

## London Borough of Tower Hamlets

Assessment of 5 Year Housing Land Supply, position at April 2016

*(Published November 2016)*

### 1. Introduction

- 1.1 The government requires local planning authorities to identify and maintain a five year supply of deliverable land for housing. This document sets out London Borough of Tower Hamlets' five year supply position as of 1 April 2016. The assessment takes into account known completions at the end of March 2016, with the "five year period" covering between 1 April 2016 and 31 March 2021.
- 1.2 As at 1 April 2016, the Council is able to demonstrate a deliverable supply of 5.1 years or 21,502 homes over 1 April 2016 to 31 March 2021. The assessment assumes past under delivery would be addressed within the next five years of the plan and includes an additional 5% buffer requirement.

### 2. National policy requirement

- 2.1 Paragraph 47 of the *National Planning Policy Framework* (NPPF) requires local planning authorities to identify and update annually a supply of specific "deliverable" housing sites sufficient to provide five years' worth of housing supply against their housing requirement - together with an additional buffer requirement of 5% or 20% where there has been a record of persistent under delivery of housing (moved forward from later in the plan period).
- 2.2 Paragraph 49 of the NPPF is clear that where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered "up to date" – for decision taking, this means, development proposal for housing should be approved unless doing so would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate development should be restricted.
- 2.3 For the purpose of this document, Tower Hamlets' five year supply requirement is derived from the current *London Plan, March 2015*.

### 3. London Plan housing requirement

- 3.1 The current *London Plan 2015* was published in March 2015. The plan identified a minimum housing target of 39,314 homes (equivalent to 3,931 homes per annum) for the London Borough of Tower Hamlets between 1 April 2015 and 31 March 2025<sup>1</sup>. This target includes additional homes provided by development and redevelopment of residential and non-residential properties, long term vacant properties brought back into use and non-self-contained accommodations (including accommodations for students, older people, hostels and HMOs).
- 3.2 Between 1 April 2015 and 31 March 2016, a total of 3,634 additional homes have been delivered in Tower Hamlets (included 417 units for student accommodation<sup>2</sup>). This is equivalent to a shortfall of 297 homes (since the start of the *London Plan* period).

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<sup>1</sup> The London Plan, March 2015, Mayor of London, Table 3.1

<sup>2</sup> LBTH planning application reference - PA/10/01481

## 4 Tower Hamlets' five year housing land supply requirement

### *Dealing with past under delivery*

- 4.1 The *London Plan 2015* is clear that the identified housing targets takes into account housing backlog and anticipated delivery up to 31 March 2015<sup>3</sup>. The housing target for Tower Hamlets is effectively “reset” for the new plan period, starting at 1 April 2015 and it will not be necessary for the Council to consider housing targets prior to that date (from *London Plan 2011*).
- 4.2 For the purpose of this document, the Council has included the entire shortfall of 297 homes as part of the five year supply requirement (over the period 1 April 2016 – 31 March 2021).

### *NPPF Buffer requirement*

- 4.2 Paragraph 47 of the NPPF requires an additional buffer requirement of 5% to ensure choice and completion in the market for land, but a 20% where there is a record of persistent under delivery of housing.
- 4.3 At the time of writing, it is acknowledged that the Council fell short the target in three non-consecutive years of the previous five years (see table 1 below). This resulted an under delivery of 600 homes (around 4%) against a target of 13,943 homes (London Plan housing targets 2011 – 2015) over the last five year. It is considered that this does not constitute a record of persistent under delivery in regards to paragraph 47 of the NPPF and guidance from the PPG in the context of Tower Hamlets<sup>4</sup>

**Table 1 – Performance against targets over last 5 years**

		Housing completions	Housing targets	Performance against targets
London Plan 2011	<b>2011/12</b>	1,840	2,503	-663
	<b>2012/13</b>	3,062	2,503	559
	<b>2013/14</b>	2,285	2,503	-218
	<b>2014/15</b>	2,522	2,503	19
London Plan 2015 *	<b>2015/16</b>	3,634	3,931	-297

Source: LBTH Building Control; LBTH Planning

\* Note: figures for 2015-16 includes non-self-contained units

- 4.4 The current target for Tower Hamlets (period over 2015-25) is based upon development capacity identified through the *London Strategic Housing Land Availability Assessment 2013*<sup>5</sup>. A significant proportion of the intended housing supply for Tower Hamlets is from larger / strategic brownfield sites. While it is envisage that these sites would make a significant contribution towards meeting the identified target within the 10 year plan period, the development of these sites are often complex, and would require a reasonable amount of time. This can include time required for master planning of site, completing of a Section 106 legal agreement, securing necessary infrastructure and affordable housing contribution before the commencement of development. This, together with the tendency for housing developments (for flats and other high density developments) in Tower Hamlets to be delivered in phases means there is potential for housing delivery to be “lumpy”<sup>6</sup> and

<sup>3</sup> Paragraph 3.16b of The London Plan 2015, GLA

<sup>4</sup> Planning Practice Guidance, reference ID: 3-035-20140306

<sup>5</sup> London Strategic Housing Land Availability Assessment 2013, GLA, published 2014

<sup>6</sup> The Mayor recognises that there is potential for housing supply in some boroughs to be “lumpy” due to the phasing of key large sites and evitable economic changes – paragraph 1.1.37 of London Housing SPG, March 2016

for the annual average target to be missed in some years of the plan (with delivery higher than the target in some years, and below the target in others).

- 4.5 Based on the above, it is the Council’s view that only a 5% buffer should be applied to Tower Hamlet’s 5 year housing supply requirement for the purpose of this document. Applying a 5% buffer to five year target (*London Plan 2015* annual target x 5), including the entire shortfall (297 homes), Tower Hamlets has a total 5 year housing land supply requirement of 20,950 homes over 1 April 2016 and 31 March 2021.

**Table 2 – Five year supply requirement, April 2016**

	London Borough of Tower Hamlets	Calculations
<b>A. Homes required over plan period</b> (1 April 2015 – 31 March 2025)	39,314	
<b>B. Annual average requirement over period</b> (1 April 2015 – 31 March 2025)	3,931	
<b>C. Homes completed so far</b> (1 April 2015 – 31 March 2016)	3,634	
<b>D. Delivery shortfall so far</b> (1 April 2015 – 31 March 2016)	297	
<b>E. Homes remaining to be provided</b> (1 April 2016 – 31 March 2025)	35,680	
<b>F. Number of remaining years</b> (1 April 2016 – 31 March 2025)	9 yrs	
<b>G. 5 year supply requirement excl. buffer</b> (Shortfall addressed within next 5 years)	19,952	(B * 5) + D
<b>H. 5 year supply requirement incl. 5% buffer</b> (1 April 2016 – 31 March 2021)	20,950	G * 105%

Source: LBTH Planning

## 5. Tower Hamlets’ deliverable housing land supply

### *Definition of “deliverable supply”*

- 5.1 Footnote 11 of the National Planning Policy Framework states<sup>7</sup>:

*“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of this site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five year, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*

- 5.2 The Planning Policy Guidance (PPG) provides further guidance on what constitutes a deliverable site in the context of housing policy<sup>8</sup>:

*“Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.*

*However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as*

<sup>7</sup> National Planning Policy Framework, CLG, footnote 11

<sup>8</sup> Planning Practice Guidance, CLG, reference ID: 3-031-20140306

*infrastructure [,] sites not allocated within a development plan, or without planning permission, [sites] can be considered capable of being delivered within a five year timeframe.*

*The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five year housing supply.”*

- 5.3 The NPPF also suggest local planning authorities may make an allowance for “windfall sites” in the five year supply if they have compelling evidence that such sites have consistently become available in the local area<sup>9</sup>.
- 5.4 In light of the above, large sites (10 or more units) where construction works has commenced, is currently under development or has a current valid planning permission for development will be considered as deliverable within the next five years for the purpose of this document - unless there is clear evidence that the scheme will not be implemented within the five years.
- 5.5 In addition to the above, this document has also considered the potential for small “windfall sites” (less than 10 units) and other large housing sites, including those identified in the *2013 London Strategic Housing Land Availability Assessment*<sup>10</sup> (SHLAA) and their contribution towards the deliverable supply. The allowance for smaller windfall sites were based on historic completion rates on these sites. Contribution from SHLAA sites were based on methodology set out in this paper.

*Methodology: deliverable supply from large permitted sites*

- 5.6 As discussed earlier in this document, majority of the larger sites are likely to be delivered in phases, and “completions” will not come forward in a uniform manner in the next five years<sup>11</sup>. However, to provide an estimate of the potential yield of deliverable supply from housing sites, the assessment made the following assumptions regarding future build out rates and lead in times for housing delivery:
- The build out rate for each site limited to 500 units over the 5 year period (or 100 units a year)<sup>12</sup>, unless there is specific evidence indicating delivery rate will likely be higher
  - + 0 months for sites where works on site have commenced
  - + 24 months for sites with a current full planning permission
  - + 30 months for sites with prior approval for development and “hybrid” permission
  - + 36 months for sites with a current outline planning permission
- 5.7 It should be noted the assumptions made above are indicative (based on available evidence at the time of writing) and is subject to change as new evidence emerges. It is possible for some larger schemes in the borough to deliver more than 500 homes over a 5 year period<sup>13</sup>, especially on permitted sites current lead by a housebuilder and where development for the particular phase / building is well underway.
- 5.8 For the purpose of this document, the assessment considered that the following schemes will deliver more than the 500 homes over the next five years:
- Site at Wood Wharf (known as “New Phase”) at Canary Wharf for 3,300 homes. Site is currently under development by Canary Wharf Group PLC. A phasing plan (from the affordable housing strategy) has been provided to the council indicating at least 1,379 residential units will be built on site by February 2021 and

<sup>9</sup> National Planning Policy Framework, CLG, paragraph 48

<sup>10</sup> London Strategic Housing Land Availability Assessment 2013, GLA, published 2014

<sup>11</sup> The Mayor recognises that there is potential for housing supply in some boroughs to be “lumpy” due to the phasing of key large sites and evitable economic changes – paragraph 1.1.37 of London Housing SPG, March 2016

<sup>12</sup> Evidence from the Outer London Commission, “Removing Barriers to Housing Delivery, June 2015, paragraph 2.3-2.4; Molior & GLA, “Barriers to Housing Delivery”, 2014, p.16; GLA, Housing SPG, March 2016, paragraph 1.1.35

<sup>13</sup> Recent examples including New Providence Wharf at Blackwall Way, Baltimore Wharf at former London Docklands arena, St Andrew’s development at former St Andrews Hospital

all 3,300 homes delivered by 2024/25<sup>14</sup>. Application reference - PA/13/02966 plus varies reserved matters permissions

- South Quay Plaza at Canary Wharf for 888 homes. Site is currently under development by Berkeley Homes. Recent commercial material indicates the two residential-led buildings will be completed by Q3 2020<sup>15</sup>. Application reference – PA/14/00944
- Site at West India Quay, Hertsmere Road (known as “Spire London”) at Canary Wharf for 861 home. Site is currently under development by Greenland. Recent commercial material indicates the residential tower will be completed by Q4 2020<sup>16</sup>. Application reference – PA/15/02675

5.9 A list of the housing sites contributing to the deliverable supply (including the number of units / homes over the five year period) is included in Appendix A of this document.

*Methodology: deliverable supply from other large sites*

5.10 Aside from sites with a current permission and sites allocated within the development plan, the PPG is clear that other sites may be considered for their contribution towards the five year supply provided there are no significant constraints to overcome and their assessment is clearly set out.

5.11 The housing target for Tower Hamlets from the *London Plan 2015* was based on sites identified in the last *London Strategic Housing Land Availability Assessment*<sup>17</sup>. To consider the contribution from remaining SHLAA sites towards the deliverable supply over 2016-21, the following assumption have been made on SHLAA sites identified as “active” (e.g. sites with an expired planning permission, pre app) at the time of writing:

- + 54 months for other “deliverable” sites, but without a current planning permission (i.e. maximum of 50 units in the deliverable supply from any one site).

5.12 To avoid the double counting of supply, permitted sites (i.e. sites with permission or under development) have been excluded as part of this supply. In total, 9 of the sites are considered to be deliverable adding 405 units towards the deliverable supply<sup>18</sup>.

*Methodology: windfall allowance for smaller sites*

5.13 For smaller sites (providing less than 10 homes), the assessment assumes a minimum windfall of 150 homes will come forward from smaller sites each year over the next 5 years. The assumption is based historic delivery rates achieved in Tower Hamlets over the last 5 years (2011-15). In total this adds 750 units towards the deliverable supply.

**Table 3 – Completions on smaller sites (net figures)**

	2011/12	2012/13	2013/14	2014/15	2015/16
Smaller sites (<10 units)	302	226	159	187	219

Source: LBTH Building Control

<sup>14</sup> Affordable Housing Strategy from permission approved under PA/15/01072

<sup>15</sup> JLL, The Portfolio: Autumn 2016 - development 06

<sup>16</sup> JLL, The portfolio: Autumn 2016 - development 07

<sup>17</sup> London Strategic Housing Land Availability Assessment 2013, GLA, p.109

<sup>18</sup> Due to the approach in assessing potential SHLAA sites, information on individual capacity is confidential – 2013 London SHLAA, GLA, paragraph 2.6

*Summary of deliverable housing supply in Tower Hamlets*

5.14 In summary, a deliverable supply of 21,502 homes has been identified for the 5 year supply period over 1 April 2016 and 31 March 2021. Around 70% of the supply is from sites where construction works have commenced and a further 24% of the supply is from sites with a current permission.

**Table 4 – Deliverable supply summary**

	Deliverable Supply 2016-21	Number of sites
Large sites: works have commenced	15,100 homes	66 sites
Large sites: with a current full permission	3,724 homes	36 sites
Large sites: with prior approval	493 homes	8 sites
Large sites: with current hybrid permission	500 homes	2 sites
Large sites: with a current outline permission	530 homes	3 sites
Large sites: remaining 2013 London SHLAA, “deliverable sites”	405 homes	9 sites
Windfall allowance from smaller sites	750 homes	-
<b>I. LBTH Deliverable Supply Total</b>	<b>21,502 homes</b>	

Source: LBTH Planning;

Note: figures in the table do not take into account contribution from C2 accommodations – figures were not available at the time of writing

**6. Assessment of five year housing supply**

6.1 Following the assessment of the deliverable supply of housing made for the purposes of this paper, as of 1 April 2016, Tower Hamlets have a deliverable supply equivalent to 5.1 years (based on a total five year supply requirement of 20,950 homes and a deliverable supply of 21,502 homes between 1 April 2016 and 31 March 2021).

**Table 5 – Years of deliverable housing supply at 1 April 2016**

	London Borough of Tower Hamlets	Calculations (Refer to Tables 2 & 4)
<b>J. Years of deliverable housing supply</b> (1 April 2016 – 31 March 2021)	<b>5.1 yrs</b> (surplus of 552 units)	1 (H / 5)

**7. Housing pipeline and trajectory**

7.1 At the time of writing, Tower Hamlets have a supply pipeline for over 50,000 additional homes over 2016-31, around 35,000 homes are from sites currently under development or has a current planning permission (at April 2016). It is estimated that over the next ten years more than 45,500 additional homes would be provided in the borough. Table 6 below illustrates the borough’s housing pipeline figures based on the following assumptions:

- remaining sites to commence works within next five years, building out at 100 units p.a. per site,
- all remaining housing from the identified sites will be delivered within 2026-31.

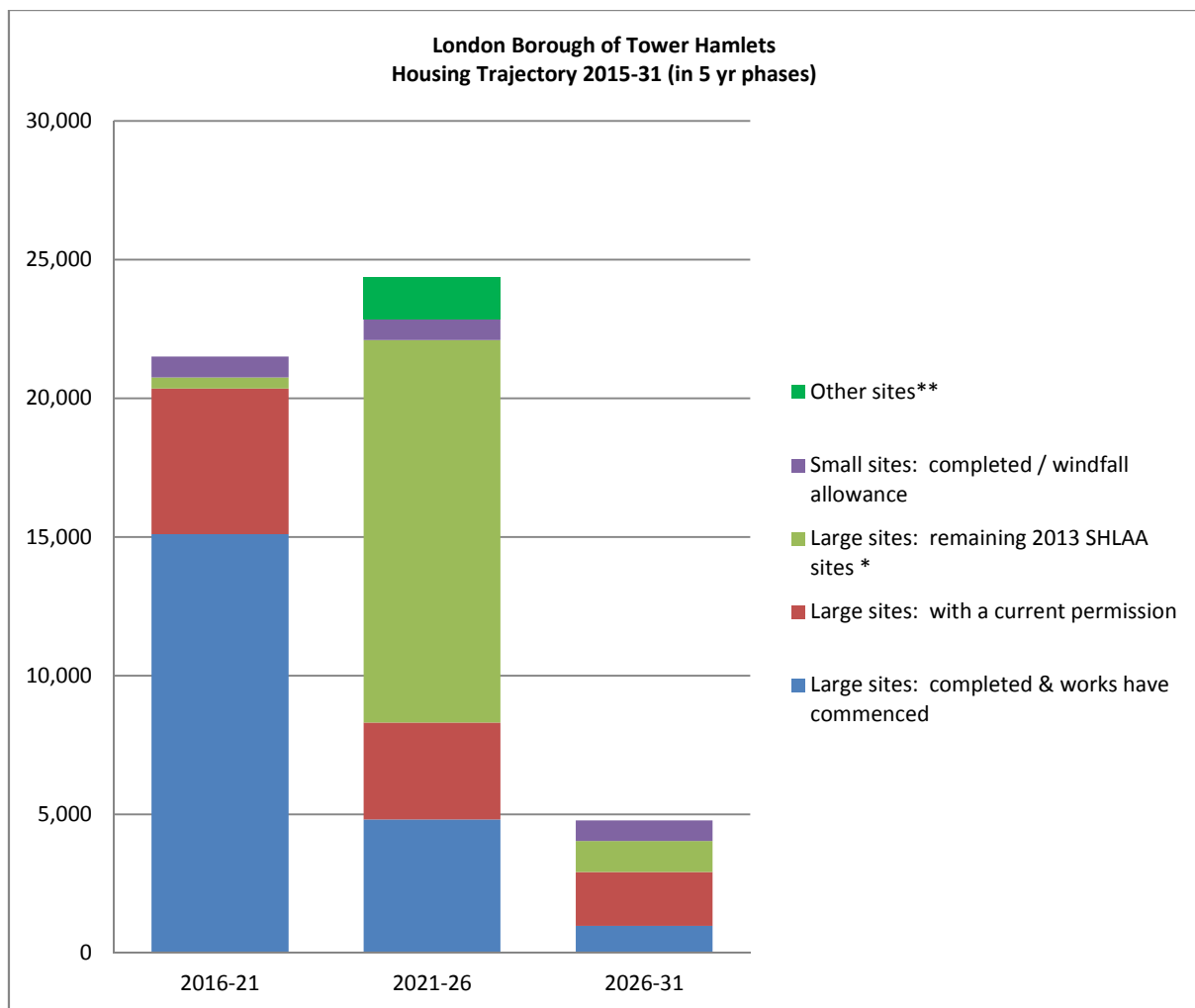
7.2 There is scope for housing supply in Tower Hamlets to be changed subject to the forthcoming *Strategic Housing Land Availability Assessment* and the Isle of Dogs OAPF work by GLA and the Council. This work may revise current assumptions regarding housing supply capacity in Tower Hamlet, through the identification of new housing sites, and the increase of development density on existing sites.

**Table 6 – Housing pipeline & trajectory**

	2015/16	2016-21 (Yrs 01-05)	2021-26 (Yrs 06-10)	2026-31 (Yrs 11-15)	Total
Large sites: completed & works have commenced	3,415	15,100	4,815	981	24,311
Large sites: with a current permission	-	5,247	3,492	1,940	10,679
Large sites: remaining 2013 SHLAA sites *	-	405	13,788	1,115	15,308
Small sites: completed / windfall allowance	219	750	750	750	2,469
Other sites (incl. emerging allocations) **	-	0	1,524	0	1,524
<b>LBTH Housing Supply Pipeline Total</b>	<b>3,634</b>	<b>21,502</b>	<b>24,369</b>	<b>4,786</b>	<b>54,291</b>

Notes: \* figures for “remaining 2013 SHLAA sites” include sites allocated in the current development plan; \*\* figures for “other sites” include sites from the emerging Local Plan 2031.

**Graph 1 – Housing pipeline & trajectory 2016-31**



## Appendix A

### List of deliverable sites 2016-2021

Site Name	Planning Reference	Status	2016-21	Ward
Suttons Wharf North, Palmers Road, E2	PA/05/01727/A1	Completed	186	Bethnal Green
Site at land adjacent railway viaduct, Mantus Road, E1	PA/12/01758/NC	FPP	93	Bethnal Green
Suttons Wharf South, 44 Palmers Road, E2	PA/14/01061/A1	FPP	30	Bethnal Green
Building C, New Providence Wharf, Blackwall Way, E14	PA/06/02101/A1	Completed	340	Blackwall & Cubitt Town
Hercules Wharf, Castle Wharf, and Union Wharf, Orchard Place (Leamouth Peninsula South)	PA/14/03594/A1	FPP	300	Blackwall & Cubitt Town
225 Marsh Wall, Marsh Wall, E14	PA/15/02303	FPP	300	Blackwall & Cubitt Town
Asda, 151 East Ferry Road	PA/11/03670/P0	OPP	200	Blackwall & Cubitt Town
7 Victory House, Selsdon Way, E14	PA/15/00614/A1	PAGI	32	Blackwall & Cubitt Town
3-5 Selsdon Way, E14	PA/15/00613/A1	PAGI	24	Blackwall & Cubitt Town
Wood Wharf, Prestons Road, E14	PA/13/02966/P0	Under development	1,379	Blackwall & Cubitt Town
Leamouth Peninsula North, Orchard Place (London City Island)	PA/10/01864/P0	Under development	500	Blackwall & Cubitt Town
Meridian Gate, 199-207 Marsh Wall, E14 (The Madison)	PA/14/01428/A1	Under development	423	Blackwall & Cubitt Town
2 Trafalgar Way, E14 (Infinity Towers, formerly Helix)	PA/08/01321/A1	Under development	395	Blackwall & Cubitt Town
Former London Docklands Sport Arena, 36 Limeharbour, E14 (Baltimore Wharf)	PA/06/02068/A1	Under development	330	Blackwall & Cubitt Town
Car park at south east junction of Prestons Road and Yabsley Street, E14	PA/12/02107/A1	Under development	190	Blackwall & Cubitt Town
7 Limeharbour, E14 (Liberty Building)	PA/14/00293/A1	Under development	167	Blackwall & Cubitt Town
New Union Close, E14	PA/12/00360/A1	Under development	156	Blackwall & Cubitt Town
Site at 1-18 Dollar Bay Court, 4 Lawn House Close, E14 (Dollar Bay, South Dock)	PA/11/01945/A1	Under development	107	Blackwall & Cubitt Town
1-3 Turnberry Quay and 1-5 Lanark Square, Crossharbour, E14 (Dockside)	PA/12/02923/A1	Under development	89	Blackwall & Cubitt Town
64 Tredegar Road, E3	PA/10/02340/A1	Completed	49	Bow East
213-217 Bow Road, E3	PA/13/00862/A1	Completed	36	Bow East
Land to the South of Springwood Close, Morville Street, E3	PA/12/02855/A1	Completed	11	Bow East
219-221 Bow Road, 27-31 Payne Road, E3	PA/14/03660/A1	Under development	89	Bow East
4 Roach Road, E3	PA/04/00562/A1	Under development	44	Bow East
Bow Baptist Church, 1 Payne Road, E3	PA/06/01860/A1	Under development	29	Bow East
111-121 Fairfield Road, E3	PA/15/01422/A1	Under development	20	Bow East
1-5 Alfred Street, London, E3	PA/14/01217/A1	Completed	14	Bow West
Site at Bow Wharf Adjoining Regents Canal and Old Ford Road, Old Ford Road	PA/11/03371/A1	Under development	34	Bow West
1 William Guy Gardens, E3	PA/14/00936/NC	Completed	27	Bromley North
Stroudley Walk Market, E3	PA/10/00373/P0	OPP	130	Bromley North
26 Bow Road, E3	PA/14/00569/A1	PAGI	12	Bromley North
St Clements Hospital, 2 Bow Road, E3	PA/13/01532/A1	Under development	252	Bromley North
Site at Bromley by Bow North, Hancock Road	PA/11/02423/P1	Under development	219	Bromley North
100 Violet Road	PA/12/02494/A1	FPP	73	Bromley South
Bow Enterprise Park, Cranwell Close, E3	PA/10/01734/A1	Under development	500	Bromley South
Watts Grove Depot, Glaucus Street, E3	PA/14/02585/A1	Under development	148	Bromley South
16-24 & 48-50 Bow Common Lane and site at land south of 12 Furze Street	PA/09/01656/A1	Under development	91	Bromley South
235 Westferry Road, E14	PA/15/02216/A1	FPP	300	Canary Wharf
Land at North East Junction of Manilla Street and Tobago Street	PA/15/02528	FPP	300	Canary Wharf
49 to 59 Millharbour and 23 to 39 Pepper Street, Millharbour	PA/11/00921	FPP	89	Canary Wharf
South Quay Plaza, South Quay, 183-89 Marsh Wall, E14	PA/14/00944/A1	Under development	888	Canary Wharf
Hertsmer House, 2 Hertsmer Road, E14 4AB (West India Quay)	PA/15/02675/B1	Under development	861	Canary Wharf
Land at 3 Millharbour and land at 6-8 South Quay Square, South Quay Square, E14 (Millharbour Village)	PA/14/03195/A1	Under development	500	Canary Wharf
Former Enterprise Business Park, 2 Millharbour, E14 (Harbour Central)	PA/14/01246/A1	Under development	500	Canary Wharf
Arrowhead Quay East of 163 Marsh Wall, Marsh Wall	PA/12/03315/A1	Under development	500	Canary Wharf
Former City Pride Public House, 15 Westferry Road, E14 (Landmark Pinnacle)	PA/12/03248/A1	Under development	500	Canary Wharf
Land bounded by Park Place, Westferry Road, & Heron Quay Road (Newfoundland)	PA/13/01455/A1	Under development	500	Canary Wharf
South Quay Plaza 4, Marsh Wall, E14	PA/15/03073/B1	Under development	396	Canary Wharf
Former Indescon Court, 20 Millharbour P2, E14 (Lincoln Plaza)	PA/05/01294/A1	Under development	320	Canary Wharf
45 Millharbour Lane, Millennium Quarter, E14	PA/10/01177/A1	Under development	132	Canary Wharf
Calders Wharf, Saunders Ness Road, E14	PA/12/02784/A1	FPP	25	Island Garden
Island Point, 443 to 451, Westferry Road, E14	PA/08/02292/A1	Under development	173	Island Garden
Devons Wharf, Leven Road	PA/13/01663/A1	Completed	40	Lansbury
Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street	PA/12/00637/A1	FPP	206	Lansbury
St Saviours Church / Former Royal British Legion Club, E14	PA/13/01590/A1	FPP	27	Lansbury
Aberfeldy Estate, Aboott Road, E14	PA/11/02716/P0	Under development	500	Lansbury
Land at 160 to 166, Chrisp Street, E14	PA/15/00039/A1	Under development	290	Lansbury
Glaucus Works, Leven Road, E14	PA/13/03053/A1	Under development	126	Lansbury
640 Commercial Road, London	PA/12/01829/A1	Completed	27	Limehouse
Site at 18 to 36 Thomas Road, London	PA/11/01944/A1	Completed	64	Mile End
562 Mile End Road & 1a, 1b, 1c Burdett Road, London, E3	PA/16/00943/B1	FPP	52	Mile End
Our Ladys Primary School, Copenhagen Place, London, E14 7DA	PA/15/02148/A1	FPP	45	Mile End
221 Burdett Road, London, E3 4AR	PA/15/02045/A1	FPP	27	Mile End
130 Eric Street, London, E3 4SS	PA/16/01033/A1	PAGI	16	Mile End
Land bounded by Limehouse Cut and St Annes Row and Commercial Road, St Anne Street, London	PA/11/01120/A1	Under development	233	Mile End
Leopold Estate Phase 2 Land Bounded By Bow Common Lane Ackroyd Drive And Burdett Road	PA/12/02332/P2	Under development	215	Mile End
Limehouse Court, 3-11 Dod Street, London	PA/14/03379/A1	Under development	63	Mile End
Land Between St Pauls Way and Masjid Lane	PA/14/02618/A1	Under development	55	Mile End
Former Job Centre Plus, 307 Burdett Road, London, E14 7DR	PA/09/00214/A1	Under development	42	Mile End
25 St Pauls Way, London	PA/14/02503/A1	Under development	12	Mile End
Anchorage House, Capstan House & Lighterman House, Clove Crescent, London, E14 2B	PA/15/00274	PAGI	250	Poplar
Blackwall Reach / The Robin Hood Gardens Estate	PA/12/00001	Under development	500	Poplar
Poplar Business Park, 10 Prestons Road, London	PA/11/03375/A1	Under development	392	Poplar
1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street, London, E1 OHS	PA/14/01671/A1	FPP	78	Shadwell
Site At North East Junction Of Cable Street And Ratcliffe Cross Street, Cable Street, London, E1	PA/11/01818/A1	FPP	57	Shadwell
27-29 and 33 Caroline Street, London, E1 OJG	PA/15/02164	FPP	56	Shadwell
Corner of King David Lane and The Highway Juniper Hall, 448 Cable Street (Glamis Estate Development)	PA/12/03138/A1	Under development	37	Shadwell
Land at Fakruddin Street and Pedley Street, London E1	PA/12/02228/A1	Completed	63	Spitalfields & Banglatown
Sainsbury Foodstore, 1 Cambridge Heath Road, London, E1 5SD	PA/15/00837	FPP	300	Spitalfields & Banglatown



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Former Site at 58 To 64 Three Colts Lane And 191 To 205 Cambridge Heath Road	PA/11/00885/A1	FPP	149	Spitalfields & Banglatown
120 Vallance Road & 2-4 Hemming Street.	PA/15/01231/A1	FPP	144	Spitalfields & Banglatown
Ashington House East, Orion House, Coventry Road, London E1 5RX	PA/14/03196/A1	FPP	53	Spitalfields & Banglatown
6-8 Hemming Street, London, E1 5BL	PA/13/01813/A1	FPP	34	Spitalfields & Banglatown
11-31 Toynbee Street and 65-67 Commercial Street, London E1 7NE	PA/11/02305	FPP	19	Spitalfields & Banglatown
Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London	PA/15/02156/A1	FPP	17	Spitalfields & Banglatown
Bethnal Green Mission Church, 305 Cambridge Heath Road, London, E2 9LH	PA/14/03166/A1	FPP	15	Spitalfields & Banglatown
Unit 3 & 4, 51 Derbyshire Street, London, E2 6JQ	PA/16/00047/A1	PAGI	10	Spitalfields & Banglatown
Peterley Business Centre, 472 Hackney Road, London	PA/13/02722/A1	Under development	218	Spitalfields & Banglatown
Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate	PA/14/03548/A1	Under development	40	Spitalfields & Banglatown
206-210 Cambridge Heath Road, London, E2 9NQ	PA/13/00541/A1	Under development	22	Spitalfields & Banglatown
337-339 Hackney Road, London	PA/08/00437/A1	Under development	10	Spitalfields & Banglatown
Site At Land Between Allonby House And Channel House Ocean Estate, Aston Street, London	PA/13/02911	Under development	225	St Dunstons
Former News International Site, 1 Virginia Street, London, E98 1XY	PA/14/02819/P1	HPP	250	St Katharines & Wapping
Sovereign Court, The Highway, London E1W	PA/14/02898/A1	PAGI	124	St Katharines & Wapping
64-70 Vyner Street and 57-65 Wadeson Street, London, E2 9DQ	PA/14/01357/A1	FPP	23	St Peters
51 Derbyshire Street and 38 Voss Street, London	PA/15/00335/A1	Under development	10	St Peters
321-325 Commercial Road, London, E12PS	PA/03/00203/A1	FPP	14	Stepney Green
Car Park Site, Cygnet Street, London	PA/13/02529/A1	FPP	39	Weavers
281-285 Bethnal Green Road, London, E2 6AH	PA/14/03424/A1	FPP	21	Weavers
Site at former Bishopsgate Goods Yard, Braithwaite Street	PA/14/02011	OPP	200	Weavers
Land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, Hackney Roa	PA/09/02323/A1	Under development	78	Weavers
58-66 Cheshire Street, London	PA/11/00519/A1	Under development	12	Weavers
Site between Varden Street and Ashfield Street (Whitechapel Estate), London, E1	PA/15/02959/B1	FPP	342	Whitechapel
Site Bound by Raven Row, Stepney Way Sidney Street, London E1	PA/15/01789/B1	FPP	300	Whitechapel
Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate)	PA/13/01638/B1	FPP	70	Whitechapel
28 Ensign Street, London	PA/13/03068/A1	FPP	65	Whitechapel
34-40 White Church Lane And 29-31 Commercial Road, London, E1	PA/15/02527	FPP	39	Whitechapel
62-66 Cavell Street, London, E1 2JA	PA/14/01946/A1	FPP	12	Whitechapel
36 Commercial Road, London, E1 1LN	PA/13/00309/A1	FPP	10	Whitechapel
Land at Royal Mint St Mansell St and Chamber St, Royal Mint Street, London	PA/11/00642/P0	HPP	250	Whitechapel
94-100 Christian Street, London E1	PA/14/00906/A1	PAGI	25	Whitechapel
Goodman's Fields, Leman St, E1 8EY	PA/11/03587/P0	Under development	500	Whitechapel
80 Back Church Lane, London, E1 1LX	PA/11/00142/A1	Under development	59	Whitechapel
201-217 Commercial Road, London, E1 2BT	PA/13/02171/A1	Under development	13	Whitechapel

**List of completed large sites 2015/16**

Site Name	Planning Reference	Status	2015/16	Ward
55 Violet Road, Caspian Works and 1-3 Yeo St,	PA/05/01647/A1	Completed	427	Bromley South
60 Commercial Rd	PA/10/01481/A1	Completed	417	Whitechapel
Former Safeways, 2 Gladstone Place	PA/09/00203/A1	Completed	210	Bow East
Land to the south of 52 Stainsby Road and to the north of 88 Stainsby Road	PA/12/02856/A1	Completed	139	Lansbury
Betty May Gray House Estate and St Johns House, Pier Street, E14	PA/12/01803/A1	Completed	123	Island Garden
Units 1, 2, 3 Riverside Industrial Estate, 18 Gillender Street, London, E3	PA/11/03549/A1	Completed	109	Lansbury
Island Gardens Estate	PA/10/02578/A1	Completed	90	Island Garden
Building C, New Providence Wharf, Blackwall Way, E14	PA/06/02101/A1	Completed	80	Blackwall & Cubitt Town
Former Blessed John Roche Secondary School, Upper North Street, London	PA/10/00161/A1	Completed	73	Lansbury
Land Adjacent to Repton Street, London, E14 7	PA/12/02131	Completed	61	St Dunstons
East India Dock Road & Lawless Street, 170 East India Dock Road, E14	PA/13/01432/A1	Completed	60	Poplar
Tweed House, Teviot Street	PA/10/02093/A1	Completed	53	Lansbury
Land at Commercial Road, Basin Approach, London	PA/12/00925	Completed	48	Limehouse
Dame Colet And Haileybury Centre, Ben Jonson Road, London, E1 3NN	PA/13/01433/A1	Completed	41	St Dunstons
Sotherby Lodge, 41 Sewardstone Road, London, E2 9JQ	PA/08/00153/A1	Completed	40	Spitalfields & Banglatown
64 Tredegar Road, E3	PA/10/02340/A1	Completed	38	Bow East
Central Foundation Girls School, College Terrace, London, E3	PA/12/02577/A1	Completed	37	Bow West
Cutty Sark House, Undine Road	PA/13/01606/A1	Completed	37	Island Garden
Devons Wharf, Leven Road	PA/13/01663/A1	Completed	28	Lansbury
516 to 520, Commercial Road	PA/07/03249/A1	Completed	21	Shadwell
Railway Arch, 26 Cudworth Street, London	PA/10/02295/A1	Completed	19	Spitalfields & Banglatown
Holland Estate, Commercial Street, London	PA/08/02347/A1	Completed	13	Spitalfields & Banglatown
Land at north of Longnor Estate, Longnor Road, Bradwell Street, E14	PA/13/03059/A1	Completed	12	Bethnal Green
Old Ford Methodist Church, 522 Old Ford Road, London	PA/12/03272/A1	Completed	11	Bow East
52-54 Artillery Lane, London	PA/12/02458/A1	Completed	10	Bethnal Green
34-48 Vyner Street, London, E2 9DQ	PA/10/01616/A1	Completed	9	Spitalfields & Banglatown