Appendix 9.1: Amended wording in relation to policy S.TC1 supporting text and table 4

Major Modification: MJM18, MJM19, MJM20, MJM21

6.16 Table 4 below provides a breakdown of the retail floorspace capacity requirements across the Major and District ~~different tiers of~~ Centres during the plan period.

Table 4: Proportion of new retail floorspace required

~~Tier of centre~~	~~Type of goods~~	~~Amount of floorspace (square metres)~~
~~Major and District Centres~~	~~Convenience~~	~~4,061~~
	~~Comparison~~	~~4,627~~
~~Neighbourhood Centres~~	~~Convenience~~	~~2,033~~
	~~Comparison~~	~~1,963~~

Type of centre	***Name***	***Amount of convenience floorspace (square metres)*** [1]	***Amount of comparison floorspace (square metres)*** [2]
Major Centre	*Canary Wharf*	*1,119*	*No capacity*
District Centre	*Bethnal Green*	*919*	*1,868*
	Brick Lane	*54*	*63*
	Chrisp Street	*381*	*1,077*
	Crossharbour	*504*	*No capacity*
	Roman Road East	*565*	*1,523*
	Roman Road West	*48*	*No capacity*
	Watney Market	*471*	*389*
	Whitechapel	*2,262*	*3,105*
Neighbourhood Centres	*All*	*2,033*	*2,066*
Borough-wide capacity [3]		***7,941***	***No capacity***

6.17 ~~Where new retail or leisure floorspace is proposed beyond those figures, the applicant will be expected to demonstrate that a demand does exist for such floorspace and that it would not detrimentally harm the viability and vitality of existing floorspace in the centre and nearby town centres (see part 2).~~ The level of need for retail floorspace set out in table 4 is based on a constant market share approach over the plan period It takes into account the impact of committed development, which is why some town centres do not have any floorspace capacity in the comparison retail sector as a result of the growth potential in these areas, particularly in Canary Wharf.

6.18 These figures should not, however, represent a ceiling to new development. New floorspace and investment may enhance the profile of a town centre, helping to claw back expenditure, and increase market share and trade retention. Furthermore, there is still no certainty that committed development will come forward as planned in the short term, highlighting the importance of ensuring these figures are kept under review throughout the plan period.
~~Where new development or change of use is proposed within designated town centres, applicants should demonstrate through an assessment of the designated centre that the resulting mix of uses is sufficient to allow the centre to continue to meet the needs of nearby communities and that change of use would not lead to the undermining of the designated centre or parade. New development should also help to meet the principles set out in part 4 to ensure that our town centres remain vibrant and attractive.~~

[1] Tower Hamlets Town Centre Retail Capacity Study (2016)

[2] Tower Hamlets Town Centre Retail Capacity Study (2016). Please note: Where identified that there is 'no capacity', this represents a negative retail capacity figure as a result of committed development.