

Local Development Framework

ANNUAL MONITORING REPORT 1st April 2004 - 31st March 2005

Improving the quality of life for everyone living and working in the borough



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1. INTRODUCTION

- 1.1 Under the *Planning and Compulsory Purchase Act 2004*, Council's are required to prepare an Annual Monitoring Report (AMR), the first one being from the period 1st April 2004 to 31st March 2005. The Annual Monitoring Report is part of the new-style planning system - the local development framework – and the aim is to assess the implementation of the local development scheme and the extent to which the policies in local development documents are being successfully implemented.
- 1.2 Since this is the very first AMR and local development documents are in the process of being prepared, the report will present an analysis of the existing saved policies of the Adopted 1998 Unitary Development Plan (UDP), as well as the emerging Local Development Framework (LDF). The emerging LDF is more in 'general conformity' with the 2004 London Plan, which makes up part of the development plan under the new plan making system. This has provided additional weight to the LDF (although it is still in the early stages of preparation) as its plan policies are more relevant and up-to-date than the saved 1998 UDP.

Issues and Opportunities

- 1.3 Tower Hamlets is at the heart of the Mayor's Plan for London (Regional Spatial Strategy). The borough has the highest targets in the London Plan for housing and jobs, and still needs to meet the sustainable communities' agenda in its social and physical infrastructure. Tower Hamlets is also a key partner in the major regional development of the Thames Gateway, and the Council is committed to ensuring that these developments – which will take place over the next ten years and beyond, create sustainable and balanced communities.
- 1.4 Hosting the Olympic and Paralympic Games in 2012 will present a series of new opportunities and challenges for the borough particularly with regards to the creation of more jobs, houses and recreational facilities. Next year's AMR should present a clearer indication of legacy issues and the milestones set in preparation of the 2012 Games.
- 1.5 The Tower Hamlets Regeneration Strategy adopted in June 2005 supports the LDF and provides much of the evidence base for the AMR's contextual indicators. The Regeneration Strategy highlights a vision for Tower Hamlets in 2016 by setting out a framework to guide the efforts of all partners working towards the economic development of the Borough. Key aims of the strategy underpin the borough's Community Plan goal to make Tower Hamlets 'a better place for creating and sharing prosperity'. It also supports key spatial strategies such as the Sustainable Communities Plan, the London Plan and the London Thames Development and Investment Framework.
- 1.6 We recognise that the ODPM has published a Core Output Indicator update (October 2005) however, due to the timing of this publication the scope for Tower Hamlets to incorporate changes within this AMR has been limited. However, the subsequent changes will be made to the monitoring structures to align them with the updated indicator definitions for future AMRs.
- 1.7 This AMR uses the most relevant and timely information available to the Council at the time of drafting for the identified monitoring period. As this is the first AMR, some of the data inputs required to answer the core indicators is not yet available.

1.8 The Council will therefore use this initial AMR to identify these current data gaps. This will ensure that the data available for subsequent AMR's provides the appropriate information to correctly monitor the implementation of the LDF as it progresses towards adoption – scheduled for 2008.

2. KEY CHARACTERISTICS OF TOWER HAMLETS IN 2005

2.1 The information below identifies some of the key characteristics of Tower Hamlets.

- Tower Hamlets has a population of around 209,000;
- It is one of the most culturally diverse areas in the country;
- It has some of the most deprived areas in the country;
- Just over 29% of households live in overcrowded conditions, the 5th highest level in the country;
- Around half of our residents belong to black and ethnic minority communities with the Bangladeshi community making up a third of the total population;
- We have the largest proportion of 20-34 year-olds in the country;
- 70% of the Bangladeshi community below the age of 30;
- We are ranked 10 out of 408 local authorities in Britain in terms of economic scale;
- Employment in the public sector is strong and there is also financial services, with considerable growth in hospitality and tourism sectors although there is a decline in manufacturing jobs;
- Despite this, unemployment is high, especially amongst the younger population and certain ethnic groups;
- We have 1 business for every 22 residents – one of the highest concentrations of businesses in London.

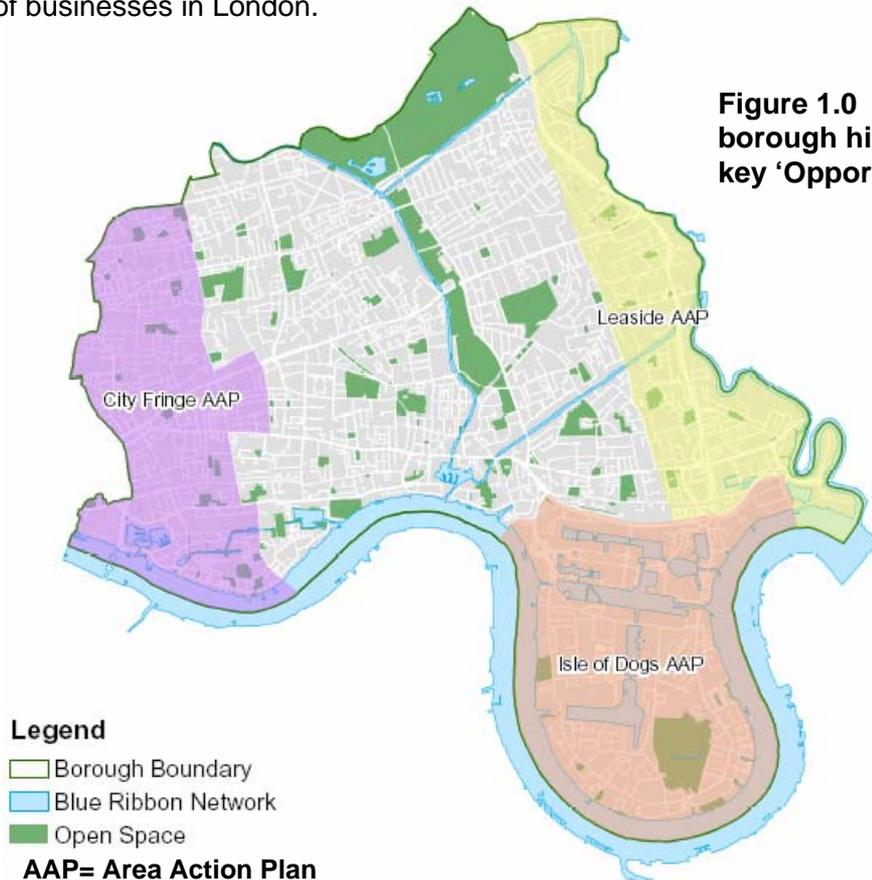


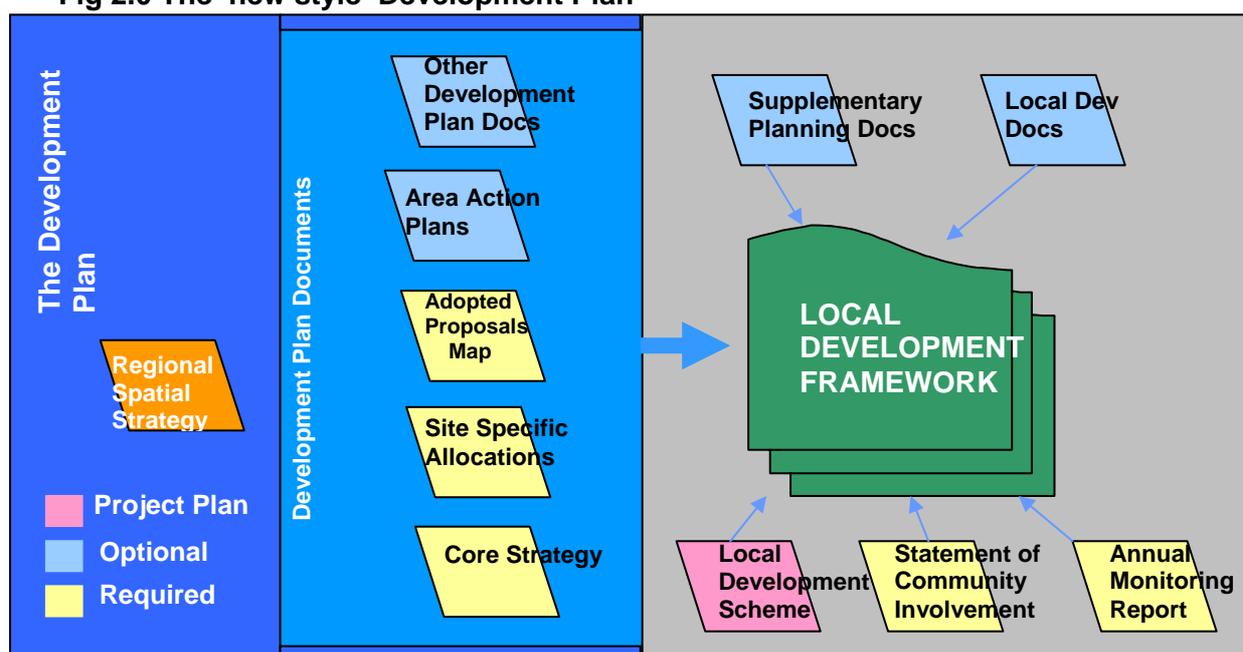
Figure 1.0 Map of the borough highlighting the key 'Opportunity Areas'

3. LOCAL DEVELOPMENT SCHEME

3.1 The Local Development Scheme (LDS) was formally adopted by the Council in May 2005, before the AMR period of 1 April 2004 to 31 March 2005. The three-year work programme illustrates the series of documents making up the Local Development Framework (LDF). It is due to be revised late 2005/early 2006.

3.2 The LDF details the core strategy and vision for the future development of Tower Hamlets, site allocations for development, policies for the control of development, and detailed policies and proposals relating to specific areas of change (through Area Action Plans).

Fig 2.0 The 'new style' Development Plan



Content in the LDS

3.3 The LDS sets out within a three-year time frame:

- The Local Development Documents which the Council intends to produce;
- The subject matter and the geographical area covered by the Documents; and
- The timetable and resources required for the preparation of those Documents.

The LDS includes the priority local development documents as follows:

First Priorities:

- Statement of Community Involvement;
- Core Strategy and Development Control Policies;
- Area Action Plan for City Fringe;
- Area Action Plan for Isle of Dogs; and
- Area Action Plan for Leaside.

Second Priorities:

- Central Borough Area Action Plan; and
- Waste Management Development Plan Document.

Third Priorities:

- Developer Contributions Supplementary Planning Document (SPD) (which does not have development plan status); and
- Commencement of a series of other SPDs (which do not have development plan status).

Core Strategy and Development Control document and three AAPs

3.4 The Core Strategy and Development Control Policy document and three AAPs proposed timetable is as follows – note that at the time of submitting this AMR, the Council was at the stage of assessing representations received on the Preferred Options (closed 23 December 2005).

Table 1.0

Key Stage	Proposed Timing
Informal consultation on issues and policy options and initial sustainability appraisal	May – June 2005
Preferred Options and Sustainability Appraisal out for six weeks informal and six weeks ‘by law’ statutory consultation	LDS says August – November, however due to Cabinet/Full Council schedule it is: September – December 2005
Process representations received	December – March 2006
Through internal Council processes	To September 2006
Submission of Development Plan Documents to Secretary of State – second formal consultation	October – December 2006
Summary of representations received	December 2006 – February 2007
Examination (TBC)	Late summer 2007
Binding Inspectors Report, changes to documents, through formal Council process for adoption	Complete by early summer 2008
Review	On-going

The Statement of Community Involvement (SCI)

3.5 The SCI has changed from the LDS timetable to tie in with consultation on the first DPD’s. Note that at the time of submitting this AMR, the Council was at the stage of assessing representations received through Regulation 26 consultation (closed 23 December 2005).

Table 2.0

Key Stage	Proposed Timing
Informal consultation on issues and policy options and initial sustainability appraisal	LDS says June - August, however due to other LDDs going ahead tied in so more advanced as follows: May – June 2005
Preferred Options and Sustainability Appraisal out for six weeks informal and six weeks ‘by law’ statutory consultation	LDS says August – October, however due to Cabinet/Full Council schedule and decision for 12 week consultation it is:

Key Stage	Proposed Timing
	September – December 2005
Process representations received	LDS says November – December, however due to extended consultation period December – February 2006
Submission of Statement of Community Involvement to Secretary of State – second formal consultation	LDS says January 2006, however due to above and Council elections it will be: June / July 2006
Pre-examination consideration of representations	LDS says March 2006 - likely to be: October 2006
Examination (TBC)	LDS says May-June 2006. Likely to be: November 2006
Adoption and publication	LDS says July 2006, likely to be: End 2006/early 2007.
Review	Annual, with formal review at least once every 3 years.

Waste and Central Area DPDs

3.6 Due to the late release of the Mayor's proposed alterations to the London Plan relating to waste and housing, as well as the proposed amendments to the powers of the Greater London Authority and Assembly, the waste document and the Central Area DPD will not be completed within the original timetable – the LDS will be revised to reflect likely adoption times.

Relationship with the Tower Hamlets Community Plan

3.7 Achieving the goals of the Community Plan is especially important for Tower Hamlets. The Council is committed to bringing about real improvements in the quality of life for people living throughout the borough, and particularly in deprived areas - that is, in those areas that are among the poorest 10% in the country, according to a range of indicators.

3.8 The principles underpinning the core strategy will provide the framework for making planning decisions over the next 10 years and beyond, and will therefore be of key importance in helping us to achieve many of our Community Plan vision and goals.

3.9 The following table demonstrates how the emerging LDF Core Strategies will help deliver key components of the Community Plan.

Table 3.0 Relationship between 'Preferred Options' Core Strategies and the Community Plan

Core Strategies			
Community Plan Theme	DPD strategy contributing to the theme	Key Indicator	Outcome
Creating and Sharing Prosperity: <i>be widely recognised for its success as a richly diverse community of communities</i>	CS1 Equality of Opportunity	Workforce more reflective of the population.	A community where people can feel safe and flourish.
Creating and Sharing Prosperity: <i>Be a place of increased prosperity across all communities, have more jobs available locally and a higher proportion of people in those jobs</i>	CS2. Job Creation	100, 000-150, 000 new jobs created by 2016. Increase in the level of local training schemes established through legal agreement.	Increased number of people working in the Borough.
Creating and Sharing Prosperity: <i>be confirmed as a major international centre for business and trade</i>	CS3 London as a World City	Reduce the gap between the local unemployment rate and the inner London average by 10%.	More business to re-locate to the area and to stay here.
Learning, Achievement and Leisure: <i>be a centre for the celebration of arts from all communities</i>	CS4. Creative and Cultural Industries and tourism	Increased visits to museums, galleries, events, heritage sites.	Increased participation in cultural and leisure activities.
Creating and Sharing Prosperity: <i>be a place of increased prosperity across all communities</i>	CS5. Vitality and Viability of Town Centres	More accessible services and facilities.	Increased range and diversity of uses in town centres.
Living Well: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS6. New housing provision	Over 41, 280 additional homes approved by 2016.	Reduce overcrowding.
Creating and Sharing Prosperity: <i>be widely recognised for its success as a richly diverse community of communities</i>	CS7 Creating Sustainable and Balanced Communities	Improve housing stock quality and resident satisfaction.	Type and mix of housing to better reflect housing needs.
Living well: <i>have good quality affordable housing available for more people, with all social housing reaching acceptable standards</i>	CS8. Affordable Housing	Increase the numbers of social housing meeting the decent homes standard.	Improved quality of life for those with social housing.
Living well: <i>support healthy communities</i>	CS9 Social and Community Facilities	Increase the provision of Social and Community Facilities in the Borough.	Convenient access to community facilities for local residents.
Living well: <i>support healthy communities</i>	CS10 Healthy Living	Reduce inequalities in health outcomes – reduce by 10 per cent as measured by infant mortality and life expectancy at birth.	Increase participation in leisure activities.
Learning, achievement and leisure: <i>provide an inclusive learning and social environment in which education is valued</i>	CS11. Education and Skills	Rise to the national average.	Increase the attendance rate in primary and secondary schools.
Living Safely: <i>Have a more pleasant, welcoming and</i>	CS12. Reducing the Need to Travel	Increase in the number of residents utilising public	Cleaner, safer environment.

Core Strategies			
<i>sustainable environment</i>		transport.	
Living safely: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS13.Sustainable Accessible Transport	Reduced traffic congestion and journey times across the Borough.	Positive modal shift to public transport as opposed to private vehicle use.
Living safely: <i>Be a place where most people say they feel safer and less concerned about crime and anti-social behaviour</i>	CS14.Community Safety	Lower crime rates and reduced anti-social behaviour.	Absolute numbers and categories of crime have been reduced.
Living Safely: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS15. Good Design	RIBA awards for buildings within the borough.	More attractive new buildings and high quality public spaces.
Living Safely: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS16. Density	Increase in jobs and housing.	Meeting job and housing targets.
Living Safely: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS17. Historic areas	Production of conservation area statements.	Appreciation of local heritage.
Living Safely: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS18. Archaeological Monuments and remains	Production of conservation area statements.	Appreciation of local heritage.
Living Safely: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS19. Quality of the Environment	Implement an environmental education plan.	Improve the cleanliness and quality of the environment.
Living Safely: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS20. Biodiversity	No loss of Sites of Nature Conservation Importance	Retain and enhance the biodiversity of the borough.
Living Safely: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS21. The Water Environment and Waterside Walkways	Improve the quality of the water environment.	More pleasant environment.
Living well: <i>Have a more pleasant, welcoming and sustainable environment</i>	CS22. Open Spaces	Improve quality and where possible the quantity of publicly access open space across the borough.	Greater use of open spaces.
Living safely: <i>have a more pleasant, welcoming and sustainable environment</i>	CS23. Waste	Increase in volume and households recycling.	A more sustainable environment.
Excellent public services: <i>have services that are recognised by the majority of residents as responsive, effective and good value</i>	CS24. Utilities	All premises to access essential utilities.	New and existing developments will have sufficient public utilities.
Excellent public services: <i>have services that are recognised by the majority of residents as responsive, effective and good value</i>	CS25 Securing benefits	Public register of planning obligations to be maintained and regularly updated.	Ensure social and physical infrastructure takes place at pace with development.
Excellent public services: <i>have services that are recognised by the majority of residents as responsive, effective and good value</i>	CS26 Master Plans and Development Briefs	Produce a series of master-plans and development briefs for key sites.	Co-ordinated and transparent approach to planning for large/key sites.
Excellent public services: <i>have services that are recognised by the majority of residents as responsive, effective and good value</i>	CS27 Area Action Plans	Develop and monitor detailed Area Action Plans as part of the LDF process.	Area Action Plans adopted by 2008.

Core Strategies			
Excellent public services: <i>have services that are recognised by the majority of residents as responsive, effective and good value</i>	CS28 2012 Olympic and Paralympic Games	Approve a legacy planning application that considers the requirements of the local community.	Host a successful Olympics and Paralympics in 2012 with a legacy which benefits the local community.
Excellent public services: <i>have services that are recognised by the majority of residents as responsive, effective and good value</i>	CS29 Monitoring	Produce an Annual Monitoring Report.	Regular monitoring of whether policies are achieving the vision for the borough or whether revisions need to occur.

Relationship with the Tower Hamlets Strategic Plan

3.10 The *Strategic Plan* for 2002 – 2006 is the Council's core corporate planning document, and sets out the Council's approach to delivering our vision of improving the quality of life for everyone living and working in Tower Hamlets. It includes an annual action plan outlining key objectives and activities and, building on the themes identified in the Community Plan, sets out the Council's key priorities.

3.11 The development of a strategic framework to promote sustainable and socially inclusive development is a key objective in the 2002-2006 Strategic Plan Implementation Plan for 2005/6. The LDF provides a large part of this framework and will guide planning decisions over the next 10 years and beyond. By improving the quality of the environment and shaping the development of the local economy, the LDF will also link to following priorities outlined in the Tower Hamlets Strategic Plan:

- Improving the environment;
- More homes of a decent standard;
- Developing the local economy;
- Reducing poverty;
- Increased participation in leisure and cultural activities; and
- Increased equality of opportunity.

4. EXISTING TOWER HAMLETS INDICATORS–BEST VALUE

Existing Tower Hamlets Indicators – 2004/5

4.1 A number of indicators address the outputs of policies not covered by the LDF core output indicators. A number of Best Value Performance Indicators have been used as local indicators, which measure the immediate effects, brought about by planning policy.

4.2 The borough's rank/position amongst the 32 boroughs of London (minus the City of London) has been included to allow us to compare Tower Hamlets performance against the London authorities.

Table 4.0 Economy and Employment

		LBTH	Rank London (excluding City)
BV 16b	The percentage of economically active disabled people in the authority area	16.20%	5 th
BV 17b	The economically active minority ethnic community population in the authority area	42.20%	3 rd
THI 18	The percentage of people claiming employment-related benefits	8.4%	N/A
TH19	People under 25 coming off benefits and gaining sustainable employment	17.8%	N/A
TH20a BV109a	The percentage of major planning applications determined within 13 weeks	63.41%	N/A
TH20b BV109b	The percentage of minor planning applications determined within 8 weeks	79.57%	7 th
TH20c BV109c	The percentage of other planning applications determined within 8 weeks	83.95%	19 th

Table 4.1 Housing

		LBTH	Rank London (excluding City)
BV 106	Percentage of new homes built on previously developed land	100.00%	
BV 62 Deleted PI 05/06	The proportion of unfit private sector dwellings made fit or demolished as a direct result of action by the local authority	5.38%	7 th
BV 63	Energy Efficiency - the average SAP rating of local authority owned dwellings	62.35	21 st

		LBTH	Rank London (excluding City)
BV 64	The number of private sector vacant dwellings that are returned into occupation or demolished during the year as a direct result of action by the local authority	435	4 th
BV 74a	Satisfaction of tenants of council housing with the overall service provided by their landlord: all tenants % very or fairly satisfied	52.01%	N/A
BV 184a	The proportion of LA homes which were non-decent at 1 April 2005	77.50%	27 th
BV 184b	The percentage change in proportion of non-decent LA homes between 1 April 2004 and 1 April 2005.	17.75%	5 th
BV 203 New PI 04/05	Percentage change in average number of families in temp accommodation compared with average from previous year	5.53%	1 st
PSA 008 THI 12	Reduction of overcrowding in Local Council Stock	226.00	N/A
PSA 009	Decent home standards (no. of dwelling made decent)	2,200.00	N/A
Local 72 THI 10	The percentage of urgent repairs completed within Government time limits	94.57%	N/A

Table 4.2 Social Facilities

		LBTH	Rank London (excluding City)
BV 156	The percentage of authority buildings open to the public in which all public areas are suitable for and accessible to disabled people	40.35%	N/A

Table 4.3 Transport

		LBTH	Rank London (excluding City)
BV 99a Amended 04/05	Number of casualties - all killed/seriously injured	139	15 th
BV 165	The percentage of pedestrian crossings with facilities for disabled people	96.30%	23 rd

		LBTH	Rank London (excluding City)
BV 186a Deleted 05/06	Principal Roads not needing major repair	1.63%	2 nd
BV 186b Deleted 05/06	Non-principal roads not needing major repair	121.81	16 th

Urban Design and Conservation

4.3 There are no existing Tower Hamlets Indicators that apply specifically to strategic policies / core indicators for this area.

Table 4.4 Environmental Quality

		LBTH	Rank London (excluding City)
BV 82a (i) Amended 05/06	Percentage of the total tonnage of household waste arising which have been recycled	7.35%	30 th
BV 82c (i) Amended PI 04/05	Percentage of household waste which has been used for energy recovery	0.00%	7 th
BV 82d (i) Amended PI 05/06	Percentage of household waste which has been landfilled	92.66%	12 th
BV 84 Deleted PI 05/06	Number of kilograms of household waste collected per head	379.0	8 th
BV 91	Percentage of population resident served by a kerbside collection of recyclables	100.00%	1 st

Table 4.5 Environmental Quality Implementation and Monitoring

		LBTH	Rank London (excluding City)
BV 106	Percentage of new homes built on previously developed land	100.00%	1 st
BV 109a	Percentage of applications determined in line with the Government's new development control targets to determine: 60% of major applications in 13 weeks	58.54%	14 th
BV 109b	Percentage of applications determined in line with the Government's new development control targets to determine: 65% of minor applications in 8 weeks	79.57%	7 th

		LBTH	Rank London (excluding City)
BV 109c	Percentage of applications determined in line with the Government's new development control targets to determine: 80% of other applications in 8 weeks	83.95%	19 th
BV 179	Percentage of standard searches carried out in 10 working days.	100.00%	1 st
BV 200a	Plan making - Do you have a development plan (or alterations to it) that has been adopted in the last 5 years and the end date of which has not expired?	No	N/A
BV 200b	If 'No', are there proposals on deposit for an alteration or replacement, with a published timetable for adopting those alterations or the replacement plan within three years?	Yes	N/A
BV 204 New PI for 04/05	Percentage of appeals allowed against authority's decision to refuse planning application	18.75%	8 th
BV 205 New PI for 04/05	Quality of service checklist	94.44%	2 nd
Local 110	Average time taken to determine <u>all</u> applications (weeks)	11.38%	N/A

5. Demographic Structure

Structure

5.1 The following chapters represent the key policy areas of the emerging LDF. Each chapter will commence with a selection of contextual indicators to establish an 'area profile' of the Borough of Tower Hamlets. They also provide a quantified backdrop of the wider socio-economic, environmental and demographic background against which planning strategies are operating within. Core indicators as provided by the ODPM will follow the contextual indicators as required for the AMR.

Contextual Indicators

GLA Population Projections

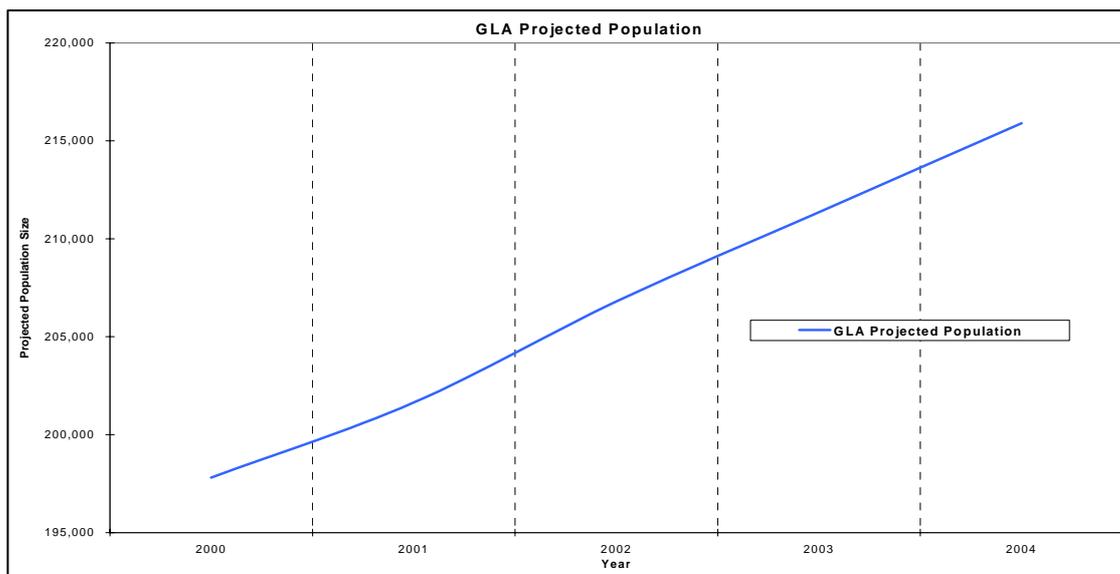
5.2 Tower Hamlets population is steadily increasing: since 2000 there has been an average 2.2% growth in the population. This trend is projected to continue with the Borough's population expected to increase faster than the rest of London. The borough's population is projected to increase significantly by 50% between 2001 and 2016, compared to the London projected increase of 10%. (GLA Round Interim Demographic Projections).

GLA Age Projections

5.3 Tower Hamlets has a large youth population and is dominated by young working age adults.

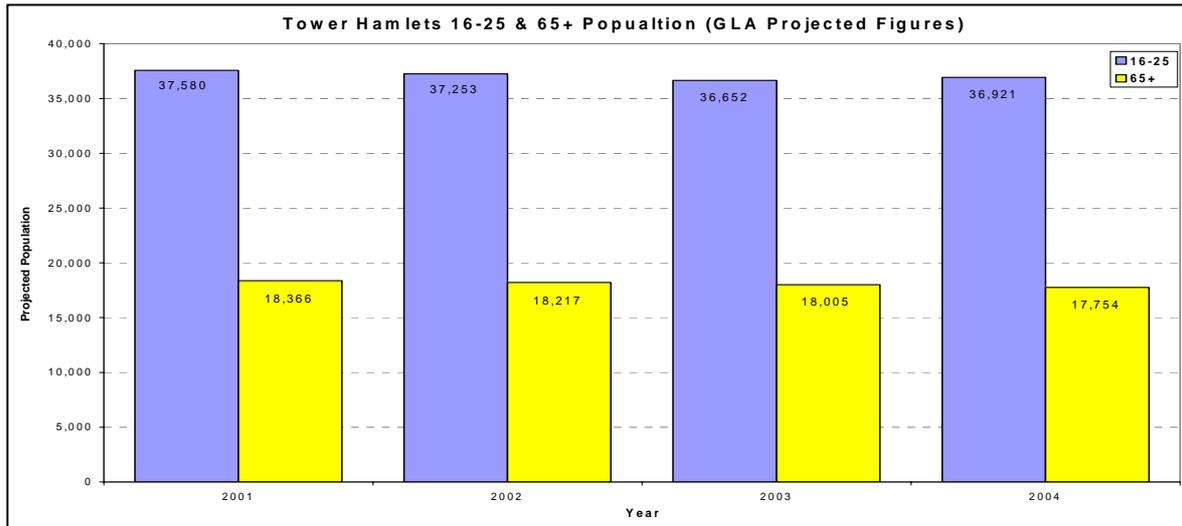
5.4 Although the 16-25 age group in Tower Hamlets has been projected to be falling, it still represents a larger proportion of a Borough's overall population when compared nationally. Tower Hamlets 16-25 age group is 19% of the borough's population compared to 14% for London and 12% nationally. (Source 2001 Census).

Fig 3.0 GLA Projected Population



Source: GLA Round Ward Projections.

Fig 3.1 GLA Projected Figures 16-25 and 65+ year olds



Source: GLA Based Ward Projections

Gender

5.5 The gender split in Tower Hamlets has remained virtually constant over the years: around 51% male and 49% female. With a variation of $\pm 0.40\%$ for either gender.

Core Indicators (C)

5.6 There are no Core indicators for Demographic Structure.

6. Economy and Employment

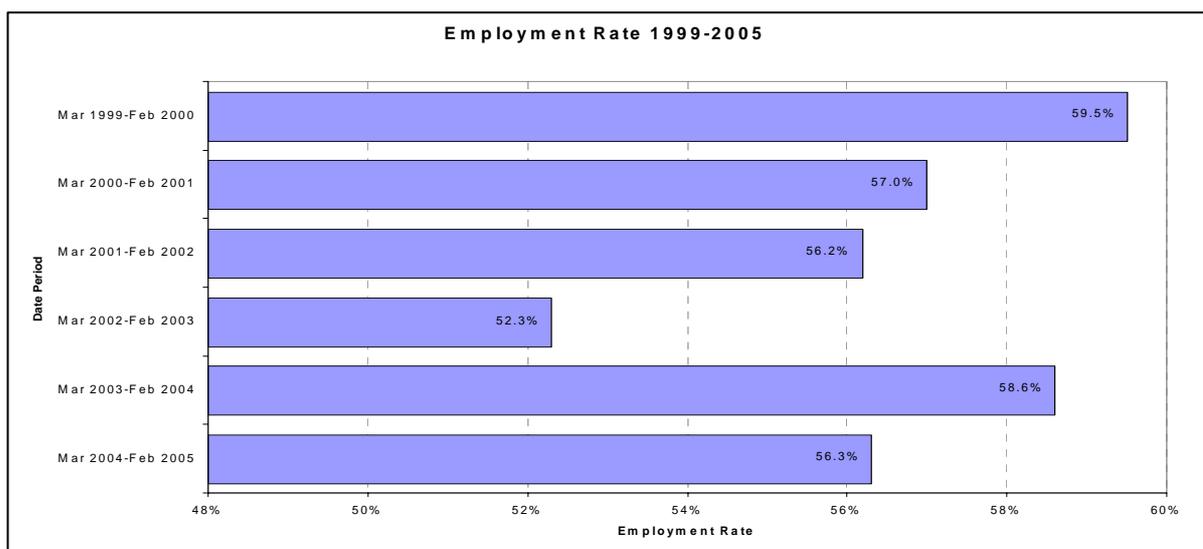
Contextual Indicators

- 6.1 Tower Hamlets has accepted the need to meet the employment targets set in the 2004 London Plan to promote the sustainable creation of 100,000-150,000 additional jobs by 2016. It is envisaged that the additional job growth will predominantly be met in the Opportunity Areas – with the Isle of Dogs alone likely to produce up to 100,000 jobs largely in the financial business services and media fields. Future employment opportunities are expected to be in tourism and hospitality, industrial and commercial companies, public services, retail and advertising.
- 6.2 The Council's Regeneration Strategy highlights that the Borough now has twice as many jobs in the borough as economically active residents. This suggests that a lack of local jobs is not causally linked to the fall in economic activity amongst the working age population of the Borough.
- 6.3 Tower Hamlets continues to have some of the highest levels of unemployment in the country. According to the Annual Population Survey published in March 2005, the borough has a working age employment rate of 54% compared with London (69.1%) and nationally (74.7%).

Economic Activity

- 6.4 Tower Hamlets has low levels of economic activity/participation in the labour market. Between April 2004 and March 2005, 37.8% of Tower Hamlets residents of working age (16-64) were economically inactive. This compares with a London average of 25.7% and a national average of 21.6% economically inactive (ONS Crown Copyright Reserved [from Nomis on 17 November 2005]).
- 6.5 An Action Plan to develop economic activity amongst local people forms part of the Tower Hamlets Regeneration Strategy 2005.

Fig 4.0 Economic Activity Rate 99/00 – 04/05



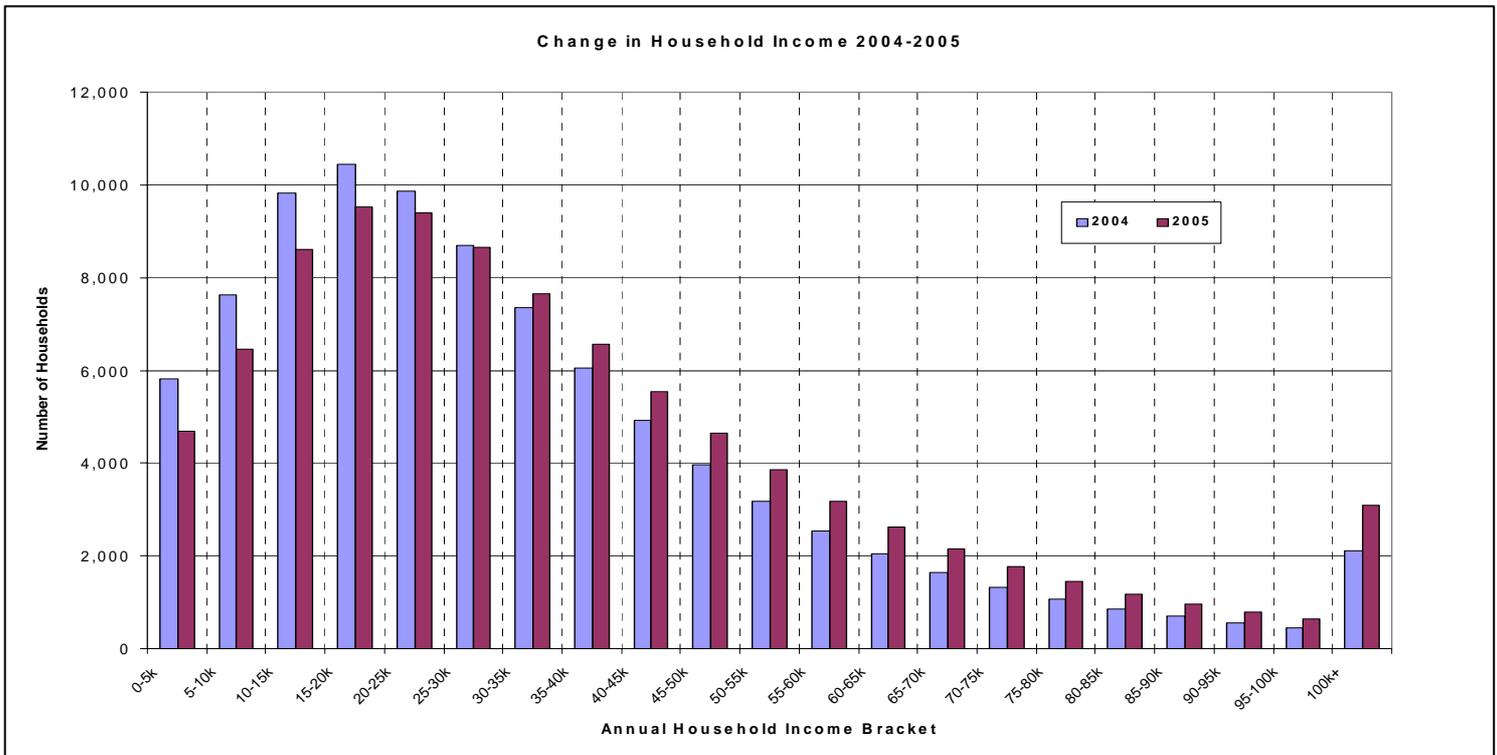
Employment

- 6.6 Although job creation in the borough is high, residents of the borough have not always enjoyed the employment growth.
- 6.7 Between February 2004 and February 2005 the employment rate amongst the working age population of the borough has fallen by 2000 to approximately 82,000 (ONS Crown Copyright Reserved [from Nomis on 17 November 2005]).
- 6.8 There is a 'skills gap' between the high skilled jobs available in the Borough and the lower skilled jobs that local residents are accessing. The Tower Hamlets Regeneration Strategy has formulated an action plan to address this 'skills gap'.

House Prices

- 6.9 Average house prices in Tower Hamlets have been rising. Between March 2004 and June 2005 the average house price has increased by 13%. The average house price in Tower Hamlets between January 2004 and June 2005 is £260,485. This compares with the London average of £278,619 and national average of £166,804.
- 6.10 Household income has increased in Tower Hamlets, between 2002 and 2005. The mean income in Tower Hamlets is £32,000 – not far below London's average household income of £34,500. However, Tower Hamlets mean household income is likely to give a distorted image of average income in the borough due to a small number of very high salaries at one extreme. Tower Hamlets still has a high proportion of households in the lower income brackets.

Fig 4.1 Household Income



Source: Paycheck data, CACI Limited

Core Indicators (CI)

6.11 We recognise that the ODPM has published a Core Output Indicator update (October 2005) however, due to the timing of this publication the scope for Tower Hamlets to incorporate changes within this AMR has been limited. The subsequent changes will be made to the monitoring structures to align them with the updated indicator definitions for future AMRs.

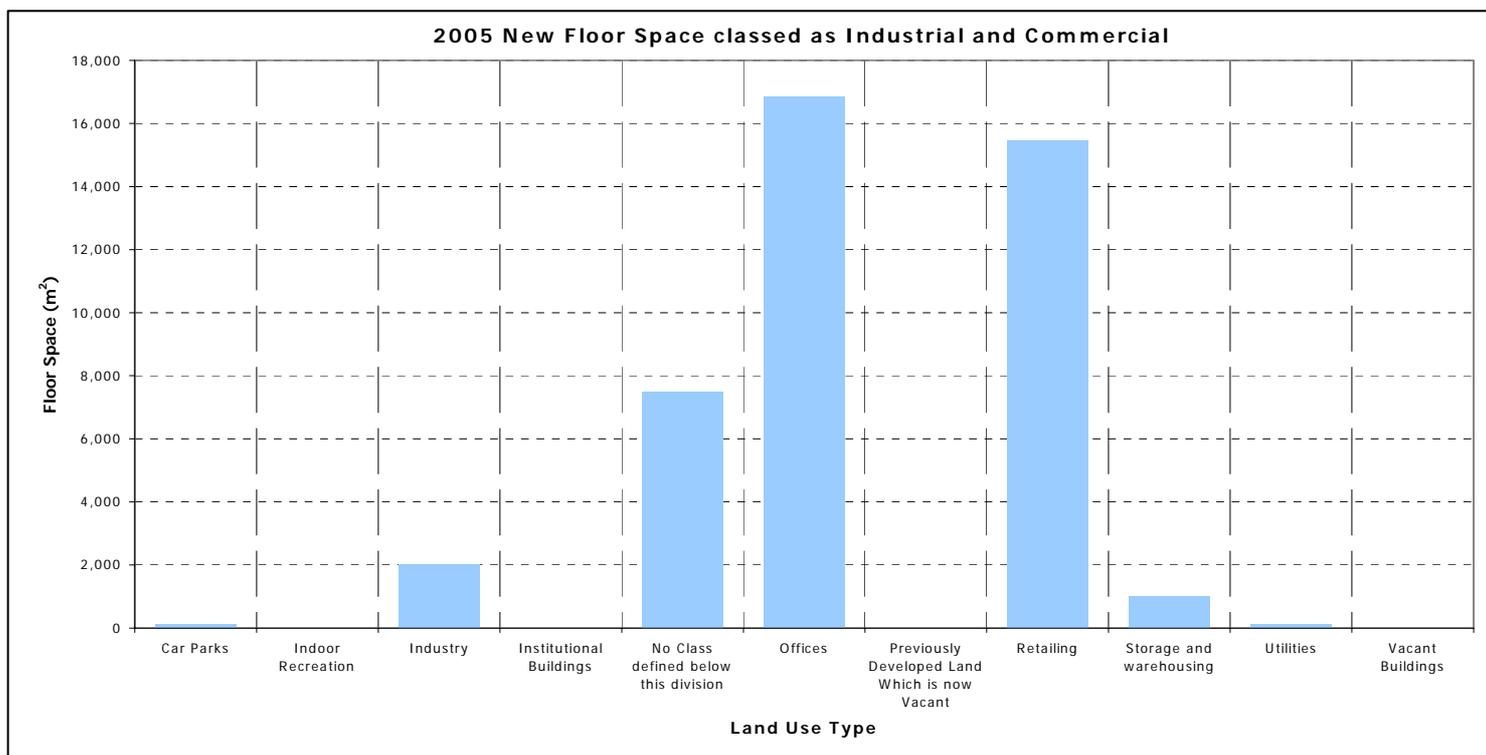
6.12 This AMR uses the standard definitions contained in the guidelines.

6.13 To monitor the Borough's core indicators we have used the system 'Accolaid' which records all planning applications which come from the Borough

CI - Amount of land developed for employment by type

6.14 In the 2004-2005 financial year, there was 33,566m² new or redeveloped floor space classified as Industrial and Commercial. Of this, 39% was Office, 36% was Retail, 5% was Industry, 2% was Storage and Warehousing, and 17% was not classified further beyond a generic 'Industrial and Commercial.'

Fig 4.2 2004/2005 New Industrial & Commercial Floor Space



Source: Accolaid Planning Application Database

CI - Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework.

6.15 Tower Hamlets has four 'opportunity areas' amalgamated into three Area Action Plans (AAPs) in the emerging LDF.

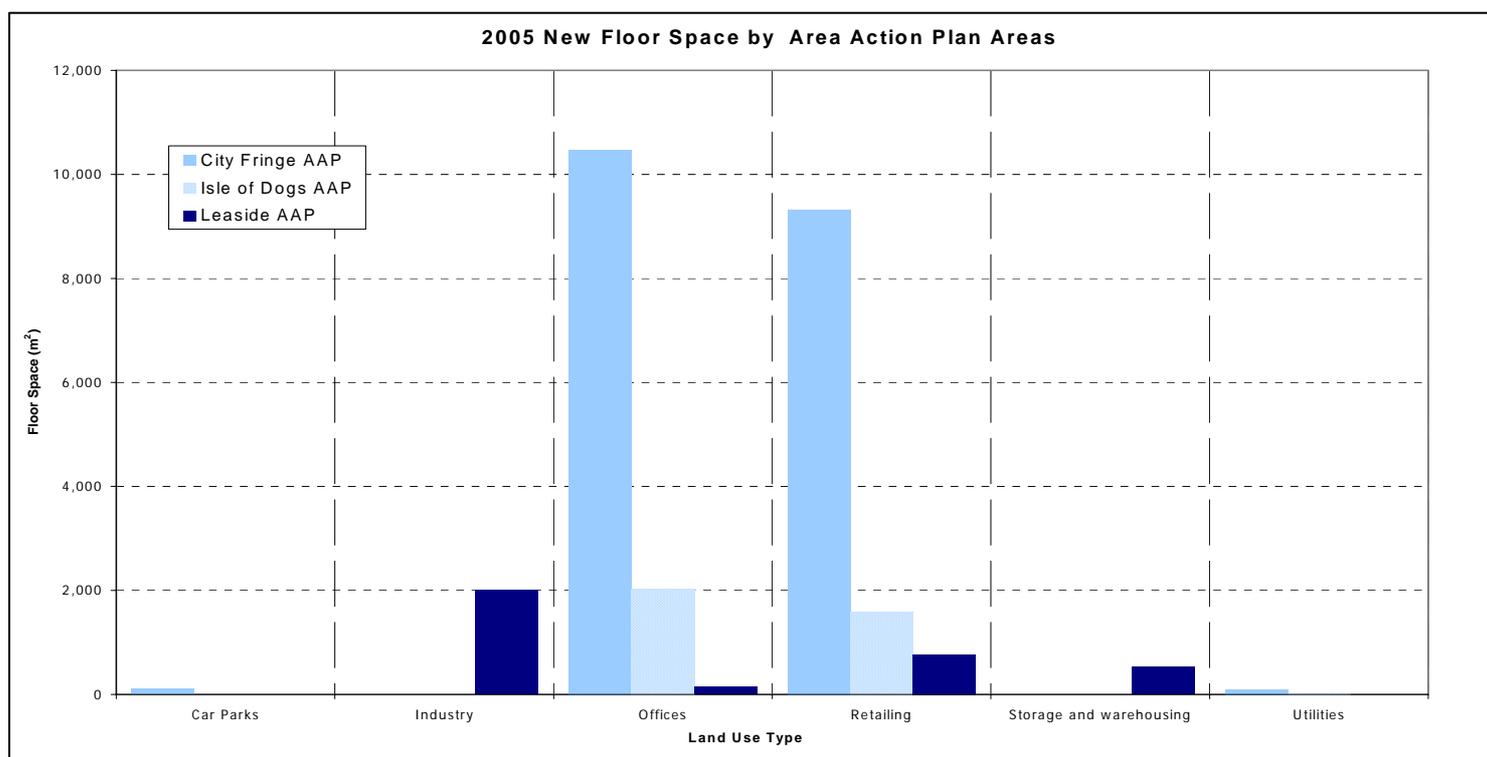
6.16 The total new or redeveloped Industrial and Commercial Sector floor space distribution among the Tower Hamlets Area Action Plan areas were 46% for City Fringe; 8% for Leaside and 8% Isle of Dogs. The rest of the borough took a 37% share of the total Industrial & Commercial Sector floor space distribution.

6.17 In the City Fringe in the 2004-2005 financial year, there was 19,997m² new or redeveloped floor space classified as Industrial and Commercial. Of this, 52% was Office, 47% was Retail, 0.5% was Utilities and 0.5% was Car Parking.

6.18 In the Isle of Dogs in the 2004-2005 financial year, there was 3,643m² new or redeveloped floor space classified as Industrial and Commercial. Of this, 56% was Office and 44% was Retail.

6.19 In Leaside in the 2004-2005 financial year, there was 3,450m² new or redeveloped floor space classified as Industrial and Commercial. Of this, 58% was Industry, 22% was Retail, 15% was Storage and Warehousing, and 4% was Office.

Fig 4.3 2004/2005 New Floor Space by LDF Area Action Plan Location



Source: Accolaid Planning Application Database

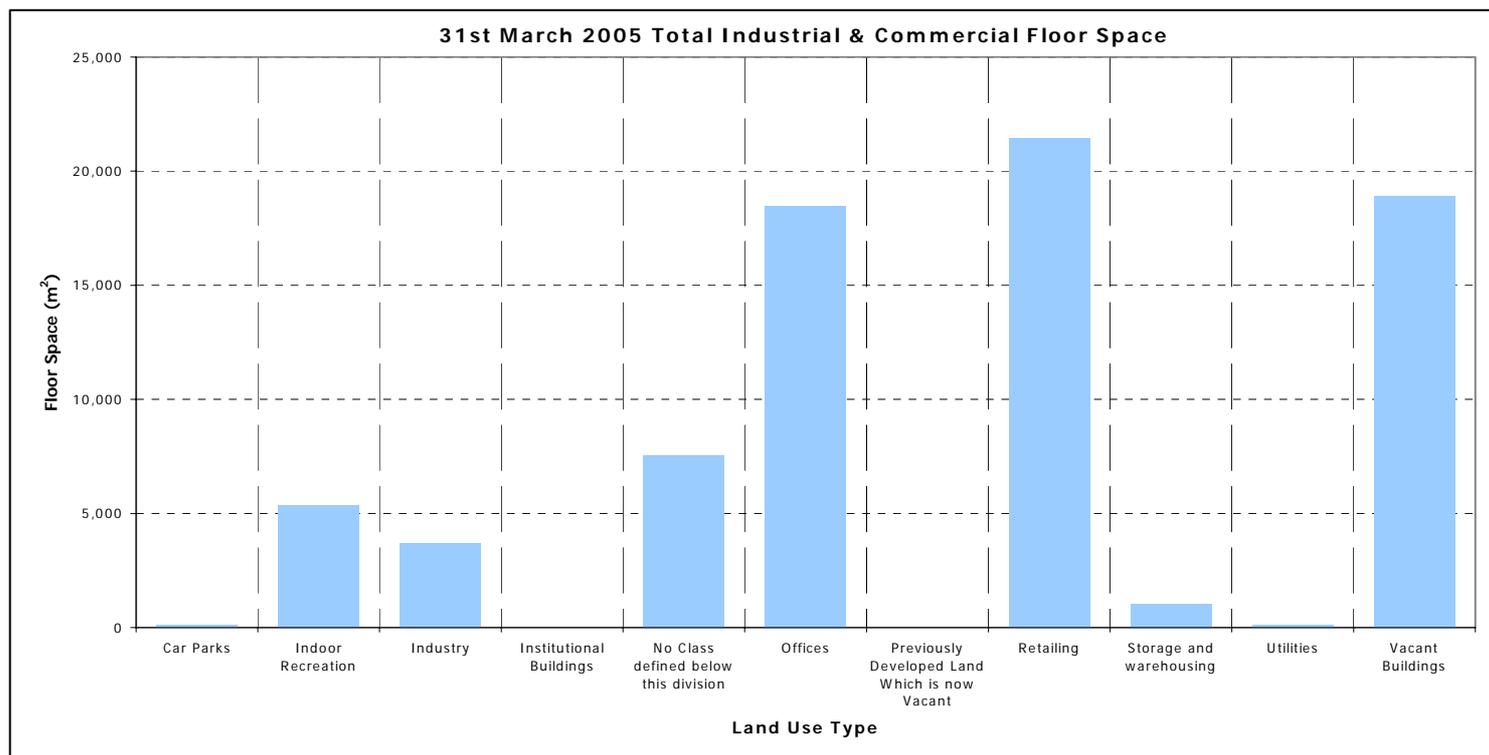
CI – Percentage of land developed for employment (by type), which is on previously developed land

6.20 All land developed for employment is on previously developed land - brownfield sites.

CI – Employment Land Supply by Type

6.21 As at 31st March 2005, there was 76,645m² floor space classified as Industrial and Commercial. Of this, 24% was Office, 28% was Retail, 5% was Industry, 1% was Storage and Warehousing, 7% was Indoor Recreation, 25% was vacant and 10% was not classified further beyond a generic 'Industrial and Commercial.'

Fig 4.4 Total Floor Space

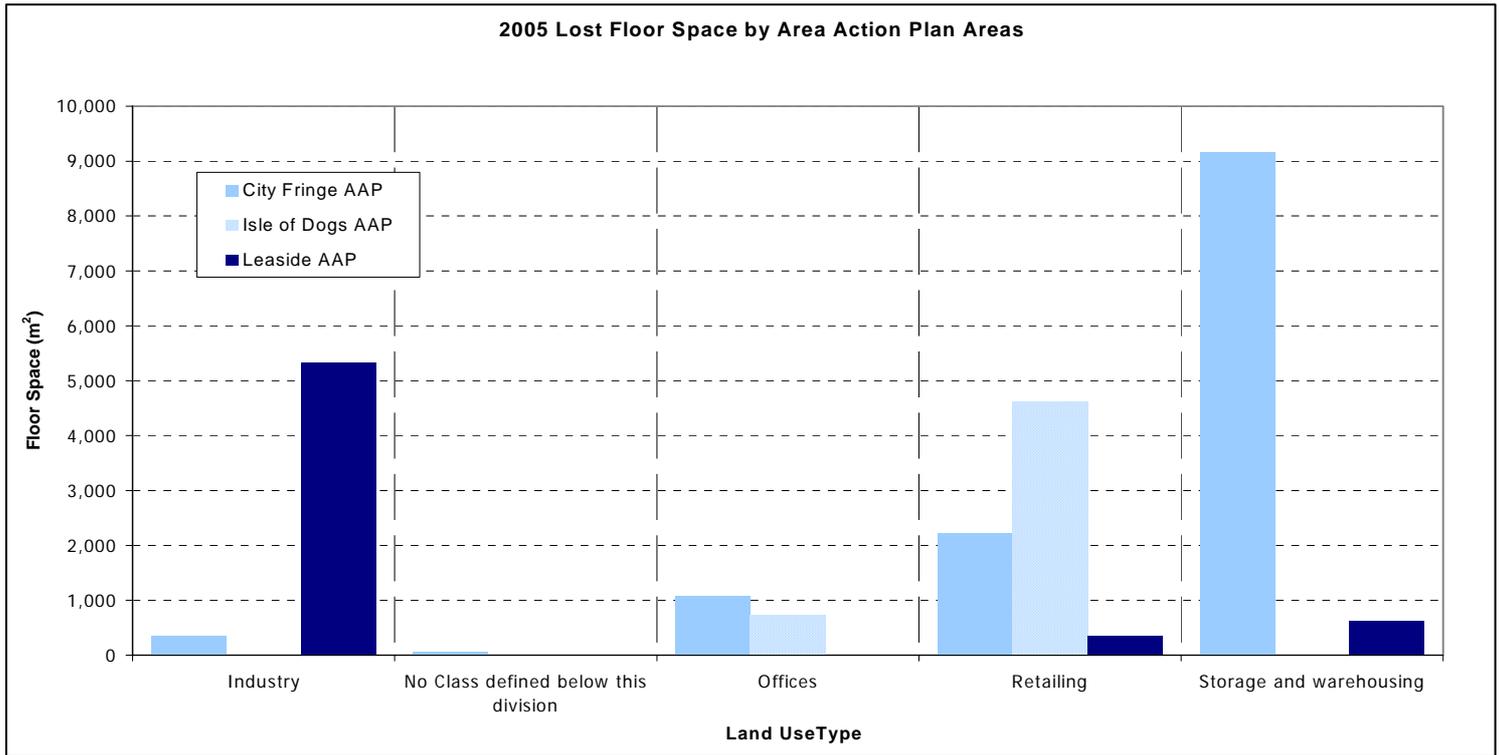


Source: Accolaid Planning Application Database

CI - Losses of employment land in (i) development/regeneration areas and (ii) local authority area and employment land lost to residential development

- 6.22 The density of employment land has increased to achieve both the housing and employment targets set in the 2004 London Plan. Due to the Council's strong focus on employment retention, there is little loss of employment floorspace to residential. Most redevelopment contains at least the same employment floor space in addition to the new residential development on the site.
- 6.23 In the City Fringe in the 2004-2005 financial year, there was a loss of 12,885m² of floor space classified as Industrial and Commercial. Of this, 3% was Industry, 8.5% was Office, 17% was Retail, and 71% was Storage and Warehousing.
- 6.24 In the Isle of Dogs in the 2004-2005 financial year, there was a loss of 5,345m² of floor space classified as Industrial and Commercial. Of this, 14% was Retail, and 86% was Storage and Warehousing.
- 6.25 In Leaside in the 2004-2005 financial year, there was a loss of 6,298m² of floor space classified as Industrial and Commercial. Of this, 84.5% was Industry, 5.5% was Retail, and 10% was Storage and Warehousing.
- 6.26 The above losses however, do not mean that floor space was provided solely for housing. Further analysis needs to be undertaken to determine what proportion went to housing, and what went to other uses including the re-provision of employment.

Fig 4.5 Loss of Employment Floorspace 2004/2005 in the Area Action Plan locations



Source: Accolaid Planning Application Database

7. Housing

Contextual Indicators

- 7.1 According to the 2001 census the borough has 78,000 households. Household projections by the GLA indicate that this should increase by 34% to 105,368 by 2016.
- 7.2 This trend in household numbers is projected to increase faster than the rest of London.

Table 5.0 Housing Stock

Housing Stock April 1985 to April 2005							
Year	Council		RSL		Private		Total
	No.	%	No.	%	No.	%	
2000	28,814	35.45%	16,591	20.41%	35,867	44.13%	81,272
2004	23,530	26.56%	16,461	18.58%	48,608	54.86%	88,599
2005	22,341	24.35%	16,427	17.91%	52,768	57.52%	91,736

Source: LBTH Housing Investment Programme (HIP) Submissions

- 7.3 The Housing Stock figures for 2004-5 (see Fig 7.0 above) indicates the continuing trend of decreasing council owned housing stock to other sources including both RSL's and the Private sector. The change in tenure profile is attributable to the growth in private sector development, investment in regeneration and RSL development, provision of affordable housing through Section 106 agreements, stock transfer and high levels of Right to Buy sales.
- 7.4 There has been a considerable reduction in the council's housing stock, falling from 35.4% in 2000 to 24.35% in 2005. By contrast, prior to 2005, the RSL stock had increased considerably but this trend has slowed considerably and has in fact remained fairly constant between 2000 and 2005. Nonetheless, with about 22,000 tenanted properties and approximately 12,000 leasehold homes, Tower Hamlets Council is still the largest single landlord in the Borough.

Core Indicators (CI)

Housing trajectory showing:

- i) **CI - net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer**

- 7.5 The total number of additional dwellings from the beginning of the Adopted UDP 1998, is as follows:

Table 5.1 Net additional dwellings over previous 5-year period

Year	Net additional dwellings
1998	1633
1999	2003
2000	2574
2001	1708
2002	1630
2003	1108

2004*	2465
TOTAL	13121
Average per year	1874.4

(source: London's Housing Provision 1987 – 2003 GLA Housing Provision Survey 2002 and 2003)

* This information does not come from the GLA Housing Provision Survey 2002-2003. This is information Tower Hamlets has extracted from Accolaid and supplied to the GLA for the London Development Database and for use in the Housing Provision Survey. They represent the official figures that Tower Hamlets is supplying to the GLA and ODPM.

ii) CI - net additional dwellings for the current year

7.6 The annual net additional dwellings completed in 2004/2005 was 2,275. This is over the target of 2,070 dwellings per year set by the 2004 London Plan.

iii) CI - Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer

7.7 The annual average number of net additional dwellings needed to meet overall housing requirements of 41, 280 new homes from 1997 - 2016, having regard to previous years' performances is 2, 070 per year to 2016 – the period of the LDF documents.

iv) CI - The annual net additional dwelling requirement

7.8 The annual housing provision target set in the London Plan 2004, requires Tower Hamlets to provide 2,070 additional dwelling per year. Tower Hamlets is on average currently meeting this target.

v) CI - Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

7.9 Tower Hamlets exceeded its 2,070 target in the financial year of 2004/2005 by 205 additional dwellings. However, the annual average of 2,070 is still the target for additional years to 2016.

CI - Percentage of new and converted dwellings on previously developed land

7.10 Approximately 100% of the new and converted dwellings have been provided on previously developed land.

CI - Percentage of new dwellings completed at:

- (i) less than 30 dwellings per hectare;***
- (ii) between 30 and 50 dwellings per hectare; and***
- (iii) Above 50 dwellings per hectare.***

7.11 The Council currently does not collect data from each planning application regarding approved density to determine the percentage of application less than 30-50 dwellings per hectare. However we are reviewing our monitoring practice to ensure the system is put in place to provide the necessary data for the AMR 2006.

7.12 The borough is predominantly urban in character meaning that in accordance with the Density and Location Parking Matrix in the London Plan the lowest density range for the London Borough of Tower Hamlets is generally not less than 50 dwellings per hectare. Furthermore, according to the GLA's 2004 London Housing Capacity Study the average density of dwellings per hectare in Tower Hamlets is 115 (du/ha). Subsequently, it is fair to assume that minimal development in the London Borough of Tower Hamlets approved in 2004-5 will be less than 50 dwellings per hectare.

CI - Affordable housing completions

7.13 The total number of affordable housing completions for 2003/04 is 563. Completions for 2004/2005 are still undergoing calculation.

8. Social and Local Facilities

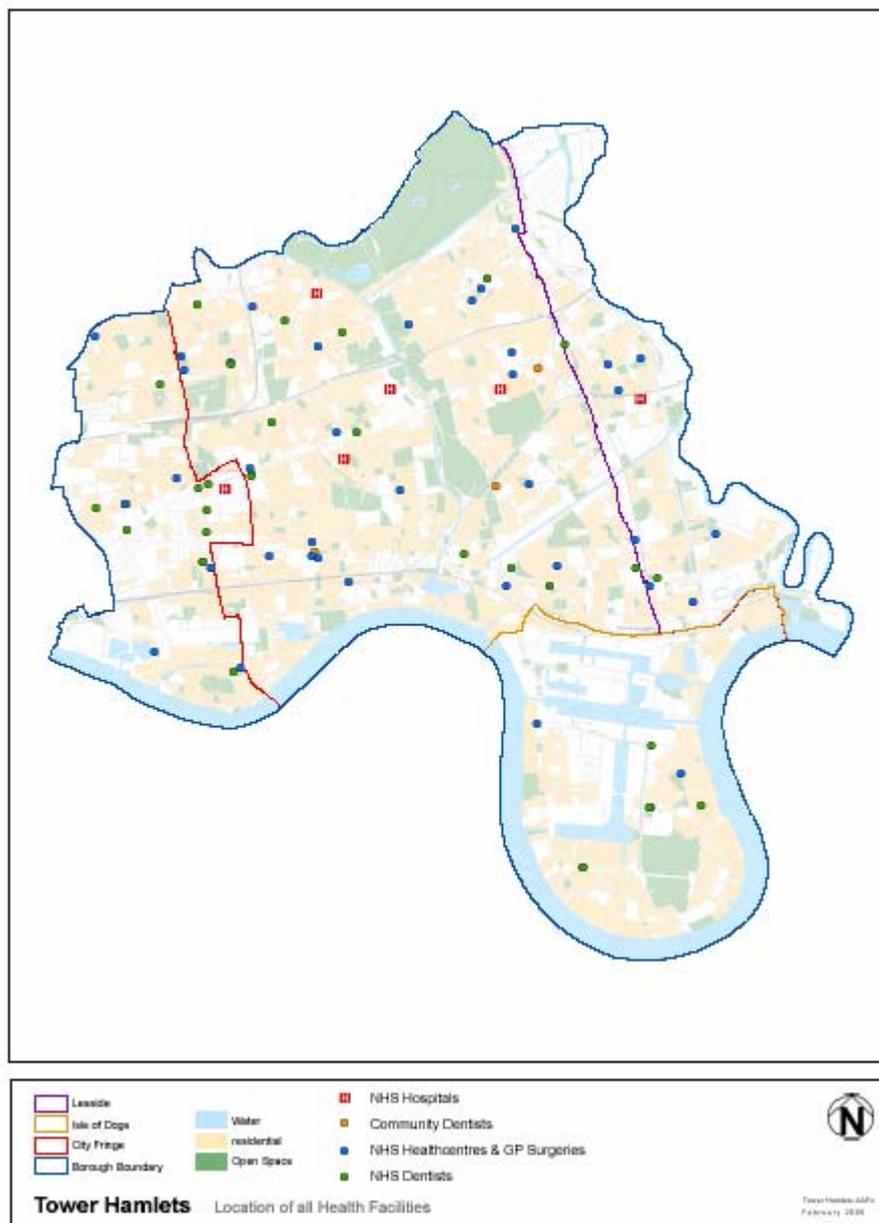
Contextual Indicators

Health

8.1 The Tower Hamlets Primary Care Trust currently has a two star rating. It has a high score in terms of access to quality services, and low scores for improving health and service provision. In consultation with the PCT, the Council's LDF takes into account current provision, expected population and catchment, and determines what level of service is required in what locations to meet demand until 2016 and beyond. The PCT is striving to improve its star rating.

(<http://www.nhs.uk/england/authoritiestrusts/pct/starrating.aspx?orgcode=5C4&type=PCT>)

Figure 5.0 Location of Health Facilities Tower Hamlets



Education

- 8.2 Tower Hamlets is spearheading a drive to improve standards of education in the borough leading to primary and secondary school results improving faster than in any other LEA. There is also a strong commitment to lifelong learning, and higher education.

Figure 5.1 Location of schools in Tower Hamlets



Crime

- 8.3 Overall, crime figures vary across the Borough with some areas experiencing increases and others decreases. Tower Hamlets has high rates of crime when compared nationally and amongst Greater London (see Table 6.0 over page).
- 8.4 Evidence from the 2004 Crime and Disorder Audit confirms that through targeted policing, patrolling wardens and investment in prevention, a reduction in street robbery, residential burglary, motor vehicle crime and youth

offending has been achieved. More still needs to be done to achieve reductions in other areas.

Table 6.0 Crime in Tower Hamlets and London Average

Borough	Violence Against the Person Total	Sexual Offences Total	Robbery Total	Burglary Total	Theft and Handling Total	Fraud or Forgery Total	Criminal Damage Total	Drugs Total	Other Notifiable Offences Total	Grand Total
Tower Hamlets (2004/05)	7895	410	1457	3070	15302	2293	4427	1099	376	36,329
London Average(2004/05)	6103.7	328	1183	3073	12368	2105	4109	999	306	30,574

Source Met Police (www.met.police.uk/crimestatistics/index.htm)

Unemployment Claimant Count

8.3 Tower Hamlets Claimant Count rate has fallen significantly by 26% from a rate of 12.2% in January 2004 to 9% in July 2005. The London and Great Britain average over the same period has fallen less dramatically by a rate of 6% Tower Hamlets continues to have high levels of unemployment, well above the national.

8.4 Although unemployment has fallen in line with the national trend from 9.5% in 2004 to 8.4% currently, Tower Hamlets continues to have high levels of unemployment, well above the national level.

Open Space

8.5 The Council officers carried out a considerable amount of user and non-user consultation on open spaces in the borough. General questions were asked of the wider community through a number of mechanisms including; the Citizens Panel, external surveys of parks' users, direct consultation with tenants and resident associations, play groups, parents groups, and youth groups. The draft Open Space Strategy states that 64% of residents considered that the park or open space that they visited most frequently provided them with what they wanted. They identified the major reasons for dissatisfaction as being:

- Too few facilities (34%)
- Don't feel safe (26%)
- They're untidy (12%)
- They're not clean enough (11%)

Core Indicators (CI)

CI – Percentage of eligible open spaces managed to green flag award status

8.6 The Council has had all four of its Green Flag awards renewed for 2005, recognising its high quality green and open spaces. Historic Trinity Square Gardens was lauded for its peace and tranquillity as one of London's finest green spaces. The gardens have also been awarded the English Heritage Green Heritage award.

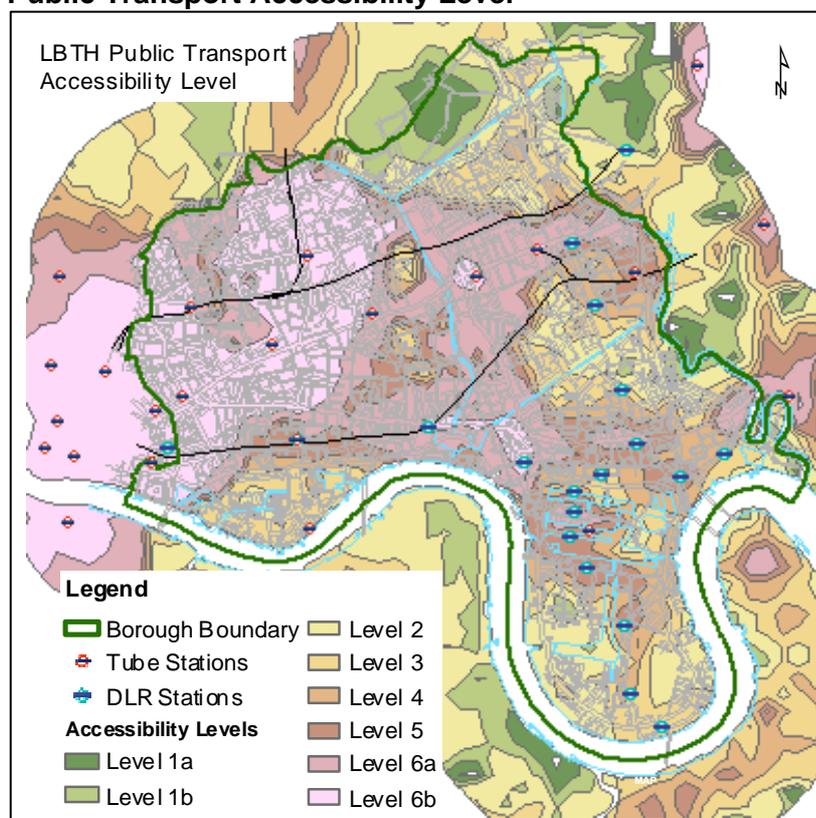
8.7 Three other Tower Hamlets locations – Island Gardens, Mile End Park and Weaver's Fields – were also winners in the 2005 Green Flag Award, the national standard for parks and green spaces.

9. Transport

Contextual Indicators

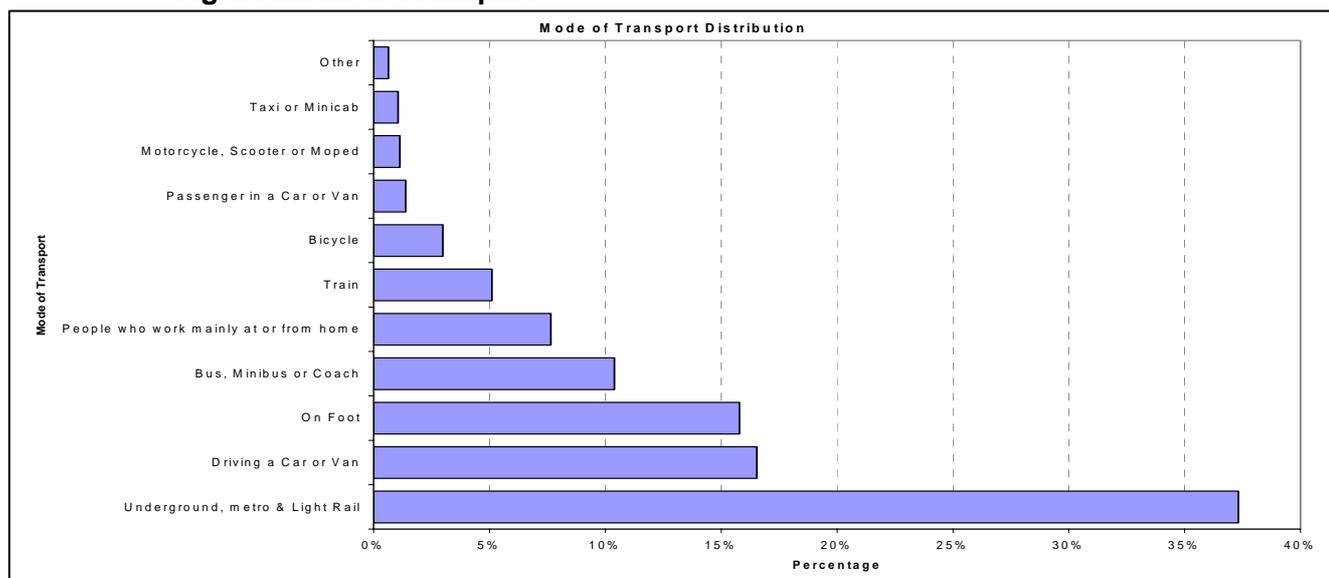
- 9.1 Tower Hamlets residents enjoy good transport connections to the boroughs main employment areas and to Central London. Residents are generally within easy commuting distance of a massive number of social and recreational facilities.
- 9.2 Tower Hamlets is ranked 11th out of 408 districts in Great Britain, for accessibility and connectivity (Tower Hamlets Regeneration Strategy, 2005) The levels of access to public transport in the borough are illustrated on the Public Transport Accessibility Level (PTAL) map below (Fig 6.0):

Fig 6.0 Public Transport Accessibility Level



- 9.3 The borough's residents rely heavily on the public transport system, in particular the underground and DLR. This is reflected in fig. 6.1 over page.

Fig 6.1 Mode of Transport



Source: LBTH Draft Consultation Local Implementation Plan 2005/06.

9.4 The existing public transport infrastructure is geared towards east-west movements with more limited connections for those seeking to travel in north-south directions. Additionally, there is poor interchange between modes of transport and for pedestrians and cyclists, physical barriers prevent good networks and accessibility throughout the Borough.

9.5 New transport infrastructure such as the East London Line extension, Crossrail and the completion of the increased capacity on the Docklands Light Railway along with the extension to London City Airport will further enhance the Borough's "connectivity". The East London line in particular will improve north-south connections. Improving walking and cycling infrastructure is central to the emerging Core Strategy and Development Control Document (especially Policy TR7).

Core Indicators

CI - Percentage of completed non-residential development complying with car parking standards set out in the local development framework

9.6 We are examining but unable to secure data of the necessary quality to address this indicator, particularly with regards to building control data. Our monitoring system does not currently provide the back dated link between the Planning Application model Development Control (DC) and the Building Control model (BC) which holds the "Completed" value. We will address this in view of next year's AMR.

CI - Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre

9.7 We are unable to determine the distance factor within 30 minutes of residential development. The Borough Council will review how this can be monitored in the future.

9.8 Given the high PTAL levels as illustrated in fig.6 above, it is probable that a substantial number of new residents would be able to reach these facilities within 30 minutes. However, although it is noted that PTALs do not take into account the frequency of public transport.

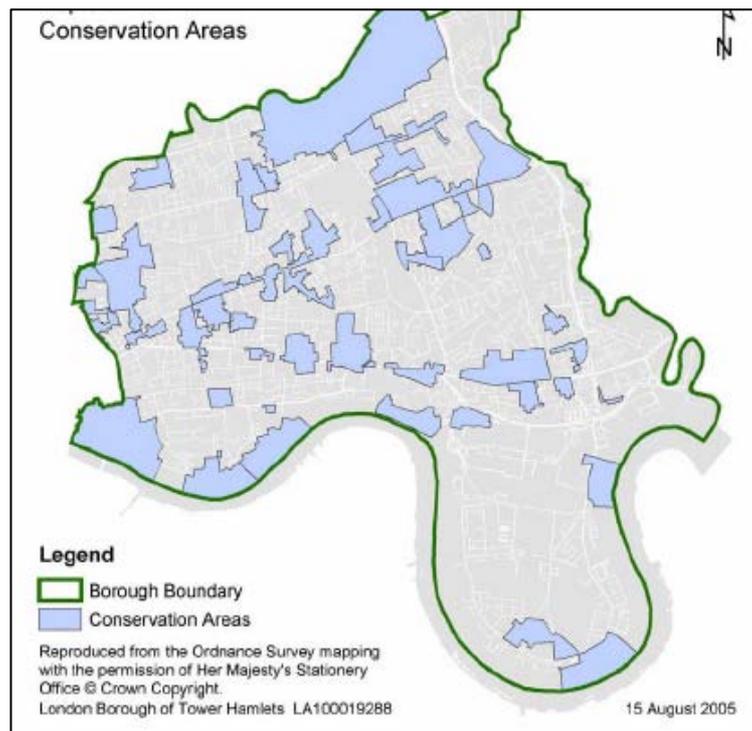
10. Urban Design and Conservation

Contextual Indicators

Conservation

- 10.1 There are approximately 50 Conservation Areas, 16 protected squares and four historic open spaces within the borough, representing the best of the different characteristics of Tower Hamlet's built environment. Close to 2000 buildings and structures have statutory listings and roughly 700 building are currently locally listed. This along with the Tower of London World Heritage Site and the Maritime Greenwich Site on the borough boundary indicates a borough rich in history.

Fig 7.0 Conservation Areas



Design Awards

- 8.5 Chrisp Street Idea Store won a Royal Institute of British Architects (RIBA) award 2005 for its bold and accessible design.

Core indicators (CI)

- 10.3 No Core Indicators were issued for this topic.

11. Environmental Quality

Contextual Indicators

Biodiversity

- 11.1 A Biodiversity Action Plan has been formulated to protect habitat and species in Tower Hamlets. The plan highlights that there is rare wildlife in Tower Hamlets – the black redstart (the “brownfield bird”), the Mile End Spider (discovered in 2002 and found nowhere else in Britain) and the London rocket, the plant made famous by the Great Fire of London.

Waste disposal and recycling

- 11.2 Tower Hamlets Council faces a number of challenges in respect to the sustainable management of the boroughs waste. Driven by the EU Landfill Directive, the Government’s Waste Strategy 2000 and the Mayor’s Municipal Waste Strategy require drastic reductions in waste going to landfill. Landfill allowances have been allocated to the authorities at a level that will allow England to meet its contribution to the UK targets under the Landfill Directive. The commitment to reducing reliance on landfill as well as ambitious recycling and recovery targets for London are contained in Mayoral strategies (the London Plan and the Mayor’s Municipal Waste Management Strategy).
- 11.3 In addition to these challenging targets demographic changes will also have a significant affect on waste in the borough. The anticipated rise in population and targets for new homes in the borough to 2016 suggest that there will be a significant increase in the amount of municipal waste generated including construction and demolition waste. This is compounded by the trend towards an increased volume of waste per household.
- 11.4 There is a high proportion of higher rise flat development, some 83% of the total. This means that most municipal waste collected is from bulk bins which is cheaper than collection from individual houses. The waste composition includes very high levels of food waste (up to 40% of total municipal waste).
- 11.5 The Council committed to achieving more sustainable waste management and meeting the requirements of the Landfill Allowance Trading Scheme and to achieving higher recycling and recovery targets. This is reflected in the Council’s adopted Municipal Waste Strategy (shortly to be reviewed) as well as waste policies contained in the emerging Core Document and Development Control document and Area Action Plans and will be carried forward into the production of a Waste Development Plan Document. A key element in the attainment of this aim is the Council’s recycling programme. Historically the recycling performance of Tower Hamlets has been poor. The high proportion of higher rise flat development poses a number of challenges in respect of recycling. Achieving access to private developments can also be problematic.
- 11.6 Measures are being taken to increase recycling, and levels rose from 5% in 2003/4 to 7% in 2004/5. The “It’s so Easy Scheme” introduced in 2005 is a comprehensive doorstep collection service for 92,000 homes. A publicity and incentive programme is central to this scheme with outreach teams are working on boosting participation. The Council also has a well-established programme operating in the boroughs schools aimed at encouraging recycling.

Core Indicators (CI)

CI - Change in areas and populations of biodiversity importance, including:

(i) change in priority habitats and species (by type)

11.7 Estimated - No change.

CI (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

11.8 The table below (7.0) shows additional Sites of Importance for Nature Conservation (SINCs) proposed by the GLA.

Table 7.0 Proposed Additions to Sites Important for Nature Conservation

Site	Area (Ha)	Habitat
Pinchin Street Disused Railway	0.20	Buddleia scrub, semi-improved grassland, ruderal.
St Paul's Churchyard, Shadwell	0.35	Scattered trees, planted shrubbery, amenity grassland.
St Bartholomew's Gardens	0.37	Scattered trees, plated shrubbery, amenity grassland.
Ropemakers Field	1.58	Non-native broad-leaved woodland, scattered trees, planted shrubbery, semi-improved neutral grassland, amenity grassland
Meath Gardens	3.90	Scattered trees, planted shrubbery, amenity grassland, ruderal allotments.
Robin Hood Gardens	0.83	Scattered trees, planted shrubbery, neutral grassland, tall herbs
Aberfeldy Millennium Green	0.38	Scattered trees, planted shrubbery, neutral grassland.
St Luke's C of E Primary School Wild Area	0.21	Scattered trees, planted shrubbery, neutral grassland (semi-improved), tall herbs, standing water.
Cyril Jackson School Nature Area	0.08	Scattered trees, herb-rich neutral grassland, tall herbs, wet marginal vegetation, standing water.
Millwall Park	7.69	Amenity grassland, scattered trees, planted shrubbery, bare soil and rock, neutral grassland.
Poplar Park & St Matthias Old Churchyard	1.86	Scattered trees, planted shrubbery, amenity grassland.
Total	17.25	

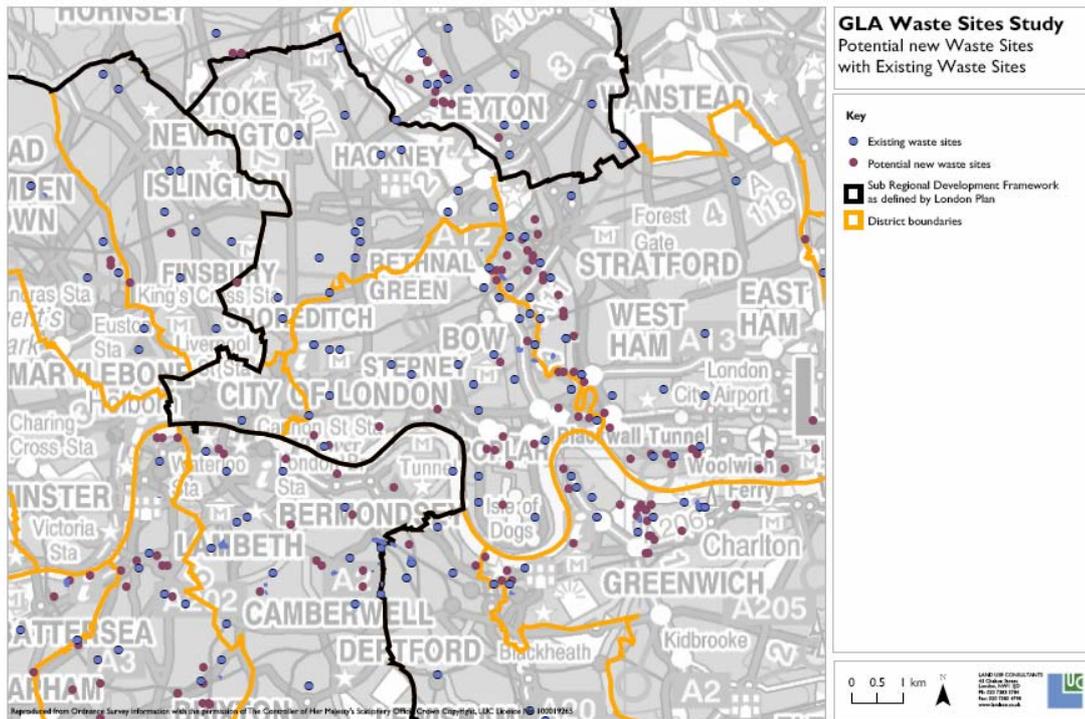
Waste

CI - Capacity of new waste management facilities by type

11.9 The Council is currently in the process of collating figures in respect of the capacity of waste management facilities by type. This will draw on the Recycling and Recovery Facilities Site Investigation (July 2005) which informed the draft Waste alterations to the London. These identify the number and type of new or

enhanced recycling and waste processing facilities required and the opportunities for their broad location across London (see Fig. 8.0 below).

Figure 8.0 Potential and Existing New Waste Sites



Source: Recycling and recovery facilities sites investigation in London, July 2005, GLA (prepared by LUC and SLR Consulting).

11.10 The table overpage (7.1) details the recycling and recovery facilities in Tower Hamlets. Where available, details are included as to their capacity.

SITE NAME	OPERATOR	POST CODE	REGION		TYPE OF SITE			TOTAL	
				Borough	DISPOSAL ?	TRANSFER ?	PROCESSOR ?	Maximum licensed capacity/ assumed capacity	THROUGHPUT (tonnes)
Phase 2	Groundcover Dbm	E3	East	Tower Hamlets			C&D PROCESSING REPROCESSING	-	-
Phase 3	Groundcover Dbm	E3	East	Tower Hamlets			C&D PROCESSING REPROCESSING	-	-
1-5 World Trade Centre	Chantrey Davis C/o Waterman Environmental Consult.		East	Tower Hamlets			C&D PROCESSING REPROCESSING	-	-
Devons Road	Tamdown Limited	E3 3PN	East	Tower Hamlets			C&D PROCESSING REPROCESSING	-	-
East India Dock Basin	Bilton plc	E14 0JW	East	Tower Hamlets			C&D PROCESSING REPROCESSING	-	-
East India Dock Basin	Bilton plc	E14	East	Tower Hamlets			C&D PROCESSING REPROCESSING	-	-
Mill Quarry	Natta Building Company Ltd		East	Tower Hamlets			C&D PROCESSING REPROCESSING	-	-
Tiller Rd	Anderson Construction Ltd	E	East	Tower Hamlets			C&D PROCESSING REPROCESSING	-	-
Bromley by Bow Gardens	Bromley by Bow Gardens	E3 3BT	East	Tower Hamlets	COMPOST			-	-
Cable Street Community Garden	Cable Street Community Garden	E1W 1LF	East	Tower Hamlets	COMPOST			-	-
Mudchute Park and Farm	Mudchute Park and Farm	E14 3HP	East	Tower Hamlets	COMPOST			-	-
Spitalfields City Farm	Spitalfields City Farm	E1 5HJ	East	Tower Hamlets	COMPOST			-	-
St Mary's Backyard	St Mary's Backyard	E1 1IS	East	Tower Hamlets	COMPOST			-	-
Stepping Stones City Farm	Stepping Stones City Farm	E1 3DG	East	Tower Hamlets	COMPOST			-	1
Ben Jonson Primary School	Global Action Plan	E1 3AF	East	Tower Hamlets	COMPOST			-	100
78/90 Cheshire Street	Coppermill Ltd	E2 6EH	East	Tower Hamlets			RECYCLABLES: REPROCESSOR	-	-
Fairfield Road	Henry Frederick Bates	E3 2QP	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	25,000	11,314
Iceland Wharf	Prontex Ltd	E3 2JP	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	15,600	-
Burdett Rd	Sadler David	E3 4JS	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
1 Lanrick Rd	Abbot's Waste Paper Co Ltd	E14 0JF	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
122-126 West Ferry Road	Klein & Co	E14 3SG	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	10,000	-
Folds Road	Davidsons Waste Paper	E3 3JZ	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
Stour Rd	Silver Lining Industries Ltd	E3 2NT	East	Tower Hamlets		HH / C&I		25,000	3,656
Gillender Street	Cleanaway Ltd	E14 6RH	East	Tower Hamlets		HH / C&I		195,000	78,593
Towcester Road	Clifford Devlin Ltd	E3 3ND	East	Tower Hamlets		HH / C&I		22	22
Moody Wharf	Erith Haulage Company Ltd	E14 0JF	East	Tower Hamlets		HH / C&I		228,000	43,171
Northumberland Wharf	Cleanaway Ltd	E14 9RG	East	Tower Hamlets	CA			198,120	2,300
Northumberland Wharf	Cleanaway Ltd	E14 9RG	East	Tower Hamlets		HH / C&I		100,000	100,000
Admirals Way	Assethall Ltd	E6 4LD	East	Tower Hamlets		INERT		60,000	-
London Ind Park	Avon Lippiatt Hobbs	E6 4LP	East	Tower Hamlets		INERT		25,000	-
Wick Lane	J B Riney & Co Ltd	E3 2TF	East	Tower Hamlets		INERT		25,000	4,500
AW Lawson & Co Ltd.	AW Lawson & Co Ltd.	E3 3JZ	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
18a Cording St	D&K Cranfield	E14 6NR	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
52, Thomas Road	Robert Hough Ltd	E14 7BJ	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
Unit 1 Valentine House	Edwards Waste Paper Ltd	E3 3DA	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
Coppermill Ltd.	Coppermill Ltd.	E2 6 EH	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
S. Zimmerman & Son	S. Zimmerman & Son	E14 8ET	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
By -Products	By -Products Trading Co. Ltd.	E1 8BL	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
E Klein & Co.	E Klein & Co.	E14 8SG	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-
Rimic Ltd.	Rimic Ltd.	E14 8SG	East	Tower Hamlets			RECYCLABLES: STORAGE & PROCESSING	-	-

Table 7.2 Recycling and recovery facilities sites investigation in London
Source: July 2005. GLA (LUC and SLR Consulting)

CI - Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed

11.11 The total municipal waste arising is approximately 104,111 tonnes of which 78,138 tonnes is household waste and 25,973 tonnes is other municipal waste. Municipal waste arising in the borough is sent to landfill. For the majority of this waste (67,833 tonnes), the Council uses the compacting transfer station at Northumberland Wharf to compact, containerise and transfer the residual waste to barges which are taken down river to a Landfill site in Mucking, Essex. A smaller proportion of the boroughs household waste is sent landfill via City of London City of London transfer station and the Gillender Street transfer station.

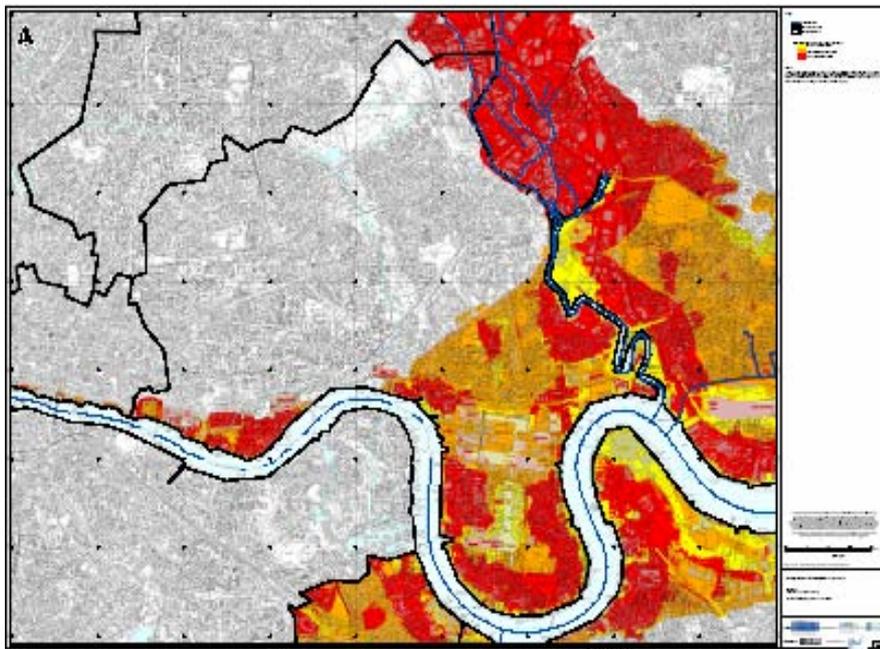
Flood Protection & Water Quality

CI - Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

11.12 No planning permissions are granted contrary to the advice of the Environment Agency.

11.13 The map below illustrates areas of flood risk in Tower Hamlets.

Fig 9.0 – Flood risk areas in Tower Hamlets



12. Conclusion

Meeting the LDS targets and milestones

12.1 The table below (8.0) illustrates the progress achieved on meeting the LDS targets. Given the LDS was adopted after the period covered in this AMR, there is no change at present. The next AMR will provide full details for the period April 2005 – March 2006.

Table 8.0 Milestones achieved/missed in the LDS

Core Strategy & Development Control	-
Isle Of Dogs Area Action Plan (AAP)	-
City Fringe AAP	-
Leaside AAP	-
Statement of Community Involvement	-
Central Area AAP	-
Waste Development Plan Document (DPD)	-
Annual Monitoring Report (AMR)	-
Supplementary Planning Documents (SPDs)	-

Extent to which policies in the Development Plan are being achieved

12.2 Having analysed the information including the BV performance and how LBTH measures relating to London, the following table highlights which areas we are doing well on, and which require improvements – to now be incorporated in the new style development plan – the Local Development Framework.

12.3 Four Development Plan Documents have gone out for consultation as preferred options hence are only just gaining weight for Development Control purposes. Therefore it will be next year before we will get any indication of whether policies are being achieved. However, from the information provided in this AMR, we can conclude improvements need to be made in a number of areas.

12.4 Table 8.1 illustrates where targets have or have not been achieved and what key focus/changes are required for the emerging LDF policy. Where information is currently unavailable targets are highlighted in yellow.

Table 8.1 Progress towards Development Plan policies

Demographic Structure	No core indicators
Economy & Employment	Losses of employment land lost specifically to residential development currently unknown.
	All land for employment in Tower Hamlets is on previously developed land.
Housing	The annual net additional dwellings completed in 2004/05 were 2, 275. This is above the target of 2, 070 dwellings per year.
	Percentage of new homes built on previously developed land: 100%
	Affordable Housing completions for 2004/2005 currently being calculated.
Social and Local Facilities	Numerous Green Flag awards.
Transport	Unknown: Percentage of completed non-residential development complying with car parking standards set out in the local development framework.
	No definitive percentages in terms of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre – however likely to be high given the information we do have to date.
Urban design & Conservation	No core indicators
Environmental Quality	No change in priority habitats and species (by type).
	Unknown: capacity of new waste management facilities. The Council is currently collating said figures.
	Amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed – Ranked 12 th from 32 London borough's excluding the City of London.
	No planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Policy Changes from 1998 Adopted UDP to Preferred Options

- 12.5 Table 8.2 illustrates the strategic policy changes between the 1998 Adopted UDP and the emerging LDF (currently in the Preferred Options stage). Policies have been grouped according to the Strategic Planning Policy headings outlined in the Adopted 1998 UDP. The number of core policies has consolidated from 55 policies in the UDP to 29 in the emerging LDF, which generally has a wider focus than the core strategies of the 1998 UDP. Where there are gaps in the corresponding rows in Table 8.2 the Development Control Policies should be consulted for further detail on that policy area.
- 12.6 As table 8.2 demonstrates, there are few changes in the core strategies between the 1998 UDP and the Preferred Options. Therefore this AMR will monitor the emerging LDF policies which reflect the up-to-date changes of the London Plan.
- 12.7 The most significant change between the 1998 UDP and the Preferred Options is the increase in the borough-wide affordable housing target from 25% to 50% respectively. The Economy and Employment policies maintain a focus on increasing local employment although in the Preferred Options a target has been

set for the number of additional jobs created – 100,000-150,000 available to local residents; no target was set in the 1998 adopted UDP.

Table 8.2 Policy Changes from 1998 Adopted UDP to Preferred Options

Policies	1998 UDP	Emerging LDF
Core/Strategic	<p>ST1 To deliver an effective, sensitive and fair planning service by developing and implementing policies and proposals which address the needs of all of the residents of the borough, including those with special needs, that is:- people from ethnic minority groups, people with disabilities, women, people from minority cultural and religious backgrounds, and elderly people.</p> <p>ST2 To welcome investment and encourage public/private sector partnership proposals which generate employment, improve the environment, provide housing and social facilities, and bring derelict sites and buildings into beneficial use, in accordance with the overall strategy of this plan.</p> <p>ST3 To promote sustainable development.</p>	<p>CS2 To ensure that the planning process does not create outcomes that disadvantage groups and individuals because of race, gender, disability, faith or religion, sexual orientation or age.</p> <p>CS25 The Council will seek to secure infrastructure improvements and community benefits through s106 Planning Obligations agreements and other key mechanisms, in accordance with relevant legislation and guidance.</p> <p>CS26 The Council will seek to prepare master plans and/or development briefs in consultation with those who live, work and visit Tower Hamlets, for specific sites or areas that need more detailed guidance and comprehensive management.</p>
The Environment	<p>ST4 To ensure that development respects the built environment of the borough and to encourage development that improves the environment.</p> <p>ST5 To ensure that development contributes to a safe, welcoming and attractive environment which is accessible to all groups of people.</p> <p>ST6 To protect the environment of the Borough and the amenity of residents from pollution caused by development and the development process.</p> <p>ST7 To promote environmentally acceptable development by encouraging energy efficiency in the design of buildings and the use of materials.</p> <p>ST8 To protect and enhance open spaces of amenity value, particularly areas of nature conservation importance and to encourage the creation of new wildlife habitats.</p> <p>ST9 To promote and conserve the special character of the River Thames.</p>	<p>CS14 The Council will seek to promote the improvement of community safety through design.</p> <p>CS15 The Council will create sustainable, accessible and attractive new buildings and high quality public areas.</p> <p>CS16 The Council will seek to maximise the densities of sites with respect to sustainable development, local context, built form, character, plot sizes, community facilities, open space requirements, good design principles and public transport accessibility.</p> <p>CS17 The Council will protect and enhance the historic environment of the Borough.</p> <p>CS18 The Council will seek to secure, protect and enhance the archaeological heritage of the Borough, including industrial archaeology.</p> <p>CS19 The Council will seek to improve the quality of the environment by encouraging development designs, practices and locations which:</p> <ul style="list-style-type: none"> - use water, energy, minerals and other resources more sustainably; - enable better waste management and recycling; and help to reduce air, noise, land and water pollution.

Policies	1998 UDP	Emerging LDF
		<p>CS20 The Council will seek to protect, manage and enhance the biodiversity of the Borough and promote public access to sites and an appreciation of nature.</p> <p>CS21 The Council will seek to improve access to and promote the Borough's waterways for nature conservation, recreation, transport and tourism, extending the Borough's network of waterside walkways recognising the special character of the River Thames and other waterside settings.</p>
Central Area Zones	<p>ST10 To protect and further develop London's role as an international, National and regional centre of commerce, by fostering a range of appropriate activities.</p> <p>ST11 To press for an efficient, safe and integrated mass transit system to provide for the majority of trips within the central area.</p> <p>ST12 To encourage the availability of and accessibility to, a diverse range of recreational, cultural and leisure facilities within the central area.</p> <p>ST13 To support, protect and improve those elements of the built and natural environment which are an integral part of the character of the central area.</p> <p>ST14 To conserve, protect and improve the quality of the environment and work to reduce the contribution of the central area to global pollution</p>	<p>CS3 The Council will promote the high level recognition of the key strategic role played by parts of the London Borough of Tower Hamlets in addressing London World City demand. The Council will promote the Central Activities Zone and parts of the City Fringe and Isle of Dogs as a leading international financial business centres contributing to the provision of employment opportunities for London and surrounding regions.</p>
The Economy and Employment	<p>ST15 To facilitate the expansion and diversification of the local economy by encouraging a wide range of economic activities at suitable locations and the availability of a skilled local labour force.</p> <p>ST16 To encourage development and other measures which promote job opportunities for local people and the London job market.</p> <p>ST17 To promote and maintain high quality work environments in order to attract investment and maintain the competitiveness of the local economy.</p> <p>ST18 To seek to ensure that economic development is accompanied by the protection and enhancement of the local environment.</p> <p>ST19 To seek to ensure that land use and transport policies and investment are co-ordinated.</p>	<p>CS2 To bring investment into the Borough, to safeguard and enhance the number of jobs available to local residents, and to promote the sustainable creation of 100,000 - 150,000 additional jobs.</p>

Policies	1998 UDP	Emerging LDF
Housing	<p>ST20 To ensure that there is sufficient land and buildings available to meet the borough's housing target of 15,000 between 1987 and 2006.</p> <p>ST21 To seek a borough-wide average of 25% of the housing target in the form of affordable housing.</p> <p>ST22 To continue to seek the improvement of the range of Housing choice including affordable housing.</p> <p>ST23 To ensure that the quality of new housing provided is to a high standard.</p> <p>ST24 To use planning and housing powers to improve the quality of the residential environment.</p> <p>ST25 To ensure that new housing developments are adequately serviced by social and physical infrastructure and by public transport provision.</p> <p>ST26 To protect existing residential accommodation from changing to other uses except in special circumstances where this may be the only means of improving the environment.</p>	<p>CS6 The Council will meet and seek to exceed the minimum target of 41, 280 additional homes over the years 1997 – 2016, subject to the provision of adequate social and physical infrastructure and the principles of sustainable communities.</p> <p>CS7 The Council will ensure that all new housing contributes to creating and sustaining a mixed, balanced, inclusive and environmentally sustainable community within Tower Hamlets.</p> <p>CS9 The Council will aim to maximise all opportunities for affordable housing in order to achieve a 50% affordable housing target across the borough from all sources.</p>
Transport	<p>ST27 To support and improve public transport, ensuring that the system is accessible to, and safe for all.</p> <p>ST28 To restrain the unnecessary use of private cars in order to achieve a more balanced allocation of road space between users.</p> <p>ST29 To improve the environment by restricting and calming traffic in residential areas and shopping streets.</p> <p>ST30 To improve safety and convenience of movement for all road users, especially pedestrians and cyclists.</p> <p>ST31 To oppose any new roads or road improvements that will lead to a significant increase in car commuting through the borough.</p> <p>ST32 To ensure that development is located so that the transport generated can be efficiently, effectively and safely accommodated within the existing and proposed transport system with the minimum detriment to amenity and the environment.</p> <p>ST33 To reduce the impact of heavy lorry traffic by promoting greater use of rail and water for the movement of freight.</p>	<p>CS12 The Council will ensure there is a sustainable mix of land uses in the borough to increase local accessibility and improve the quality of life of residents and workers.</p> <p>CS13 The Council will develop an accessible, sustainable and efficient public transport network including cycling and walking facilities.</p>
Shopping	<p>ST34 To support and encourage improved provision in the range and quality of shopping in the borough, while taking measures to ensure the continued</p>	

Policies	1998 UDP	Emerging LDF
	<p>viability of established district centres.</p> <p>ST35 To ensure that a reasonable range of local shops is retained within a short walking distance of all residents.</p> <p>ST36 To maintain and enhance street markets</p>	
Open space, leisure and Recreation	<p>ST37 To improve the physical appearance of the borough by creating a more attractive environment for those who live and work here by maintaining and enhancing the borough's parks and other open spaces.</p> <p>ST38 To provide and increase the range of leisure and recreational facilities where a need is demonstrated and opportunities arise.</p> <p>ST39 To ensure participation in recreational facilities is safe and accessible for all to use and enjoy.</p> <p>ST40 To support the Lee Valley regional park authority and its proposals within the context of the council's Open space policies.</p>	CS22 The Council will seek to protect, increase and improve the provision of all types of open spaces in the Borough, to a standard of 1.2 hectares per 1000 population, and improve accessibility to, between and within open spaces.
Arts, Entertainment and tourism	<p>ST41 To maintain and enhance the quality of the local business and physical environment by retaining existing arts and entertainment facilities and encouraging the provision in suitable locations of new high quality facilities which are accessible to all sections of the community.</p> <p>ST42 To exercise careful control over The impact of arts, entertainment and tourist uses on the amenity of residential areas, the flow of traffic and the environment of the Borough.</p> <p>ST43 To encourage the use of high quality public art and craft work as a means of environmental enhancement.</p> <p>ST44 To enhance Tower Hamlets' attractions to visitors by encouraging the provision of visitor facilities and tourist accommodation in appropriate locations.</p>	CS4 To positively seek to retain existing and encourage new creative industries, entertainment and tourism related uses in appropriate, accessible locations to manage and resolve tensions between strategically important and more local uses.
Education and Training	<p>ST45 To ensure that there is sufficient land and buildings available to meet all existing and future education needs arising in the Borough.</p> <p>ST46 To encourage educational and training provision at locations which are accessible to the Borough's residents.</p> <p>ST47 To encourage and support measures aimed at addressing the skill requirements of the Borough's residents and businesses through training</p>	CS11 To work in partnership with education providers to ensure that high quality educational facilities are provided in the Borough to meet the needs of current and future populations, and to encourage and support measures aimed at addressing the skill requirements of the Borough's residents and businesses through educational and training initiatives.

Policies	1998 UDP	Emerging LDF
	<p>initiatives.</p> <p>ST48 To maximise the benefits to the Borough's residents offered by educational facilities.</p>	
Social and community Facilities	<p>ST49 To support and encourage the provision of a full range of social and community facilities in suitable locations to meet the needs of all the residents of the Borough.</p> <p>ST50 To ensure that there is sufficient land in suitable locations to enable the provision of a high quality medical service for all of the residents of the borough, and to liaise with the appropriate bodies to ensure the effective use of land for this purpose.</p>	<p>CS9 The Council will ensure that high quality, local public services, social and community facilities are retained, designed and located to maximise accessibility, and serve the diverse needs of the Borough's residents.</p> <p>CS10 To improve health, promote healthy lifestyles and reduce health inequalities in the Borough and work in partnership with the Tower Hamlets Primary Care Trust and other key health agencies, to ensure that appropriate new health care facilities are provided to support the current and future population.</p>
Public utilities and flood defences	<p>ST51 To ensure that there is sufficient land available for the essential operation of public utilities.</p> <p>ST52 To support measures which seek to preserve public health and safety.</p> <p>ST53 To support and initiate measures designed to protect the environment from any adverse effects of the operation of the public utilities, either in new development or in activities currently taking place.</p> <p>ST54 To ensure that surplus land held by public utility operators is put to beneficial use.</p>	<p>CS23 The Council will seek to ensure that the Borough minimises the amount of waste it produces, maximises opportunities to recycle and reuse waste, safeguards existing waste management facilities and makes adequate provision for waste management facilities in appropriate locations to accommodate waste management capacity requirements for the next 15-20 years.</p> <p>CS24 The Council will seek to ensure the Borough has adequate public utility infrastructure and that, in the consideration of new development, the impact on existing, future and proposed public utility services is fully taken into account.</p>

12.8 Table 8.3 reflects the additional policies that emerged in the LDF and were not indicated in the 1998 adopted UDP.

Table 8.3 Additional policies to be incorporated in the 'Preferred Options' DPDs

Policies	Emerging LDF
Area Action Plans	CS27 The Area Action Plans seek to provide more detailed policies and proposals relating to specific areas of change in Tower Hamlets: the Isle of Dogs, Leaside and the City Fringe.
2012 Olympics and Paralympics	CS28 The Council supports the Olympic and Paralympic games in 2012, and will work closely with the appropriate authorities to ensure any legacy proposals benefit the community of Tower Hamlets.
Monitoring	CS29 The Council will seek to monitor the effectiveness of the policies within the Development Plan Documents regularly through an Annual Monitoring Report.

Monitoring requirements for the AMR 2006

- 12.9 It is noted that we currently have gaps in our data collection. There has been a problem of securing data of the necessary quality, particularly with regard to housing completions and building control data. We will seek to address these for the next AMR due in December 2006.

Conclusion

- 12.10 This first monitoring report sets out specific core Local Development Framework output indicators, against which authorities must monitor policy implementation.
- 12.11 Contextual and Core Indicators in the AMR relate to employment, affordable housing and social issues. They aim to assess how the emerging policies are improving access for local people to jobs, good quality homes, facilities and services. The LDF documents and the AMR embrace the aims of the Community Plan to make Tower Hamlets a better place to live and work.
- 12.12 The key test of the emerging LDF policies will be more apparent in the next AMR, once the policies have gained material weight and are used more widely in development control decisions.
- 12.13 There are also improvements to be made in the collection and quality of data, which will be addressed, in the main, for the 2005-2006 AMR.
- 12.14 The Council views the AMR as an important and valuable tool in the Local Development Framework process.

Meaning of Terms

Annual Monitoring Report (AMR): A report submitted to the government by the Council assessing progress with, and the effectiveness of, a Local Development Framework (LDF).

Contextual Indicators: Provide a backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators. It is important to have regard to context when developing spatial plan policies and assessing their implementation. These have been identified by the ODPM in their 'Local Development Framework Monitoring: A Good Practice Guide' (p26).

Core Output Indicators: To measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. The selection of output indicators should be guided by the spatial and sustainability objectives of the LDF. Output indicators could be presented on a thematic basis. These have been identified by the ODPM in their 'Local Development Framework Monitoring: A Good Practice Guide' (p28-29).

Local Development Framework: the name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local Development Scheme: The scheme is basically a project plan which sets out the documents that the Council will produce over the next three years for incorporation into the Tower Hamlets Local Development Framework. More specifically the LDS explains:

- what Local Development Documents the Council intends to produce;
- the subject matter and geographical area of the documents; and
- the timetable for the preparation of those documents.

Statement of Community Involvement (SCI): sets out the standards which authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and development control decisions. The Statement of Community Involvement is not a Development Plan Document but is subject to independent examination.