



## Tower Hamlets Trajectory 2020 -2025

Site Name	Planning Reference	Location within a Site Allocation	Status	Site Capacity 2016-31	Completed Units	2020/21	2021/22	2022/23	2023/24	2024/25	Total Five-Year Housing Supply 2020 - 26	Remaining site supply during the local plan period 2026-2031
Aberfeldy Estate, Abbott Road, E14	PA/11/02716; PA/13/01844; PA/15/01826		Under development	905	630	50	100	100	25		275	-
Arrowhead Quay East of 163 Marsh Wall, Marsh Wall	PA/12/03315, PA/16/00139		Under development	764	0	764					764	
Blackwall Reach / The Robin Hood Gardens Estate	PA/12/00001		Under development	1296	178	100	100	100	100	100	500	618
Boatman's House, 2 Selsdon Way, London, E14,	PA/16/03736, PA/17/00678		Under development	108	0	50		58			108	
Enterprise Business Park, 2 Millharbour	PA/14/01246		Under development	907	685	50	100	72			222	
Former Goodman's Fields	PA/11/03587		Under Development	957	835	50	72				122	
Former News International Site, 1 Virginia Street	PA/13/01276, PA/14/02819		Under development	812	312	50	150	100	100	100	500	
Glaucus Works, Leven Road, E14	PA/16/02140, PA/16/01822, PA/18/02144		Under development	160	65	50	45				95	
Hercules Wharf, Castle Wharf, and Union Wharf, Orchard Place (Leamouth Peninsula South)	PA/14/03594, PA/17/02292,		Under development	834	0	100	100	200	250	186	834	
Island Point, 443 to 451, Westferry Road, E14	PA/08/02292,		Under development	173	0	50	100	23			173	
Jubilee Street, E1	PA/16/02296		Under development	24	0	24					24	
Land between St Paul's Way and Masjid Lane	PA/14/02618		Under development	109	89	20					20	
Land at Royal Mint, St Mansell Street and Chamber Street, Royal Mint Street	PA/11/00642, PA/13/01527, PA/15/02773		Under development	354	206	50	50	48			148	
Land at 3 Millharbour and land at 6-8 South Quay Square, E14 (Millharbour Village)	PA/14/03195, PA/19/00682		Under development	1513	0	100	250	250	250	250	1100	413
Land bounded by Hackney Road and Austin Street, including Mildmay Mission Hospital	PA/09/02323, PA/11/01258		Under development	110	78	32					32	
Leamouth Peninsula North, Orchard Place (London City Island)	PA/10/01864, PA/14/02177		Under development	1145	925	50	100	70			220	
New Union Close, E14	PA/12/00360, PA/16/01767		Under development	210	117	50	43				93	
Old Petrol Station, Leamouth Road	PA/16/01763		Under development	223	0	50	100	73			223	
Peterley Business Centre, 472 Hackney Road	PA/13/02722		Under development	212	58	50	104				154	
Site at Bow Wharf Adjoining Regents Canal and Old Ford Road, Old Ford Road	PA/11/03371		Under development	34	18	16					16	
Site bound by Raven Row, Stepney way, Sidney Street, E1	PA/15/01789, PA/18/00917		Full Planning Permission	648	0	100	100	100	100	100	500	148
Site at 10-20 Dock Street	PA/04/0993		Under Development	89	52	37					37	
South Quay Plaza, South Quay, 183-189 Marsh Wall, E14	PA/14/00944, PA/15/03074		Under development	888	0	100	100	200	250	238	888	0
St Clements Hospital, 2 Bow Road	PA/13/01532		Under development	252	212	40					40	
Wood Wharf, Prestons Road, E14	PA/13/02966, PA/15/00286, PA/17/0092		Under development	3300	329	250	250	250	250	250	1250	1,721
7 Limeharbour, E14 (Liberty Building)	PA/14/00293, PA/15/01502		Under development	167	0	50	117				167	
24-26 Bow Road, E3	PA/14/03003		Under development	103	0	103					103	
42-44 Thomas Road, London	PA/16/01041, PA/18/00702		Under development	228	98	50	80				130	

50 Marsh Wall, 63-69 and 68-70 Manilla Street, E14	PA/15/02671		Under development	627	0	100	100	100	100	100	500	127
83 Barchester Street	PA/14/02607		Under development	115	0	50	65				115	
94 – 100 Christian Street, London, E1	PA/18/00011		Permitted development (GPDO)	25	0	25					25	
100 Violet Road	PA/12/02494		Under development	73	0	50	23				73	
120 Vallance Road & 2-4 Hemming Street,	PA/15/01231		Under development	144	69	50	25				75	
<b>Subtotal</b>												
Ailsa Wharf, Ailsa Street	PA/16/02692, PA/18/03461		Full Planning Permission	785	0		100	100	100	100	400	385
Bow Enterprise Park, Cranwell Close, E3	PA/10/01734, PA/13/01095, PA/16/00906		Under development	269	137		100	32			132	
Land bounded by Watts Grove and Gale Street, E3	PA/17/00732, PA/18/03075		Full Planning Permission	65	0		65				65	
Locksley Estate Site A, North of 86-144 Rhodeswell Road, E14	PA/16/02605		Under Development	33	0		33				33	
Meridian Gate, 199-207 Marsh Wall, E14	PA/14/01428		Under Development	423	0		100	100	100	123	423	
Redundant Railway Viaduct North of Pooley House, Westfield Way	PA/10/01458, PA/16/00425		Under Development	165	0		100	65			165	
Site at land adjacent railway viaduct, Mantus Road, E1	PA/12/01758		Full Planning Permission – Lawfully commenced	93	0		93				93	
Site at North East Junction of Cable Street and Ratcliffe Cross Street, Cable Street, E1	PA/11/01818, PA/16/00393		Full Planning Permission – Lawfully commenced	57	0		57				57	
St Saviours Church/Former Royal British Legion Club, E14	PA/13/01590		Full Planning Permission	27	0		27				27	
3-19 Caroline Street, E1	PA/17/00254		Full Planning Permission	24	0		24				24	
11-31 Toynbee Street and 67-79 Commercial Street	PA/16/02878		Full Planning Permission	23	0		23				23	
25 Dagleish Street	PA/15/02674		Full Planning Permission	60	0		60				60	
28 Ensign Street	PA/13/03068		Full Planning Permission	65	0		65				65	
27-29 and 33 Caroline Street, E1	PA/15/02164, PA/17/02219		Full Planning Permission	56	0		56				56	
49-59 Millharbour, 2-4 Muirfield Crescent and 23-39 Pepper Street, E14	PA/16/03518		Full Planning Permission	319	0		100	100	119		319	
<b>Subtotal</b>												
Aldgate Place, 35 Whitechapel High Street	PA/13/00218		Under development	473	314			159			159	
Appian Court, 87 Parnell Road, E3	PA/18/00092		Full Planning Permission	14				14			14	
Asda, 151 East Ferry Road, E14	PA/11/03670		Site Allocation	766				150	150	150	450	316
Barratt Industrial Estate, 20-22 Gillender Street	PA/18/00528		Full Planning Permission	307				100	100	107	307	
Bow Common Gas Works, Bow Common Lane, London (Phase 1 only)	PA/19/02379		Site Allocation - Live Application	235	0			50	100	85	235	
Car Park adjacent to Keats House, Roman Road	PA/18/03558		Full Planning Permission	11	0			11			11	
Chrisp Street Market, Chrisp Street	PA/16/01612		Full Planning Permission	586	0			100	100	100	300	286
Dave Adams House, 12-12B Norman Grove, E3	PA/19/00346		Full Planning Permission	11	0			11			11	
Former Central Foundation Girls School, Lower School, College Terrace	PA/17/02056		Full Planning Permission	39	0			39			39	
Former St Paul's Way Medical Centre, 99 St Paul's Way, E3	PA/19/00828		Full Planning Permission	23	0			23			23	
Former Westferry Printworks, 235 Westferry Road	PA/15/02216		Full Planning Permission	722	0			100	100	100	300	422
Garages rear of Gullane House, Shetland Road	PA/18/02814		Full Planning Permission	19	0			19			19	

Jolles House, Bromley High Street, Blue Anchor Public House, 67 and 67A Bromley High Street	PA/17/03015		Full Planning Permission	58				58			58	
Land bounded by Park Place, Westferry Road and Heron Quay Road (Newfoundland)	PA/13/01455, PA/14/02134, PA/15/00630		Under development	568	0			568			568	
Locksley Estate Site D, Land adjacent to 1-12 Parnham Street	PA/18/03347		Full Planning Permission	17	0			17			17	
Marian Place Gasholders Site, Bethnal Green, E2	PA/19/02717		Resolution at Committee – Site Allocation	555	0			100	100	100	300	255
Mile End East Estate, Mile End, E3	PA/17/02373		Full Planning Permission	142	0			100	42		142	
Mulberry Place Town Hall, 5 Clove Crescent, E14	PA/18/01977		Permitted Development (GPDO)	204				100	104		204	
Onyx House, 401 Mile End Road, E3	PA/19/00056		Full Planning Permission	15	0			15			15	
Pat Shaw House, 50 Globe Road, E1	PA/18/02813		Full Planning Permission	24				24			24	
Poplar Business Park, 10 Prestons Road	PA/11/03375		Under development	392	170			100	122		222	
Poplar Gas Works, Leven Road	PA/18/02803		Full Planning Permission	580	0			250	250	580	580	
Reardon and Lowder Houses, Reardon Street and Wapping Lane, E1	PA/18/03541		Full Planning Permission	18	0			18			18	
Regency Court, 10 Norman Grove, E3	PA/18/00065		Full Planning Permission	32	0			32			32	
Site adjacent to 71 Heylyn Square, E3	PA/19/00793		Full Planning Permission	32	0			32			32	
Sites adjoining Birchdown Denbury and Huntshaw House, Devons Road	PA/18/02822		Full Planning Permission	18	0			18			18	
Site between Varden Street and Ashfield Street (Whitechapel Estate), E1	PA/15/02959		Full Planning Permission	342	0			100	100	142	342	
William Brinson Centre, 3-5 Arnold Road, E3	PA/16/02789		Full Planning Permission	62	0			62			62	
1-3 Corbridge Crescent and 1-4 The Oval	PA/16/03371, PA/18/02970		Under development	57	0			57			57	
1-9 Ratcliffe Cross and land to the south of 8-12 Ratcliffe Street	PA/14/01671, PA/17/01725, PA/18/02618		Under development	77	0			77			77	
2 Jubilee Street, E1	PA/16/02806		Full Planning Permission	37	0			37			37	
2 Trafalgar Way, E14	PA/08/01321		Under development (commenced)	414	0			200	214		414	
5 Hollybush Place, E2	PA/16/02713		Full Planning Permission	55	0			55			55	
13-19 Herald Street, E2	PA/17/01808		Full Planning Permission	62	0			62			62	
54 Marsh Wall, E14	PA/16/01637		Full Planning Permission	216	0			100	116		216	
82 West India Dock Road, E14	PA/18/01203		Full Planning Permission	66	0			66			66	
111-113 Mellish Street, E14	PA/19/01299		Full Planning Permission	22	0			22			22	
116-118 Chrisp Street, E14	PA/14/02928		Full Planning Permission	53	0			53			53	
225 Marsh Wall, E14	PA/16/02808		Full Planning Permission	332				100	100	132	332	--
327-329 Morville Street	PA/17/01253		Full Planning Permission	58	0			58			58	
519-523 Cambridge Heath Road, E2	PA/19/00078		Full Planning Permission	11	0			11			11	
Former City Pride Public House, 15 Westferry Road, E14 (Landmark Pinnacle)	PA/12/03248, PA/15/02027		Under development	822	0					822	822	
Hertsmere House, 2 Hertsmere Road, E14 (West India Quay)	PA/15/02675		Under development	861	0					861	861	
South Quay Plaza 4, Marsh Wall, E14	PA/15/03073		Full Planning Permission	396	0					396	396	

The Highway Trading Centre, Heckford Street	PA/16/00417		Full Planning Permission (tbc)	264	0				100	100	200	64
						2020/21	2021/22	2022/23	2023/24	2024/25	2020-25	
				<b>TOTALS</b>		2,761	3,277	5,409	5,621	3,143	20,211	
				<b>Windfall Total</b>		167	167	167	167	167	835	
				<b>TOTAL - Five Year Housing Supply and Windfall</b>		2,928	3,444	5,576	5,788	3,310	21,046	

**Targets:**

Annual Target: 3,473 homes \* 5 = 17,365

Annual Target (5% buffer) = 18,233

Annual Target (20% buffer) = 20,838















