

Appendix 10.2: Analysis of the loss of Ailsa Street waste site

All existing waste sites should be identified and safeguarded, in line with London Plan policy 5.17 (G and Ga). The draft new London Plan is more explicit about the requirement to safeguard waste sites: policy (SI9) states “existing waste sites should be safeguarded and retained in waste management use”. A waste site is defined in the draft supporting text as “land with planning permission for a waste use or a permit from the Environment Agency for a waste use. This applies to land used for any waste stream.”

Ailsa Street and Clifford House were assessed in the Waste Management Evidence Base Review and identified as existing waste sites. They should therefore be identified and safeguarded in the Local Plan.

Policy 5.17 (part H) states “If, for any reason, an existing waste management site is lost to non-waste use, an additional compensatory site provision will be required that normally meets the maximum throughput that the site could have achieved.” If Ailsa Street and/or Clifford House sites were to be redeveloped, compensatory capacity should be provided elsewhere in London. Local Plan policy S.MW1.4 requires compensatory capacity to be sought within Tower Hamlets in the first instance.

If compensatory capacity cannot be re-provided in Tower Hamlets, this will result in the loss of capacity within the borough and an increase in the capacity gap.

Table 1 sets out the replacement capacity which would need to be provided should these sites be redeveloped for another use. It also sets out how much capacity is available to meet apportionment waste targets.

Table 1: Contribution of Ailsa Street and Clifford House sites

Site name	Site size (ha)	Operational capacity
Clifford House, Towcester Road	0.46	418tpa No apportionment capacity
Ailsa Street	0.53	Non-operational Potential apportionment capacity: 23,850-34,450tpa
Total	0.99	24,268-34,868tpa

Source: London Borough of Tower Hamlets Waste Management Evidence Base Review (Anthesis, 2017)

The maximum annual throughput of the Clifford House site is 418 tonnes, however none of this capacity currently contributes towards managing apportioned waste. The loss of this facility would therefore not affect the current capacity available for Tower Hamlets to meet its apportionment target. However, If the nature of the business changed, or if the site were to be redeveloped for a different type of waste operation, it could offer around 20,700-27,600 tonnes of capacity towards the borough’s apportionment capacity (based on an average 45,000 and 60,000 tonnes throughput per hectare).

Ailsa Street is currently not operational as a waste site but has the potential to contribute up to 34,868 tonnes per annum capacity towards managing apportioned waste. If this potential capacity is removed from the total capacity for Tower Hamlets (shown in table 2 above) the land required is as follows:

Table 2: Land required to meet current London Plan apportionment targets without Ailsa Street

	2021	2026	2031	2036	2041
Current London Plan apportionment targets	252,000	302,000	307,000	313,000	-
Capacity minus Ailsa Street (min)	40,856	40,856	40,856	40,856	-
Capacity gap (max)	211,144	261,144	266,144	272,144	-
Land required (ha) (45ktph)	4.69	5.80	5.91	6.05	-
Land required (ha) (65ktph)	3.25	4.02	4.09	4.19	

The Waste Management Evidence Base Review estimates that 5.28 hectares of land could come forward over the plan period to meet the capacity gap for apportioned waste. Table 3.2 shows that the loss of Ailsa Street could have a significant detrimental impact on the ability of Tower Hamlets to meet current apportionment targets, depending on the throughput capacity of any facility that comes forward.

(Source: Anthesis 2018)