London Borough of Tower Hamlets
Local Development Framework

Infrastructure Delivery Plan
2012 Update
Draft Report

January 2012
Contents

1  Introduction
   1.1  Background and Process
   1.2  Purpose of this Document
   1.3  Report Structure
   1.4  Planning for Population Change & Growth Model
   1.5  Next Steps

2  Primary Education
   2.1  Need for project (supply and demand issues)
   2.2  Evidence Base
   2.3  Project Definition
   2.4  Site Reference (from MD DPD)
   2.5  Site Selection Process

3  Secondary Education
   3.1  Need for project (supply and demand issues)
   3.2  Evidence Base
   3.3  Project Definition
   3.4  Site Reference (from MD DPD)
   3.5  Site Selection Process

4  Primary Healthcare
   4.1  Need for project (supply and demand issues)
   4.2  Evidence Base
   4.3  Project Definition
   4.4  Site Reference (from MD DPD)
   4.5  Site Selection Process

5  Community Facilities

6  Idea Stores
   6.1  Need for project (supply and demand issues)
   6.2  Evidence Base
   6.3  Project Definition
   6.4  Site Reference (from MD DPD)
   6.5  Site Selection Process

7  Open Space and Public Realm
   7.1  Publicly Accessible Open Spaces
   7.2  Tower Hamlets Green Grid
8 Transport
8.1 Need for project (supply and demand issues)
8.2 Evidence Base
8.3 Project Definition
8.4 Site Reference (from MD DPD)
8.5 Site Selection Process
9 Leisure Facilities
9.1 Need for project
9.2 Evidence Base
9.3 Project Definition
9.4 Site Reference (from MD DPD)
9.5 Site Selection Process
10 Community Safety
10.1 Need for project (supply and demand issues)
10.2 Evidence Base
10.3 Project Definition
10.4 Site Reference (from MD DPD)
10.5 Site Selection Process
11 Waste
11.1 Need for project (supply and demand issues)
11.2 Evidence Base
11.3 Project Definition
11.4 Site Reference (from MD DPD)
11.5 Site Selection Process
12 Emergency Services
12.1 Need for project (supply and demand issues)
12.2 Evidence Base
12.3 Project Definition
12.4 Site Reference (from MD DPD)
12.5 Site Selection Process
13 Utilities
13.1 Electricity & Gas Distribution
13.2 Local Electricity Distribution
13.3 Local Gas Distribution
13.4 Water
1 Introduction

1.1 Background and Process

1.1.1 This is an update of the 2009 Infrastructure Delivery Plan (IDP), which is intended to supplement rather than replace the 2009 IDP. The report is supporting evidence for both the Managing Development DPD (MD DPD) and for the preparatory work for the introduction of Community Infrastructure Levy (CIL) in Tower Hamlets. It will also support the Council's wider work on Infrastructure Planning. This update meets the commitment made in the 2009 IDP to periodically review and update the IDP. The IDP identifies infrastructure projects required to deliver the Core Strategy, including the sites identified in the MD DPD which are required to deliver the infrastructure determined by the Adopted Core Strategy and the 2009 IDP.

1.1.2 The IDP 2012 Update is a living document and will continue to evolve to accommodate changing housing and population growth patterns, new and emerging evidence, plans, strategies and further information from service providers.

1.1.3 This update involved engagement with service providers to obtain any updated or additional evidence regarding why infrastructure is needed (through analysing the demand for, and supply of, infrastructure), what projects are needed (through identifying defined infrastructure projects in service plans or strategies), where it is needed (through the site selection process included in the MD DPD), how it will be delivered (with updated or new cost and delivery information), and when it will be delivered (in relation to the Core Strategy timescales of 2010-2025). This information supplements the information provided in the 2009 IDP. This process meets the requirements of infrastructure planning as set out in PPS12, the Draft National Planning Policy Statement, and other related guidance.

1.2 Purpose of this Document

1.2.1 The 2009 IDP stated that the IDP should be periodically reviewed and updated. This is the first update of the IDP, and has been done to provide evidence to support the MD DPD, and to provide evidence for preparatory work on the Community Infrastructure Levy (CIL) for Tower Hamlets.

1.2.2 One function of the original IDP was to identify key strategic infrastructure which is needed to deliver the Core Strategy, including broad locations of this infrastructure. The MD DPD identifies the development sites where this infrastructure is proposed to be located.

1.2.3 One of the purposes of this Review is to provide any updated evidence to support the chosen locations for infrastructure, including commentary on the site selection process which has developed from identifying the Areas of Search in the Core Strategy, through to
identifying preferred sites in the MD DPD. It also includes those sites which were not Areas of Search in the Core Strategy, but have been identified in the MD DPD as a result of changing or new requirements for infrastructure which have emerged since the adoption of the Core Strategy.

1.3 Report Structure

1.3.1 This Update contains a Project Schedule as an appendix which includes all identified infrastructure projects, plus a number of written chapters which provides additional information for each infrastructure category to supplement the 2009 IDP.

1.3.2 The structure of the Project Schedule is based on the IDP Schedule which was included as an Appendix to the Adopted Core Strategy, and contains project information (including the infrastructure category and a description of the project, plus a reference code for each project); information regarding the source material for the project (including a reference to where the need for the project is identified, where the project is defined, and the source material for any cost or funding information); information regarding any identified costs (including the cost, the category of costing (A: confirmed cost estimate, B: feasibility stage, C: pre-feasibility - no confirmed cost estimate), plus any identified funding source; information regarding the location (by Place, and if it is in the Mayoral Development Corporation proposed boundary), and timing (start year, end year, overview); and the relevant Core Strategy policy, the priority of the project (as defined by the 2009 IDP), and project owners.

1.3.3 The Written Report also includes written chapters which provide more detail and evidence regarding the identified need for the project in the form of supply and demand evidence from relevant service plans or strategies, or from the Planning for Population Growth & Change Model; plus the project definition, where service plans or strategies provide further information as to how the project has been defined in relation to this identified need.

1.3.4 The report also includes (where applicable, as only certain types of infrastructure require a site identifying) the relevant site reference from the MD DPD, and the site selection process, explaining how the site in the DPD has been identified from the area of search selected within the Adopted Core Strategy and the 2009 IDP, plus where the increase in demand for infrastructure has increased, requiring additional sites to be identified in the MD DPD than were in the Adopted Core Strategy.

1.4 Planning for Population Change & Growth Model

1.4.1 The Planning for Population Change & Growth Model (PPCG Model) is a population projection model which identifies, by location and over time, how the Borough’s population is set to change as a result of natural growth and planned development. It converts this population
data into what impacts it will have on various types of infrastructure. It uses data on current capacities and deficiencies, and uses agreed standards to identify what the future demand on and supply of infrastructure will be. This information fed into service planning decisions which were part of the 2009 IDP.

1.5 Next Steps

1.5.1 The IDP 2012 Update will form part of the evidence for the preparatory work for the CIL, and will form the basis for the Council’s wider programme of infrastructure planning. The Project Schedule will be continually updated as part of this Infrastructure Planning process, as more need and evidence for infrastructure comes forward.
2 Primary Education

2.1 Need for project (supply and demand issues)

2.1.1 Current research and evidence supported by the Council's Children, Schools & Families Directorate using the GLA School Roll Projection Service shows that up to 23 Forms of Entry will be required by 2021. (Forms of Entry are the unit by which education provision is measured. For primary schools, a form of entry is made up of 210 children, that is 30 children per class for seven year groups).

2.2 Evidence Base

- Primary Strategy for Change, Managing Development DPD.
- GLA Pupil Population Projection Modelling

2.3 Project Definition

2.3.1 The Primary School Estate Strategy will determine how this provision will be provided, and will be a combination of new schools and expanded current schools.

2.3.2 The figures are calculated using a methodology which takes into account recent birth rates to project likely primary school place need in the future, taking account of factors such as inward and outward migration and new housing development. This is a methodology developed by the GLA and is use by the majority of London LAs.

2.3.3 This requirement is an increase on the level of provision made for in the 2009 IDP, as a result of new evidence, where more primary school places will be required as a result of increased birth rates, and more school sites have been identified in the MD DPD than the Areas of Search that appeared in the Adopted Core Strategy.

2.4 Site Reference (from MD DPD)

- Site #4: News International (Option 2)
- Site #7: Bromley-by-Bow North East Quadrant
- Site #8: Bow Common Gas works
- Site #11: Ailsa Street (South)
- Site #12: Leven Road Gas Works
- Site #18: Westferry Printworks (Option 2)
- Fish Island AAP
2.5 Site Selection Process

3 Secondary Education

3.1 Need for project (supply and demand issues)

3.1.1 Current research and evidence supported by the Council’s Children, Schools & Families Directorate using the GLA School Roll Projection Service as for primary school provision shows a shortfall of up tp 6FE of secondary school provision by September 2017, with a further 2FE (approx. - TBC) arising from development in Fish Island as part of the Legacy Communities Development. This indicates that an additional 6 form entry secondary school is required to be built by 2018 within the Eastern area of the Borough to meet the demand arising from new development taking into account the Olympic Legacy and Fish Island development growth projections. This requirement is over and above the planned new capacity identified within the Bow Lock site, which aims to deliver a new eight-form entry school by 2014, and the school provision already identified in the Olympic Legacy.

3.2 Evidence Base

- BSF – Pupil Place Planning Statement,
- Pupil Place Planning Methodology

3.3 Project Definition

3.3.1 Tower Hamlets as Local Authority currently identifies the need for two additional secondary schools to be provided within the Borough by 2018 against school roll projections based on GLA School Roll Projection Service. One site has been identified at Bow Locks, which includes a relocation of existing provision from Bow Boys School as well as additional capacity. A further secondary school is therefore required to provide for the 6-8FE shortfall from 2017/2018. Potential sites have been identified as part of the Managing Development DPD.

3.4 Site Reference (from MD DPD)

- Site #4: News International (Option 1)
- Site #6: Bow Locks
- Site #18: Westferry Printworks (Option 1)
- Fish Island AAP

3.5 Site Selection Process

3.5.1 The sites list was compiled using the Call for Sites responses and the Planning for Population Change and Growth Model development sites. Criteria for site election were developed using DfE Building Bulletin 98: Briefing Framework for Secondary School Projects (2009) and the
Pupil Place Planning Process. The suggested sites were consulted on within the Engagement document and subsequently amended. The forthcoming evidence base will require additional primary school and secondary school provision. Sites for these are identified in the Managing Development DPD.
4 Primary Healthcare

4.1 Need for project (supply and demand issues)

4.1.1 Health & Wellbeing Strategy – awaiting update

4.2 Evidence Base

- Planning for Population Growth & Change Model
- Health & Wellbeing Strategy - awaiting update
- Joint Strategic Needs Assessment

4.3 Project Definition

4.3.1 Health & Wellbeing Strategy - awaiting update. Due March 2012

4.4 Site Reference (from MD DPD)

- Site #3: Goodman's Fields
- Site #4: News International (Option 2)
- Site #16: Wood Wharf

4.5 Site Selection Process

4.5.1 The Sites list was compiled using the Call for Sites responses and the Planning for Population Change and Growth Model development sites. Criteria for site selection were developed with NHS Tower Hamlets using the NHS Tower Hamlets Estates Strategy. The site selection process is currently in review following the reforms to Primary Care Trusts. Current sites are identified in the Managing Development DPD.
5 Community Facilities

Dependent upon a future review of community facilities by LBTH.
6 Idea Stores

6.1 Need for project (supply and demand issues)

6.1.1 The Idea Store Strategy is a key contributor to the evidence base that will inform infrastructure planning and help to translate the high level policies into tangible infrastructure development. Infrastructure planning for Idea Stores and Libraries will build on the standard charge approach developed by 'Museums, Libraries and Archives (MLA) in Public Libraries, A standard charge approach'. The research suggested that a space standard of 6sqm per 1,000 residents should be adopted for sustainable community planning and developer contribution purposes. The standard will feed into the Planning for Population Growth and Change Model. It must be noted that the national standard for libraries does not fully reflect the picture in Tower Hamlets. Idea Stores combine a range of facilities and services whereas the national standard assumes exclusive library use. When determining current levels supply and predicting future demand, an adjustment will need to be made to take into account the non-library elements of the Idea Stores.

6.2 Evidence Base

- Idea Store Strategy (2009)
- Planning for Population Growth & Change Model

6.3 Project Definition

6.3.1 The emerging LDF Core Strategy identifies the need to focus community and cultural facilities in town centre locations to ensure the sustainability of those centres and make facilities accessible to the widest number of people. The retail location criteria for Idea Stores support and conform to the LDF and the location criteria set out in the original Strategy have been validated by detailed market research with residents. Potential locations have been assessed against customers’ preferred engagement channels, the LDF, as well as analysis of catchment areas.

6.4 Site Reference (from MD DPD)

- Site #1: Bishopsgate Goods Yard
- Site #7: Bromley-by-Bow North East Quadrant
- Site #16: Wood Wharf, or:
- Site # 19: Crossharbour Town Centre

6.5 Site Selection Process
6.5.1 The sites list was compiled using the Call for Sites responses and the Planning for Population Change and Growth Model development sites. The criteria for site selection were developed using the LBTH Idea Store Strategy (2009). The suggested sites were consulted on within the Engagement document and subsequently amended. Watney Market Idea Store construction has since commenced, and therefore is not included in the IDP 2012 Update or the MD DPD. Other sites are identified in Managing Development DPD.
7 Open Space and Public Realm

7.1 Publicly Accessible Open Spaces

7.1.1 Need for project (supply and demand issues)

7.1.2 The review of the Open Space Strategy focuses on refreshing the quantitative and qualitative assessment of publically accessible open space in Tower Hamlets to guide future investment in new and existing open space. A key function of the Strategy is to identify the measures required to mitigate the impacts of a growing population based on an assessment of future need relative to current provision.

7.1.3 Compared to the national guidance standard of 2.4ha of publicly accessible open space, Tower Hamlets as a whole is significantly deficient in open space meaning existing open space will need to be protected adequately through planning policies (achieved through the Core Strategy). The distribution of spaces across the borough is unequal with particularly low levels of provision in the West, East and South edges of the Borough. Given the projected population growth in all areas of the Borough, pressure on existing open space will increase over the coming decade.

7.1.4 All new development will place additional strain on open space and this strain will need to be mitigated through appropriate measures to allow investment in upgrade and provision of new open space. Significant areas of Tower Hamlets are not within easy reach of a Local Park as defined in the London Plan or Tower Hamlets Local Park as defined in the Open Space Strategy. Physical barriers compound the general deficiency by further preventing access. Lack of access within reasonable proximity has a more profound impact than the volume of open space as it can exclude entire communities from a valuable resource.

7.1.5 Evidence Base


- Planning for Population Change & Growth Model (Awaiting update - April 2012)

7.1.6 Project Definition

7.1.7 The modelling carried out for the Open Space Strategy has demonstrated that Tower Hamlets is highly deficient in publicly accessible open space and that this deficiency is going to further increase as the population grows. Modelling has also demonstrated that levels of accessibility differ from Place to Place, with some Places lacking access to publicly accessible open space completely and being cut off by significant lines of severance. The Green Grid (See Chapter
5.2) addresses the problems of accessibility to open space, through providing a strategy to create a network of accessible open spaces through the creation of new spaces and improved links between spaces.

7.1.8 New housing developments are set to increase further the number of residents living in the Borough, but this increase will not be evenly distributed and may have a disproportionate impact on some areas of the Borough that are already more deficient in open space provision than other locations. New strategic spaces (Tower Hamlets Local Parks, defined as providing for court games, children’s play, sitting-out areas and nature conservation areas, approx 1.2ha in size) will be required to meet demand in areas of low accessibility. These are: Bethnal Green (to provide active recreation space for residents limited by strong lines of severance), Shoreditch (to provide active recreation space on border of Spitalfields to overcome lack of access for both Places), Fish Island, Bromley-by-Bow & Poplar Riverside (each to provide active recreation space for significant new communities east of A12).

7.1.9 Site Reference (from MD DPD)

- Site #1: Bishopsgate Goods Yard
- Site #2: Marian Place Gas works and The Oval
- Site #7: Bromley-by-Bow North East Quadrant
- Site #12: Leven Road Gas Works
- Site #18: Westferry Printworks (Option 2)
- Fish Island AAP

7.1.10 Site Selection Process

7.1.11 The sites list was compiled using the Call for Sites responses and the Planning for Population Change and Growth Model development sites. The criteria for site selection were developed using LBTH Open Space Strategy (2012). Suggested sites were consulted on within the Engagement document. LBTH Open Space Strategy (2011) identified need for open space in Millwall (which was not included as an Area of Search in the Adopted Core Strategy) as a result of an increase in need. Sites are identified in the Managing Development DPD.

7.2 Tower Hamlets Green Grid

7.2.1 Need for project (supply and demand issues)

7.2.2 The Tower Hamlets Green Grid (THGG) forms part of the Local Development Framework evidence base and has informed the Core
Strategy approach to connecting publicly accessible open space. The THGG has been developed in response to the Borough’s deficiency in open space as identified through the Open Space Strategy, and seeks to improve access to existing open spaces and create a network of new open spaces.

7.2.3 The Poplar and Blackwall Connections Study has been developed in response to the scale of development proposed in the area through the Blackwall Reach Regeneration project and other development opportunities nearby. The projects within the report are intended to improve connectivity, particularly for pedestrians and cyclists, in the area around the Blackwall DLR Station, through a series of public realm and open space interventions and improvements.

7.2.4 Evidence Base

- Tower Hamlets Green Grid Strategy
- Second Local Implementation Plan (LIP2) 2011 - 2031
- Poplar and Blackwall Connections Study
- Aldgate Connections Study
- Aldgate / Whitechapel Master Plan

7.2.5 Project Definition

7.2.6 The THGG provides the guidance and objectives for improving connections between green spaces to create green corridors across the Borough. It informs the justification and allocation of open space contributions to connectivity projects as identified through the THGG and related programmes such as the Blackwall and Poplar Connections Study. The THGG informed the Managing Development DPD in relation to the delivery of new local publicly accessible open space provision and development of a greener public realm.

7.2.7 The THGG contains a number of investment programmes, which are designed to define how new investment into the Green Grid can be secured and delivered on the ground. The investment programmes are a means for the strategy to capture a collection of local projects of the same type. Collectively, these Programmes will contribute to achieving the strategy vision and objectives. The Project Schedule includes detailed projects within these investment programmes, which are described below:

7.2.8 Green Grid Investment Programmes:
• **Improving Publicly Accessible Open Spaces**: Focused on improving the quality and accessibility of existing publicly accessible open spaces along the Green Grid routes.

• **Creating New Publicly Accessible Open Spaces**: Focused on seeking to make publicly accessible the significant amount of existing open space in the Borough to which there is no current means of public access or access is severely restricted, such as those in the ownership and management of Registered Social Landlords (RSLs).

• **Greening The Streets**: Focused on enhancing the visual quality and giving identity to the green grid routes, and improving their biodiversity value.

• **Improving physical accessibility along the routes**: Focused on addressing poor or inadequate walking routes, such as pavement improvements or improved crossings.

### 7.2.9 Site Reference (from MD DPD)

7.2.10 N/A

### 7.2.11 Site Selection Process

7.2.12 N/A
8 Transport

8.1 Need for project (supply and demand issues)

8.1.1 There will be very high levels of population growth in Tower Hamlets (2007-2031), with 66,000 new residents and 53,000 new jobs. This growth will result in a very large increase in demand, both for road-based and public transport trips. With an approximate 50% increase in jobs and homes, trips to and from the Borough will increase by 50%.

8.1.2 There will be an additional 153,000 public transport trips by 2031, with the largest increase in through-trips due to growth in central and East London and the Thames Gateway. The planned extra rail capacity (such as Crossrail and Tube upgrades) are essential to provide enough capacity to accommodate the planned growth.

8.1.3 It is recommended that Tower Hamlets continues to work with TfL and the government to ensure that the Council-funded rail and cycle schemes are delivered on schedule and that the detailed designs e.g. stations/interchange facilities, maximise the benefits to Tower Hamlets.

8.1.4 These results show that there will be a need for more local sustainable transport in the form of more buses, as well as local walking and cycling interventions to encourage people to switch modes to walking and cycling, and therefore ease congestion and crowding on the road and public transport networks.

8.2 Evidence Base

- Tower Hamlets Council’s Transport Planning Strategy (2011-2031)
- Second Local Implementation Plan (LIP2) 2011 - 2031
- Mayors Transport Strategy Sub-Regional Plan for East London

8.3 Project Definition

8.3.1 Given the significant pressures on Tower Hamlets’ transport network resulting from the anticipated substantial growth in the Borough, a range of interventions which will help to mitigate the impact was developed in the Transport Planning Strategy.

8.3.2 A long list of 62 options was developed by Steer Davies Gleave, informed by stakeholder workshops, reviewing policy and strategy documents and developing some original ideas. Transport for London and Tower Hamlets Council officers provided comments on the policy and project interventions which have been used in the appraisal process and helped to eliminate some of the ‘non-starter’ interventions.

8.3.3 The prioritisation of projects emerging from this study was undertaken by a bespoke appraisal framework that captured those objectives.
specific to Tower Hamlets (from the second Local Implementation Plan) and that also directly map to the London–wide goals set out in the Mayor’s Transport Strategy. The approach is aligned to Transport for London’s Strategic Assessment Framework (SAF). The SAF is a multi-criteria assessment framework designed to enable assessment and comparison of projects and programmes against the Mayor of London’s Transport Strategy goals. The SAF was adapted to fit this strategy.

8.3.4 This appraisal process resulted in a number of short, medium and long term interventions designed to accommodate population and job growth in the Borough in a sustainable way, which are detailed in the Transport Planning Strategy and included in the IDP Update 2012 Project Schedule.

8.4 Site Reference (from MD DPD)

8.4.1 N/A.

8.5 Site Selection Process

8.5.1 N/A.
9 Leisure Facilities

9.1 Need for project

9.1.1 Sports Halls

9.1.2 The current supply of sports halls in the Borough equates to 47.25 courts. The results of the Sport England demand modelling process show that demand for sports halls in the Borough equates to 71.2 courts, leaving a shortfall of around 24 courts or six sports halls. Demand is projected to rise to 82.7 courts in 2018, leaving a projected shortfall of 35.5 courts or nine sports halls. Demand will rise further by 2028 (albeit at a slower rate) to 89.4 courts, leaving a projected shortfall of 42.15 courts or 11 sports halls in 2028.

9.1.3 Whist there is currently an under-provision of six sports halls, rising to nine by 2018, initial planning should concentrate on 3 – 4 additional sites only, until the impact of any provision through new school and the Olympic Legacy can be fuller considered. There is an area to the North of the Borough, and an area of the Isle of Dogs, which are currently outside the accessibility catchment of current facilities, defined by the ease to which communities can access facilities by foot and by car. It is recognised in this analysis that the urban, dense nature of the Borough and its travel patterns means that people may travel relatively long distances across the Borough to reach facilities such as Sports Halls.

9.1.4 Swimming Pools

9.1.5 The results of the Sport England demand modelling process shows that current demand for swimming pool space in the Borough is 2,439m², leaving a shortfall of 819m², which broadly equates to two additional swimming pools. This projected shortfall rises to 1,290m² or three swimming pools in 2018 and 1,541m² or four swimming pools in 2028. There are geographical deficiencies in accessibility to swimming pools in the North East, East and West of the Borough. However, due to the type of pool use in the Borough, which is predominantly leisure rather than lane or competitive swimming, plus the expected supply of additional swimming pool space from the Olympic Aquatic Centre, it is considered that the shortfall is more likely to be in the region of one to two pools by 2018. There are some areas which are outside of the accessibility catchment of existing facilities, specifically in the north eastern, eastern and western fringes of the Borough.

9.2 Evidence Base

- Sporting Places: A Leisure Facilities Strategy for the London Borough of Tower Hamlets

9.3 Project Definition
9.3.1 Based on the research and evidence collected, three key strategic objectives have been identified that form the basis of the Leisure Facilities Strategy over the next ten years. These objectives are informed by an understanding of the key characteristics of an ideal leisure facilities network (taking into account national, regional and local strategic drivers and best practice guidance) and an assessment of the extent to which the existing network is consistent with this ideal model. It will not necessarily be possible to achieve the full implementation of such a network, nor meet the full requirements suggested by the supply and demand analysis given spatial and financial constraints. However, the model serves as a benchmark against which individual solutions can be assessed. Broadly speaking, an ideal leisure facility network for Tower Hamlets should:

- address gaps in provision now and in the future, in particular for swimming pools and sports halls
- locate new facilities where people will use them most and where they will support the Local Development Framework (e.g. in town centres and transport hubs)
- provide dry facilities alongside all swimming pools in order to reduce the subsidy requirement
- focus additional sports hall capacity on school sites to maximise value for money, providing this is supported by the analysis and adequate community access can be secured
- offer state of the art facilities that are fully accessible to all residents, taking into account cultural, religious and physical needs
- ensure facilities are designed to be operationally efficient
- comprise of facilities that are energy efficient and carbon reducing."

9.4 Site Reference (from MD DPD)

- Site #10: Poplar Baths
- Site #18: Westferry Printworks

9.5 Site Selection Process

9.5.1 The sites list was compiled using the Call for Sites responses and the Planning for Population Change and Growth Model development sites. The criteria for site selection was developed using the LBTH Leisure Strategy (2009). The suggested sites were consulted on within the Engagement document and subsequently amended. The John Orwell and St Georges Pool sites have been removed as any future provision of sports facilities will be managed through the Core Strategy and development management policies.
10 Community Safety

10.1 Need for project (supply and demand issues)

10.1.1 There are a number of elements relating to Community Safety which are considered as part of the IDP, which are new to the IDP as were not included in the 2009 IDP. These are the maintainence of the Council's CCTV Network, the maintenance of the Council's Dog Pound, and the improvement and maintenance of the Boroughs markets and market infrastructure.

- **CCTV**: The Borough currently operates a network of over 300 CCTV cameras. The Draft CCTV Strategy identifies activities for the upgrade and maintenance of this network from 2011 to 2014.

- **Dog Pound**: The Council has a statutory duty to ensure facilities are available to control stay dogs and in cooperation with the police, deal with dangerous dogs. This is done through Dog Wardens and a Dog Pound. This facility will require improvement and maintenance as the number of incidents the service is required to deal with increases.

- **Market Infrastructure**:

10.2 Evidence Base

- CCTV Strategy (Draft)
- Market Strategy

10.3 Project Definition

- TBC following receipt of evidence base

10.4 Site Reference (from MD DPD)

10.4.1 N/A.

10.5 Site Selection Process

10.5.1 N/A.
11 Waste

11.1 Need for project (supply and demand issues)

11.1.1 European, national and regional guidance on waste management for local authorities emphasise that as much of their waste as practicable should be managed locally at the nearest appropriate stations. PPS 10: Planning for Sustainable Waste Management requires Regional Planning Authorities (including the Greater London Authority) to identify the amount of waste that is required to be managed and apportion this by waste authority area. The London Plan 2011 requires that “boroughs must allocate sufficient land and identify waste management facilities to manage the tonnages of waste apportioned in this Plan”. Subsequently, it provides projections for each borough for the apportionment of municipal and commercial and industrial waste that it has to manage up to 2031. The London Plan 2011 requires Tower Hamlets to identify sites to process a total of 351,000 tonnes of waste per annum by 2021, and 394,000 tonnes by 2026. This is estimated to require between 3.6 and 7.3 hectares of land to be allocated for waste purposes over the Core Strategy period to 2025.

11.1.2 The London Plan requires that sites allocated for managing waste apportionment should be suitable in terms of capacity, proximity to source, environmental impact on surrounding areas (noise, smell, visual) and transport movement (this criteria is expanded upon in the Core Strategy Policy SP05). To help meet the waste apportionment targets, the MD DPD provides development management policies and a site allocation for the management of waste in the Borough.

11.2 Evidence Base


11.3 Project Definition

11.3.1 The exact size and specification of the new facility has yet to be determined, as it will depend on the size and constraints of the chosen site.

11.4 Site Reference (from MD DPD)

- Site #11: Ailsa Street (North)

11.5 Site Selection Process

11.5.1 The MD DPD will allocate suitable sites to manage waste. It seeks the use of safeguarded waste management sites, of which there are currently six in the Borough, which are required to be safeguarded by the London Plan and Core Strategy. These sites provide 4.99 hectares of land to meet our waste apportionment target, which is a range between 3.6 and 7.3ha, determined through the comparison of the land
within the Waste Evidence Base Report and the reduced London Plan apportionment target. However, these sites may not be the best long term solution for the sustainable management of waste. The Council is therefore looking to allocate new waste management sites.

11.5.2 The Core Strategy provided a starting point by identifying four areas of search that were suitable to accommodate a waste management facility and worked with stakeholders to identify sites within the Sites and Placemaking DPD (now a component part of the Managing Development DPD). These were: Fish Island South, Bromley-by-Bow, Blackwall, Poplar Riverside. The site at Ailsa Street (north) has been identified in the MD DPD for safeguarding. Its size meets the requirement of 3 – 3.5 hectares for a waste management facility and a waste facility already exists on site (partly operated by Veolia). It is also not safeguarded for other uses. It is expected that the other existing facilities will continue to support the Ailsa Street waste management facility.
12 Emergency Services

12.1 Need for project (supply and demand issues)

12.1.1 F

12.2 Evidence Base

12.2.1 F

12.3 Project Definition

12.3.1 D

12.4 Site Reference (from MD DPD)

12.4.1 D

12.5 Site Selection Process

12.5.1 D
13 Utilities

13.1 Electricity & Gas Distribution

13.1.1 Need for Project (Supply and Demand Issues)

13.1.2 National Grid has a statutory duty to develop & maintain a system of electricity and facilitate competition in the supply and generation of electricity. National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales. National Grid also owns the gas transmission system in England and has a duty to develop and maintain a system for the conveyance of gas.

13.1.3 Specific development proposals within the Tower Hamlets area are unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure. It is unlikely that extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. The existing networks should be able to cope with additional demands.

13.1.4 Project Definition

13.1.5 Supply and demand analysis provided by National Grid through written representations indicate that no additional infrastructure will be required over the lifetime of the plan in relation to gas and electricity networks.

13.2 Local Electricity Distribution

13.2.1 Need for Project (Supply and Demand Issues)

13.2.2 Network capacity within Tower Hamlets is adequate for meeting existing customer demand. The UK Power Networks Asset Replacement Programme provides the opportunity to rethink the way in which our infrastructure is developed to meet future customer needs, particularly for connections to green and renewable energy sources.

13.2.3 Project Definition

13.2.4 UK Power Networks respond to specific development proposals. The impact upon the network is examined and an economic design for the connection of the proposal is provided. The developer is required to meet the appropriate costs. Funding arrangements set by the regulator do not allow UK Power Networks to invest in infrastructure ahead of need.

13.3 Local Gas Distribution
13.3.1 Need for Project (Supply and Demand Issues)

13.3.2 National Grid, who own and operate local gas infrastructure, can provide advice regarding the capacity of gas infrastructure when we are able to provide information regarding the number of homes on development sites through the PPCG Model. This will be done following the update of the Model in April 2012.

13.3.3 Project Definition

13.3.4 TBC following assessment capacity based on PPCG Model outputs.

13.4 Water

13.4.1 Need for Project (Supply and Demand Issues)

13.4.2 The capacities originally allowed for in the sewer systems originally designed in the 1850s and subsequently extended have now been substantially exceeded. Despite improvements over the years there is little spare capacity in the sewerage network as a whole. This is largely due to the increases in population, water usage and increased hard standing in the areas served by the existing network. This greater proportion of hard surfacing has reduced the capability of the land to absorb rainwater which instead now enters the sewerage network such that it now only takes as little as a few millimetres of rainfall to cause some sewer overflows to discharge storm sewage into the River Thames. These overflows are having an adverse effect on the environmental quality of the Thames.

13.4.3 Information regarding potable (drinking) water to follow.

13.4.4 Project Definition

13.4.5 Thames Tunnel Project, Sewer Improvement Projects, Victorian Mains Replacement and maintenance projects. The Thames Tunnel will be constructed and located under the River Thames, from West London to Beckton Sewage Treatment Works, and will include connections to the Holloway Storm Relief and North East Storm Relief Combined Sewer Overflows; both located in the Borough.
Appendix 1: Source Documents

Introduction

Set out below is the list of evidence base source documents that could be used to demonstrate, Need, Project Definition, Cost and Funding. Services can use this list as an aide memoire and prompt to complete the source material columns in the CIL project schedule spreadsheet.

LDF Evidence Base

New housing development survey
Open space strategy
Urban structure and characterisation study
Strategic flood risk assessment (SFRA)
Sustainability appraisals for the interim planning guidance
Waste evidence base report
Sustainable energy & enhanced biodiversity report
Central area property study
Borough Green Grid
Green Grid Strategy
Tower Hamlets Council’s Transport Planning Strategy
Clear Zone Plan
Cycling Plan
Core Strategy Research Report
Habitat Regulation Assessment
Employment Land Study
Fish Island – A Rationale for Regeneration
Flood Risk and the Core Strategy - General Sequential Test
Green Grid Baseline Report
Strategic Housing Market and Needs Assessment
Student Accommodation Report
Infrastructure Delivery Plan Report
Infrastructure Delivery Plan Appendix - Costs Report
Town Centre Spatial Strategy
Borough Portrait for the Town Centre Spatial Strategy
Retail and Leisure Capacity Study
Retail and Leisure Capacity Study (Appendices)
Planning for Population Growth and Change Baseline Report
Making Connected Places
Criteria for Multi-faith Burial Grounds Report
Criteria for Gypsies and Travellers Report
Affordable Housing Viability Report
Climate Change Mitigation and Adaptation Report
Small & medium office & workspace study
Creative & cultural industries report
Live work report
Industrial land study
Aldgate commercial land& property study
Public transport capacity assessment part 1
Public transport capacity assessment part 2
Public transport capacity appendix
Character area assessment
Transport and utilities baseline review
Improving health and well-being strategy
Local Implementation Plan 2

Other documents
London Plan Implementation Plan - draft for public consultation
Urban structure and characterisation study
Strategic flood risk assessment (SFRA)
Sustainability appraisals for the interim planning guidance
Sustainable energy & enhanced biodiversity report
Central area property study
Ideas Store Strategy
Sporting Places - A Leisure Facilities Strategy for the London Borough of Tower Hamlets
2011 Transport Strategy
Markets Strategy
CCTV Strategy

Council, Cabinet or Committee Papers
To be completed
Appendix 2: Project Schedule

(see attached)