Appendix 5.2B: London Borough of Tower Hamlets - infrastructure delivery phasing and indicative housing trajectory

Appendix 5.2B provides an indicative view of LBTH site allocations, infrastructure projects and housing trajectory. Red amendments: text changes from Appendix 5.2A.

											YEARS 0	-5			YEARS 6-10	YEARS 11-15		
Minimum number of additional homes within the sub area	Site allocation/project	Site infrastructure requirements/delivery	Estimated cost	CIL/S106 funding required	Infrastructure project status (relating to planning applications)	Planning application	Indicative site capacities	2016/ 2017 (Units)	2017/ 2018 (Units)	2018/ 2019 (Units)	2019/ 2020 (Units)	2020/ 2021 (Units)	Infrastructure delivery (2016-2021)	Years 6-10 (2021- 2026) (Units)	Infrastructure delivery (2021- 2026) N.B. if undeliverable during 2021-26, infrastructure will be delivered during 2026-31.	Years 11- 15 (2026- 2031) (Units)	Infrastructure delivery (2026-2031)	Comments
SUB AREA: CITY F	RINGE																	
	(1.1) Bishopsgate Goods Yard	Strategic open space	ТВС	Yes	Committed	Planning application (PA/14/02011) pending a decision - the GLA are the planning authority determining this application.												
		2. Community/local presence facility	£6 million (land and shell and core) + £1.5 million fit out		Partially Committed		774**							516	Strategic open space Community/local presence facility	258		
		3.Leisure facility	ТВС	ТВС	Partially Committed										3.Leisure centre			
	(1.2) London Dock	1. Small open space			Committed				283				1. Small open space					
		2.Secondary school	£55 million	Yes (£35 million CIL)	Committed	Planning permission granted - PA/14/02819	1800**	21			118	138		726	2.Secondary school	514		Pre-application discussions commenced regarding the school.
		3. Health facility	£4 million	Yes	D1 use specified in the application, but not specific to health.								3. Health facility					
10,334 homes	(1.3) Marian Place Gas Works and The Oval	1. Strategic open space	твс	Yes	Not committed	N/A	630* (only relates to 1.9 hectares)							158	1. Strategic open space	472		This site does not benefit from planning permission, so it is assumed that development will not commence by 2021.
	(1.4) Whitechapel South	1.Strategic open space	ТВС	Yes	Partially Committed (PA/16/00784)	Various plots and planning permissions, including 15/01789; 15/02959; and 16/0078	1019**								1.Strategic open space			
		Health facility (replacement and re provision of new sexual health facility)	TBC	ТВС	D1 use specified in the application, but not specific to health (PA/16/00784)										2.Health facility			The infrastructure will be delivered by different landowners - hence the delivery of infrastructure is
		3.District heating facility			Proposes future proofing to enable future connection to Royal London Hospital district heating network (PA/16/00784)						100	200		719	3.District heating facility			not between 2016 and 2021 despite residential units being built prior to these dates.
	All other sites (including windfall)							1019	666	455	810	402		1586		1173		
	Blithe hale Health Centre	Health facility: conversion of available space into clinical consulting room	£22,600	Yes - S106 funding secured and approved														
	Spitaitields Practice	Health facility: conversion of large room into two clinical rooms	£207,000	Yes - S106 funding secured and approved														
	Whitechapel Health	Health facility: conversion of office to clinical room	£148,500	Yes - S106 funding secured and approved														
	Facility	Health facility: this will house City Well Being and Whitechapel Health GP practices		Yes - S106 and CIL funding ring fenced														
	Suttons Wharf	Health facility - potential relocation of Globe Town Surgery	£3.1 million	Yes - S106 and CIL funding ring fenced														
		Leisure facility: Explore provision of Whitechapel Sports Centre with an enhanced facilities mix	ТВС	Yes														

Minimum number of additional homes within the sub area	Site allocation/project	Site infrastructure requirements/delivery	Estimated cost	CIL/S106 funding required	Infrastructure project status (relating to planning approvals)	Planning application	Indicative site capacities	2016/ 2017 (Units)	2017/ 2018 (Units)	2018/ 2019 (Units)	2019/ 2020 (Units)	2020/ 2021 (Units)	Infrastructure delivery (2016-2021)	Years 6-10 (2021- 2026) (Units)	N.B. if undeliverable during		Infrastructure delivery (2026-2031)	Comments
SUB AREA: CENTF	RAL																	
	(2.1) Bow Common Gas Works	1. Strategic open space	твс	Yes	Not committed												1. Strategic open space	
		Secondary school (provision of a GFE secondary school)	твс	Yes	Not committed	N/A	468*							150		318	2. Secondary school	This site does not benefit from planning permission so it is assumed that development will not commence by 2021.
7,597 homes		1. Idea store (re-provision)	£0.5 million	Yes	Committed								It should be noted that the application does not seek to remove the					
	(2.2) Chrisp Street Town Centro	2. Local market (re-provision)			Committed	Planning permission granted - PA/ 16/01612	649**						existing Idea Store so therefore the scheme will not be expected to (re)provide one.	500	2. Local market (re-provision)	149		
	All other sites (including windfall)							1,390	687	377	1,184	546		1,232		1,064		
	Former Bow Boys School (150 place special education facility)	All-through school (primary and secondary)	£17 million	Yes- £5.8 million from S106/ CIL														
	Raine's Foundation School	Secondary school: Refurbishment - provision of new gym and library facilities	£5.2 million	Yes - £4 million S106 allocated	ō													
	Jubilee Street Practice	Health facility: conversion of large community room into clinical area	£120,600	Yes - S106 funding secured and approved														Now completed (subsequent to the publication of the IDP)
	Limehouse Practice	Health facility: restructure of current premises to create additional clinical space		Yes - S106 funding secured and approved														
Other projects:	Mission Practice	Health facility : creation of new consulting room	£130,600	Yes - S106 funding secured and approved														Now completed (subsequent to the publication of the IDP)
Central	Wapping Group Practice	Health facility: Extension of room to undertake minor surgery	£137,315	Yes - S106 funding secured and approved														
	Wellington Way Health Care Facility	Health facility: part refurbishment and part new build	£4.6 million	Yes- S106 finding ring-fenced														
	York Hall	Leisure facility: Redevelopment/refurbishment	ТВС	Yes														твс
	John Orwell Leisure Centre and St. George's Pool options	Leisure facility: Redevelopment/comprehensive refurbishment	ТВС	Yes														твс
	Temporary expansions through reorganisation of existing schools****	Secondary school (potential for additional 3FE)	N/A	No														

within the sub area	Site allocation/project	Site infrastructure requirements/delivery	Estimated cost	CIL/S106 funding required	Infrastructure project status (relating to planning approvals)	Planning application	Indicative site capacities	2016/ 2017 (Units)	2017/ 2018 (Units)	2018/ 2019 (Units)	2019/ 2020 (Units)	2020/ 2021 (Units)	Infrastructure delivery (2016-2021)	Years 6-10 (2021- 2026) (Units)	Infrastructure delivery (2021- 2026) N.B. if undeliverable during 2021-26, infrastructure will be delivered during 2026-31.	Years 11- 15 (2026- 2031) (Units)	Infrastructure delivery (2026-2031)	Comments
SUB AREA: LOWE	R LEA VALLEY		1		1	T	1				1	T	1			_		
	(3.1) Ailsa Street	1. Small open space			Committed	Various plots on the site. Permission granted for part of the site PA/16/02692, but this area does not include the	785** (only relates to part of the site allocation)				113	112		560	1. Small open space			
5, 748 homes		Primary school (Former Bromley Hall school - redevelopment to provide 2FE)	£10.2 million	Yes	Not committed	school.									2. Primary school			
	(3.2) Leven Road Gas Works	1. Strategic open space	ТВС	Yes	Not committed	- N/A	1465*							733	1. Strategic open space	732		Application due to be submitted at the end of
		Secondary school (provision of a 6FE secondary school)	ТВС	Yes	Not committed		1403								2. Secondary school	732		September 2018
	All other sites (including windfall)							461	458	391	563	544		334		747		
		Secondary school : Accommodation for 6th form	£4 million	Yes - £3.5 mill S106 funding allocated														
	Aberfeldy Practice	Health facility : conversion of office space into clinical space	£232,850	Yes - S106 funding secured and approved														Works commenced in first quarter of this financial year.
Other projects: Lower Lea Valley	Aberfeldy Estates	Health facility: provision of a new health care facility to rehouse Aberfeldy Practice	£3.1 million	Yes - S106 funding secured and ring- fenced														
	Bromley by Bow leisure facility	Leisure facility: Delivery of a new facility	£6 million (land and shell and core) + £1.5 million fit out															твс
	Temporary expansions through reorganisation of existing schools****		N/A	No														

Minimum number of additional homes within the sub area	Site allocation/project	Site infrastructure requirements/delivery	Estimated cost	CIL/S106 funding required	Infrastructure project status (relating to planning approvals)	Planning application	Indicative site capacities	2016/ 2017 (Units)	2017/ 2018 (Units)	2018/ 2019 (Units)	2019/ 2020 (Units)	2020/ 2021 (Units)	Infrastructure delivery (2016-2021)	Years 6-10 (2021- 2026) (Units)	Infrastructure delivery (2021- 2026) N.B. if undeliverable during 2021-26, infrastructure will be delivered during 2026-31.	Years 11- 15 (2026- 2031) (Units)	Infrastructure delivery (2026-2031)	Comments
SUB AREA: ISLE O	DOGS & SOUTH POPLAR																	
		1. Strategic open space	твс	Yes	Not committed										1. Strategic open space			The site has multiple ownership and requires the
	(4.1) Aspen Way	2. College (re-provision)			Not committed	N/A	To be discussed and agreed through the								2. College (re-provision)			depot and college to maintain their operations during the development. It is therefore considered
		Community centre and associated football pitches (re-provision)			Not committed		development management process								3. Community centre and associated football pitches (reprovision)			that the units will be delivered between 2021 and 2031.
		1. Small open space	ТВС	Yes	Not committed		To be discussed and agreed through the development management process										1. Small open space	The site does not have any form of application for comprehensive redevelopment and it is therefore
	(4.2) Billingsgate Market	2. Secondary school	ТВС	Yes	Not committed	N/A		;									2. Secondary school	assumed that works will not commence until at least 2021 and will be built out at some point over the two five year periods.
		Primary school (provision of 2FE primary school)	TBC: Estimate £13million (£6.5 million per FE)	n Yes	Committed (within the previous ASDA application)	Various plots and applications									1. Primary school			
	(4.3) Crossharbour Town Centre	2. Community/local presence facility	Dependant on which facility is provided- £6 million (land and shell and core) + £1.5 million fit out	Yes	Committed (within the previous ASDA application)		1,103**			32				612	2. Community/local presence 459 facility		The majority of the site allocation is occupied by the Asda site which is the portion of the site allocation that is expected to begin delivery in between 2021 and 2031.	
		3.Health centre (re-provision and expansion)	£4 million	Yes	Not committed										3.Health centre (re-provision and expansion)			
	(4.4) Limeharbour	1. Strategic open space	твс	Yes	Not committed	Various plots. Planning application PA/17/01597 is pending for the 'Skylines' part of the site.	754* (only relates to the Skylines site)							377	1. Strategic open space	377		There is a live application (Skylines application) for this site and it is considered that it will be built between 2021 and 2031. However, if permission is granted within the next year, then there is a possibility that it can be delivered between 2021 and 2026.
		2. Primary school	TBC: Estimate £13 million (£6.5 million pe FE)	r Yes	Committed - within the 'Skylines' application												2. Primary school	
		1. Small open space	ТВС	Yes	Not committed	Longer term site opportunities including the site at 225 Marsh Wall.									1. Small open space			
		2. Primary school (Provision of a 2FE primary school)	TBC: Estimate £13 million (£6.5 million pe FE)	r Yes	Not committed		444**							332		112	2. Primary school	
		3.Health facility (provision of a new health facility)	£4 million	Yes	Not committed										3.Health facility			
		1. Small open space	ТВС	Yes	Committed (PA/15/02671)					153			1,7		1. Small open space			
		2. Primary school (Provision of a 2FE primary school)	Land/shell and core: £8,938,703. Fit out: TBC - estimate £6 million	Yes- through 'in- kind agreement' for provision of and shell and core	Committed (PA/15/02671)	Various plots and applications including PA/12/03315; PA/15/03073; PA/15/02671	2645**		153		225	226		1,773	2. Primary school	115		Several large planning applications including South Quay Plaza Phase 4, 50 Marsh Wall (Alpha Square) and Arrowhead Quay East
		3.Health facility (provision of a new health facility)	£4 million	Yes	Committed (PA/15/02671)										3.Health facility			
		1. Small open space	ТВС	Yes	Committed	Mariana alaka inahadia a 45									1. Small open space			
		Primary school (Provision of a 2FE primary school)	TBC: Estimate £13 million (£6.5 million pe FE)	r Yes	Not committed	Various plots including 45 Millharbour Lane (PA/11/00798)	934**		100	32			5	510		292	2. Primary school	
		3.Health facility (provision of a new health facility)	£4 million	Yes	Not committed										3. Health facility			
30,899 homes	1	1. Small open space	ТВС	Yes	Committed (PA/14/01246 and PA/14/03195)	Diagram asserticing		_							1. Small open space			
		2. Primary school (Provision of a 2FE primary school)	Land/shell and core: £6,101,560 Fit out: TBC - estimate £6 million	Yes- through 'in- kind agreement' for provision of and shell and core	Committed (PA/14/03195)	Planning permission granted - PA/14/01246 (Former Enterprise Business Park) and PA/14/03195 (Millharbour Village)	2759**				447	251		1391	2. Primary school	670		

		3.Health facility (provision of a new			D1 use specified in the												
		health facility)	TBC	TBC	applications, but not specific to health.									3.Health facility			
(J.9) North Quay	1. Small open space	твс	Yes	Not committed	PA/03/00379 (for retail, office, public realm and a pedestrian bridge) not implemented although a new scheme was submitted and withdrawn in 2017	1300*						650	1. Small open space	650		
		1. Small open space	TBC	Yes	Committed (as part of PA/03/01515)	There is a 2003 application for this site for 708 homes								Small open space Primary school			Depending on when works commence the development could potentially be delivered between 2021 and 2026.
(primary school)	TBC: Estimate £13 million (£6.5 million per FE)	Yes	Not committed	(PA/03/01515). A number of conditions were discharged in 2010 although there has been no further activity since then.	446*						223		223		
(I.11) Riverside South	1. Small open space	TBC	Yes	Not committed	Unimplemented	To be discussed and agreed through the development management process										
		1. Strategic open space	ТВС	Yes	Committed									Strategic open space			
	4.12) Westferry Printworks	2. Leisure facility (re- provision)	ТВС	Yes	Not committed	Planning permission granted - PA/15/02216	722**				104	103	515	2. Leisure facility (re-provision)			
		3.Secondary school	£45 million	Yes	Committed									3.Secondary school			
		1. Strategic open space	ТВС	Yes	Committed									Strategic open space Primary school Idea store Health facility			
(2. Primary school (Provision of a 2FE primary school)	Land/shell and core being delivered under \$106. Cost and fit out estimated £5 million	Yes - allocation of £3 million to cover fit out costs	Committed	Planning permission granted - PA/13/02966	up to 3300**		345	345	345	344	1921				Given the number of units, it is possible that some of the units will be delivered between 2026 and 2031. It should be noted that the delivery of the Idea Store is still to be confirmed.
		3.Idea store (delivery of a new Idea Store)	Dependant on which facility is provided- £6 million (land and shell and core) + £1.5 million fit out	Yes	To be confirmed												
		4.Health facility	£4 million	Yes	Committed												
	ll other sites (including rindfall)							1860	743	877	2214	2618	4139		4041		
		Secondary school: Additional accommodation for 6th form	£5 million	Yes - £4 million S106 allocated													
jects:	land Medical Centre	Health centre - expansion/remodel.		Yes - S106 funding secured and ring- fenced													
gs and oplar	land Health	Increase clinical capacity space (1 new clinical space and better functioning clinical rooms)		Yes - S106 funding secured and ring- fenced													Now completed (subsequent to the publication of the IDP)
E		Health facility: creation of 5 new consulting/treatment rooms		Yes - S106 funding secured and approved													
	otal homes							4751	3435	2662	6223	5484	19657		12366		

N.B. the above infrastructure list only relates to projects requiring new land. Other projects, such as transport projects, are set out comprehensively within the Infrastructure Delivery Plan (2017).

Key:
* figure obtained from the viability assessment where the SHLAA capacity figure is not publically-accessible. Note that these figures may change as a result of the detailed design and negotiation through the development management process.

*** figure obtained from planning application information and the local plan five-year housing supply

Where there sites fall within the five-year housing supply, these figures have been used. Site that do not fall within the 5 year housing supply use the figures from the viability assessment.

*** Clearly, in a land constrained borough like Tower Hamlets, this is not realistic. Therefore, the borough should secure the provision of open space where possible

**** Temporary expansions can be delivered through the reorganisation of existing space within secondary schools, so do not require additional capital works but require agreement with school leaders. For example, where a school's sixth form is currently undersubscribed, these classrooms can be used to delivery statutory secondary provision. In addition, where older cohorts for pupils (e.g. Year 11) are smaller than the planned intake for the school, additional classes of younger cohorts (e.g. Year 7) could be accommodated in the short term. These are known as 'bulge classes'. These measures could be sustained for around 2-3 years.

Other infrastructure projects - anticipated delivery