the residents mentioned Pollution (20%) followed by Litter/dirt in the street.
- When asked to **pick their top three priorities for future spending** Health Facilities (38%) was mentioned in the responses as a top priority, followed by Public Safety Measures (35%) and Schools/School Places (24%). Residents were also asked to **identify three areas that are non-priority areas for future spend-** over half the residents responded that Waterways Improvements (53%) and Cycling and Walking (53%) were not priority areas for spending. This was followed by Flood Defences and Prevention (51%) and Libraries and Ideas' Stores 51%.
- Residents were also asked to **identify specific improvements that need to be made in order to achieve the priorities highlighted for future spending**. A summary of improvements were listed around a) Security Improvements (14%), School Improvements (10%) and Health Improvements (8%).

5. SUMMARY OF INFRASTRUCTURE PRIORITIES FROM THE LOCAL PLAN

- 5.1 The focus of new housing is in Canary Wharf including Island Garden and Blackwall and Cubitt Town and the arrival of the Elizabethan line will support some of this growth. The draft Local Plan recognises that further investment is needed to deliver a step change in transport capacity in order to address transport constraints affecting the Isle of Dogs area. The anticipated Development Infrastructure Funding (DIF) study will identify the mitigation measures and delivery mechanisms, including funding required for unlocking growth. Other supporting services such as school, community facilities and health facilities have been identified as a priority for this area, including a new road and river crossing to improve connectivity and an integrated walking and cycling network and also managing flood risk.
- 5.2 The draft Local Plan has set out the infrastructure priorities and requirements for Area 3 below:-

Open Space and Water Space

Improving the quality, quantum and accessibility of Open Spaces by:-

- Delivering new publically accessible open space that is well intergrated into the green grid network that integrates with the Docks, Millwall Lock in particular.
- Completion of the Thames riverside path around the Isle of Dogs – most of which is shared use, allowing cyclists a route away from motor vehicles.
- Maximising the opportunities for leisure activity on the waterways.

Transport and Connectivity

Improving the transport network, securing the necessary strategic and local infrastructure by:-

- Increasing the number of north-south movement routes on the Isle of Dogs and improve connectivity within the northern parts of Isle of Dogs
- Delivering the necessary transport measures to ensure development is supported by a sufficient and sustainable transport network.
- Improve the public realm quality and legibility around DLR stations aligned with station improvements proposed in the IDP and London Borough of Tower Hamlets Transport Strategy

- 5.3 Where major development is occurring, the Council seeks 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 4, there are 11 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 suitable to meet the borough's criteria for the infrastructure requirements set out in the Infrastructure Delivery Plan. Although the sites have been identified to deliver the identified infrastructure below, they are still subject to further assessment and refinement to determine the need and deliverability and also to consider suitability and viability issues. These will be final once the draft Local Plan has been finalised and submitted for the Public Enquiry pending adoption.

- Hercules Wharf in Leamouth Peninsula South includes an open space and a district heating facility
- Limeharbour includes open space, a primary school and a district heating facility
- Marsh Wall East includes an for an open space, primary school, a health facility and a district heating facility
- Marsh Wall West includes an open space, primary school, a health facility and a district heating facility
- Millharbour South includes an open space, primary school, a health facility and a district heating facility
- Millharbour includes open space, community uses, a primary school and a district heating facility
- North Quay includes an open space and a district heating facility
- Reuters Ltd includes an open space, a primary school/and or secondary school and district heating facility
- Riverside South includes an open space and district heating facility
- Westferry Print Works includes an open space, secondary school and district heating facility
- Wood Wharf includes an open space, primary school, community uses and a district heating facility.

6. HOW WE PLAN FOR INFRASTRUCTURE NEED

- 6.1 Sections A-L 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 under delivery, some will be at earlier stages, looking at 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.
- 6.4 To further support evidence in infrastructure planning, the GLA (Mayor's Office) has commissioned a Development Infrastructure Funding study (DIFs) for the Isle of Dogs and South Poplar Opportunity Area Planning Framework (OAPF). The DIF study will underpin the work being done on the OAPF will set out what infrastructure is required and when it will need to be delivered to support the existing and future communities in the Isle of Dogs and South Poplar. The study will also identify the sources and phasing of funding available to pay for the infrastructure required to deliver this level of development planned in the opportunity area.

A. EARLY YEARS INFRASTRUCTURE

- 1.1 This section outlines the Council’s planned early years’ education infrastructure provision for Area 4, which consists of nurseries and playgroups for children from 0–5 years old. The Council currently has an obligation to ensure the provision of 15 hours of free daycare to eligible 2 year olds, and for all 3 and 4 year olds. The Infrastructure Delivery Plan (IDP) has pointed out that from September 2017 this obligation will be extended to 30 hours per week of free daycare to eligible families. In addition, the Council also has a duty to ensure adequate provision of childcare facilities for non-funded places.

Currently identified projects to meet the need

- 1.2 In terms of planned projects to meet demand for early year’s education infrastructure for Area 4 the 0-14 years population is projected to increase by 2,700 (42%) (See table 1) in the next 15 years. It is therefore expected that demand for early years’ facilities will increase in the medium to long term. The IDP has identified projects below which have been approved for delivery of 82 childcare places.

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

Ward	Facility	Description
Island Gardens	Mudchute	New Provision
Canary Wharf	City Gateway (Hind Grove)	New Provision

How we will deliver

- 1.3 New early education and childcare provision has been created in Island Gardens and Canary Wharf.

B. EDUCATION INFRASTRUCTURE

1.1 The Council has a statutory duty to provide sufficient school places for the local population. The IDP looks at the need and provision for education on a borough-wide basis and therefore sites allocated for future schools and additional school places are supported by the draft Local Plan where a greater need has been demonstrated. The school age population is projected to increase for the Local Plan period until 2031. As shown in table 1, between 2016 and 2031 over 40% increase is projected in the population aged 14 and below.

Currently identified projects to meet the need

1.2 Projects have been identified in the IDP to meet the school need for Area 4, and are set out below.

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

Ward	Facility	Description
Canary Wharf	3 Millharbour	Provision of a 2FE Primary School being provided as part of an on-site development.
Canary Wharf	50 Marsh Wall (Alpha Square Development)	Provision of a 2FE Primary School being provided as part of an on-site development.
Canary Wharf	Millharbour South	Site Allocation (Primary school)
Crossharbour Town Centre	Blackwall and Cubitt Town	Site Allocation (Primary School)
St Katherines and Wapping	Marsh Wall East	Site Allocation (Primary School)
Canary Wharf. Meets borough-wide need.	Westferry Printworks site	Site allocation for 6FE secondary school
Island Gardens. Meets borough-wide need.	George Green's School	Additional accommodation for 6th form

How we will deliver

1.3 Sites have been secured for 3 new primary schools and a secondary school through the site allocations in the draft Local Plan, as shown in the table above². In addition, the Council has negotiated the provision of primary school accommodation in major housing developments where there is no site allocation. The timing for delivery of the remaining developments is however outside the Council's control.

² Site Allocation is explained in section 1.4

C.HEALTH INFRASTRUCTURE

- 1.1 Significant levels of development and the resulting population growth in this area is projected to increase by 18,500 people over the next 15 years as shown in Table 1. The expected growth will mean that additional or expanded health facilities will be required. Additional or expanded health facilities will be required to support growth, particularly within areas of highest growth Canary Wharf, Blackwall and Cubitt Town as shown in the draft Local Plan.

Currently identified projects to meet the need

- 1.2 Projects have been identified through the IDP to enhance the provision of public health infrastructure through creation of brand new healthcare facilities and through new treatment rooms and consultation rooms. These projects are listed within the table below.

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

Ward	Facility	Description
Canary Wharf	Barkantine Health Centre	Creation of 5 new consulting/treatment rooms
Blackwall and Cubitt Town	Island Health	Creation of better functioning clinical rooms -Conversion of coffee room into counselling room -Creation of meeting room space to facilitate clinical discussions and multidisciplinary meetings
Blackwall and Cubitt Town	Crossharbour	Re-provision of modernised facility–site allocation.
Canary Wharf	Millharbour	Site allocation for the delivery of new health facility.
Canary Wharf	Marsh Wall West	Site allocation for the delivery of new health facility.
Blackwall and Cubitt Town	Marsh Wall East	Site allocation for the delivery of new health facility.
Canary Wharf	Millharbour South	Site allocation for the delivery of new health facility.

How we will deliver

- 1.3 The NHS operates the publicly funded health facilities in the borough and the Council works collaboratively with the NHS to deliver new facilities. New sites in Canary Wharf and Blackwall and Cubitt Town have been brought forward through the site allocations in the draft Local Plan to deliver new health facilities.

D. LEISURE AND SPORTS INFRASTRUCTURE

- 1.1 The draft Indoor Sports Facilities Strategy (2017) acknowledges the gaps in provision of leisure and sports facilities, particularly swimming pools and sports halls, both now and in the future. In terms of existing sports facilities, Area 4 has two Sports Halls with a total of 4 badminton courts each, and one swimming-pool which serves the whole area.

Currently identified projects to meet the need

- 1.2 Projects shown below have been identified in the IDP to address the gaps in provision of sports and leisure infrastructure now and in the future.

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

Ward	Facility	Description
Canary Wharf	Westferry Printworks - Expansion of Leisure Facility	Refurbishment and expansion of Tiller Road Leisure Centre
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 Tiller Road Leisure Centre in Westferry Printworks was secured as part of the planning approval process which included a requirement for public access to the leisure centre, and is now undergoing improvements to meet increasing demands for use.

E. IDEA STORES AND LIBRARIES

- 1.1 The IDP shows that Cubitt Town Hall Library is the only library located in Area 4 out of the borough's seven Idea Stores/Libraries. The draft Local Plan shows that local planning policies support the role and growth of Idea Stores and libraries, as well as protecting existing facilities where they meet an identified local need and the building is suitable for its use.³

Currently identified projects to meet the need

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

Table 5 Projects identified to help meet the need for Idea Stores

Ward	Project reference	Description
Blackwall and Cubitt Town	Crossharbour	Delivery of a new Idea Store Facility/Community hub
Borough - wide	Idea Stores 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 Idea Store/Library in Crossharbour has come through as a result of a site allocation process, but is still subject to further assessment. The Council's Asset Strategy also recommends exploring the potential to provide Ideas Stores 'locally', possibly 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 Although this area is well connected in terms of transport, the draft Local Plan highlights that local movement through the area and to its surroundings is still challenging. The area is relatively cut-off from the wider borough as the water space restricts wider connectivity and there is only one peripheral road around the Isle of Dogs. Demand for transport and connectivity infrastructure will increase with the delivery of new development and the resultant increase in population projected for this area. Therefore the draft Local Plan will ensure that development prioritises the needs of pedestrian, cyclist and access to public transport, including river transport, as the primary means of travel to and from the site.

Currently identified projects to meet the need

- 1.2 In terms of the delivery of connectivity infrastructure, the needs of the borough extend across its whole area as identified in the IDP; therefore projects have been identified as shown below to improve the existing transport and connectivity infrastructure borough wide and also projects specifically to alleviate demand for Area 4.

Table 6 Projects identified to help meet the need for Transportation and Connectivity infrastructure

Ward	Project Reference	Description
Canary Wharf	Millenium Quarter - Infrastructure Works	Provision of Footway, Marsh Wall upgrade (including street furniture)
Canary Wharf	Millenium Quarter - Infrastructure Works	Provision of Carriageway, Marsh Wall Upgrade
Canary Wharf	Millenium Quarter/Canary Wharf	Provision of South Dock Bridges
Canary Wharf	Sustrans Thames Bridge crossing	Pedestrian/ cycling bridge across the Thames to Southwark.
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
Borough-wide	Cycling improvements	Borough-wide 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) requires 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 The Council will also work in partnership with Transport for London (TfL) in identifying and facilitation improvements. An example of this collaborative working is the Isle of Dogs – South Dock Bridges Project.
- 1.5 The Council are currently working with TfL and stakeholders to deliver new pedestrian and cycling connections across South Dock vital to supporting the large quantum of development being delivered on South Quay and the Isle of Dogs. A feasibility study has been undertaken and has confirmed a strong business case for the delivery of new bridges across South Dock. This is primarily due to the need to link new development on the Isle of Dogs (comprising over 40,000 new homes) with new employment opportunities (over 110,000 new jobs) in Canary Wharf. In addition, these connections are needed to link this development with the new Crossrail Station and ease congestion on the DLR.
- 1.6 Given the above demand, it is forecast to be the second busiest pedestrian and cycling only bridge in London after the Millennium Bridge. The Council and TfL are currently engaging with the Canal & River Trust and Canary Wharf Group on how best to deliver these vital connections.

G. PUBLICLY ACCESSIBLE OPEN SPACE

- 1.1 The high levels of development taking place in this area and resulting population growth will result in the need to deliver more publicly accessible open space. The draft Parks and Open Space strategy (2017) demonstrates that overall, the provision of open space in this area is low, with some parts of the area acutely deficient, this is notably so in Blackwall and Cubitt wards, Canary Wharf.

Currently identified projects to meet the need

- 1.2 Projects have been identified in the IDP to meet the increasing demand for open space provision as shown below. This area will also benefit from the borough wide initiatives of Green Grid projects and programme roll out of Quality and Resilience Enhancement to open spaces across the borough.

Table 7 Projects identified to help meet the need for open space

Ward	Project Ref:	Project Description
Blackwall and Cubitt Town	Limeharbour	Creation of new publicly accessible Open Space
Canary Wharf	Marsh Wall East	Creation of new publicly accessible Open Space
Canary Wharf	South Quay West	Creation of new publicly accessible Open Space
Canary Wharf	Westferry Printworks	Creation of new publicly accessible Open Space
Canary Wharf	Millharbour	Creation of new publicly accessible Open Space
Canary Wharf	Millharbour South	Creation of new publicly accessible Open Space
Canary Wharf/ Blackwall and Cubitt Town	South Quay Masterplan 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
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 yrs, £1m p/a.

How we will deliver

- 1.3 Newly created open space provision will be delivered as part of site developments in identified through the Site Allocations in the Local Plan. Various open spaces are to be developed in South Quay as part of the masterplan implementation. The remaining open spaces will be delivered via the Green Grid Strategy, as highlighted in the draft Parks and Open Space 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 network as a whole. It also includes the Blue Ribbon network (water spaces, waterways and land alongside them) GLA Green Grid SPG 2012.

H. MULTI-USE COMMUNITY FACILITIES

1.1 There is a significant amount of multi - use community facilities across the borough such as 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 shows that out of the 72 multi-use community facilities in the borough there are only two multi- use community centres located in this area, these are found in Canary Wharf, Blackwall and Cubitt Town wards.

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 Markets are recognised in the Local Plan and national policies as magnets to create interest and draw people into town-centres, as well as vital incubation space for new ideas and small – medium enterprises. Although it is difficult to determine current demand for street markets, there are no street markets in the areas of highest growth within this area. There currently are no council managed markets located in this area.

Currently identified projects to meet the need

1.2 A new street market has been identified through the IDP for delivery, and this will be delivered via the Site Allocations process in Draft Local Plan.

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

Ward	Project Ref:	Project Description
Isle of Dogs	New market	Developing new street market on the Isle of Dogs

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 by the (IDP 2016) below show 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 has been identified.

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

Ward	Project Ref:	Project Description
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 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

- 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 try 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.

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 improvements to public realm for this area, as listed below:-
- Improve public realm in around walking and cycling routes to ensure that there are safe and secure.
 - Improve the public realm quality around DLR stations aligned with transport improvements proposed in the IDP and London Borough Tower Hamlets Transport Strategy

How we will deliver

- 1.3 Planning applications will be 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.