

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 approval)	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)	Years 11-15 (2026-2031) (Units)	Infrastructure delivery (2026-2031)	Comments	
SUB AREA: ISLE OF DOGS & SOUTH POPLAR																			
30,899 homes	(4.1) Aspen Way	1. Strategic open space	TBC	Yes	Not committed	N/A	To be discussed and agreed through the development management process								1. Strategic open space			The site has multiple ownership and requires the depot and college to maintain their operations during the development. It is therefore considered that the units will be delivered between 2021 and 2031.	
		2. College (re-provision)			Not committed										2. College (re-provision)				
		3. Community centre and associated football pitches (re-provision)			Not committed										3. Community centre and associated football pitches (re-provision)				
	(4.2) Billingsgate Market	1. Small open space	TBC	Yes	Not committed	N/A	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 assumed that works will not commence until at least 2021 and will be built out at some point over the two five year periods.
		2. Secondary school	TBC	Yes	Not committed										2. Secondary school				
	(4.3) Crossharbour Town Centre	1. Primary school (provision of 2FE primary school)	TBC: Estimate £13million (£6.5 million per FE)	Yes	Committed (within the previous ASDA application)	Various plots and applications	1,103**							612	1. Primary school	459		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.	
		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)										2. Community/local presence facility				
		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	TBC	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 applicaion) 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 per FE)	Yes	Committed - within the 'Skylines' application										2. Primary school				
	(4.5) Marsh Wall East	1. Small open space	TBC	Yes	Not committed	Longer term site opportunities including the site at 225 Marsh Wall.	444**							332	1. Small open space	112			
		2. Primary school (Provision of a 2FE primary school)	TBC: Estimate £13 million (£6.5 million per FE)	Yes	Not committed										2. Primary school				
3. Health facility (provision of a new health facility)		£4 million	Yes	Not committed	3. Health facility														
(4.6) Marsh Wall West	1. Small open space	TBC	Yes	Committed (PA/15/02671)	Various plots and applications including PA/12/03315; PA/15/03073; PA/15/02671	2645**		153	153	225	226		1,773	1. Small open space	115		Several large planning applications including South Quay Plaza Phase 4, 50 Marsh Wall (Alpha Square) and Arrowhead Quay East		
	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)										2. Primary school					
	3. Health facility (provision of a new health facility)	£4 million	Yes	Committed (PA/15/02671)										3. Health facility					
(4.7) Millharbour South	1. Small open space	TBC	Yes	Committed	Various plots including 45 Millharbour Lane (PA/11/00798)	934**			100	32			510	1. Small open space	292				
	2. Primary school (Provision of a 2FE primary school)	TBC: Estimate £13 million (£6.5 million per FE)	Yes	Not committed										2. Primary school					
	3. Health facility (provision of a new health facility)	£4 million	Yes	Not committed										3. Health facility					
(4.8) Millharbour	1. Small open space	TBC	Yes	Committed (PA/14/01246 and PA/14/03195)	Planning permission granted - PA/14/01246 (Former Enterprise Business Park) and PA/14/03195 (Millharbour Village)	2759**							1,391	1. Small open space	670				
	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)										2. Primary school					

	3.Health facility (provision of a new health facility)	TBC	TBC	D1 use specified in the applications, but not specific to health.											3.Health facility			
(4.9) North Quay	1. Small open space	TBC	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		
(4.10) Reuters Ltd	1. Small open space	TBC	Yes	Committed (as part of PA/03/01515)	There is a 2003 application for this site for 708 homes (PA/03/01515). A number of conditions were discharged in 2010 although there has been no further activity since then.	446*								223	1. Small open space	223		Depending on when works commence the development could potentially be delivered between 2021 and 2026.
	2. Primary school (Provision of a 2FE primary school)	TBC: Estimate £13 million (£6.5 million per FE)	Yes	Not committed											2. Primary school			
(4.11) Riverside South	1. Small open space	TBC	Yes	Not committed	Unimplemented		To be discussed and agreed through the development management process											
(4.12) Westferry Printworks	1. Strategic open space	TBC	Yes	Committed	Planning permission granted - PA/15/02216	722**				104	103			515	1. Strategic open space			
	2. Leisure facility (re- provision)	TBC	Yes	Not committed											2. Leisure facility (re-provision)			
	3.Secondary school	£45 million	Yes	Committed											3.Secondary school			
(4.13) Wood Wharf	1. Strategic open space	TBC	Yes	Committed	Planning permission granted - PA/13/02966	up to 3300**				345	345	345	344	1921	1. Strategic open space			
	2. Primary school (Provision of a 2FE primary school)	Land/shell and core being delivered under S106. Cost and fit out estimated £5 million	Yes - allocation of £3 million to cover fit out costs	Committed											2. Primary school			
	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											3.Idea store			
	4.Health facility	£4 million	Yes	Committed											4.Health facility			
All other sites (including windfall)								1860	743	877	2214	2618		4139		4041		
Other projects: Isle of Dogs and South Poplar	George Green's school	Secondary school: Additional accommodation for 6th form	£5 million	Yes - £4 million S106 allocated														
	Island Medical Centre	Health centre - expansion/remodel.	£985k	Yes - S106 funding secured and ring-fenced														
	Island Health	Increase clinical capacity space (1 new clinical space and better functioning clinical rooms)	£246.20	Yes - S106 funding secured and ring-fenced														Now completed (subsequent to the publication of the IDP)
	Barkantine Health Centre	Health facility: creation of 5 new consulting/treatment rooms	£171,200	Yes - S106 funding secured and approved														
Total 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

 Other infrastructure projects - anticipated delivery

**** 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.