

London Borough of Tower Hamlets Five Year Housing Land Supply and Housing Trajectory Statement

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 the London Borough of Tower Hamlets five-year supply position as of 1 February 2018, covering between 1 April 2017 and 31 March 2022.
- 1.2 The council is able to demonstrate a deliverable supply of 5.2 years or 21,321 homes over 1 April 2017 to 31 March 2022. This is a surplus of 744 homes when compared to the overall housing requirement of 20,578 homes. The assessment assumes that past under or over delivery would be addressed within the next five years of the plan and includes an additional 5% buffer requirement.
- 1.3 Assessed in conjunction with the five-year housing supply, chapter 7 of this document sets out the borough's fifteen-year housing trajectory for the Local Plan period (2016-2031) which includes a total projected housing supply of 54,543 new homes.
- 1.4 This statement is an update of the statement published in October 2017 and has been produced to support the submission of the Tower Hamlets Local Plan and to reflect the most recent information available. This further endorses the approach set out in the housing delivery strategy which anticipates that housing output would be increased. Note that the housing figures set out in the Tower Hamlets Local Plan and Infrastructure Delivery Plan will remain the same as those published at the regulation 19 stage.

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 proposals 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 (Greater London Authority, 2016).

3. London Plan housing requirement

- 3.1 The current London Plan (2016) identifies 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 2025¹. 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 homes for multiple occupation).
- 3.2 Between 1 April 2015 and 31 March 2017, a total of 7,919 additional homes have been delivered in Tower Hamlets (included 417 units for student accommodation²). This is equivalent to a surplus of 57 homes since the start of the London Plan period.

4. Tower Hamlets' five year housing land supply requirement

Dealing with past delivery

- 4.1 The London Plan (2016) is clear that the identified housing target takes into account both past and anticipated housing delivery (including any shortfalls) up to 31 March 2015³. Therefore, 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 Therefore, for the purposes of this document, the council has included the surplus of 57 homes as part of the five year supply requirement (over the period 1 April 2017 – 31 March 2022).

NPPF buffer requirement

- 4.3 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.
- 4.4 We have considered our performance over the past five years (see table 1 below). Although the council fell short the target in two non-consecutive years of the previous five years, overall, we exceeded the housing target by 417 homes. 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 Planning Policy Guidance in the context of Tower Hamlets⁴.

¹ The London Plan (Mayor of London, 2016) - table 3.1

² London Borough of Tower Hamlets: planning application reference - PA/10/01481

³ Paragraph 3.16b of the London Plan

⁴ Planning Practice Guidance: reference ID: 3-035-20140306

Table 1 – Performance against targets over last five years

		Housing completions	Housing targets	Performance against targets
London Plan 2011*	2012/13	3,062	2,503	559
	2013/14	2,285	2,503	-218
	2014/15	2,522	2,503	19
London Plan 2015**	2015/16	3,121	3,931	-810
	2016/17	4,798	3,931	867

Source: London Borough of Tower Hamlets and London Development Database

* All figures for 2011/12 to 2014/15 exclude non-self-contained units.

** All figures for 2015-16 and 2016-17 include non-self-contained units. Housing completions for these years are based on LDD data given its increased reliability. As a result, the 2015/16 reporting year includes the previously published figure of 3,634 (April 2016) assessed against completions data set out in the London Development Database in order to avoid double counting of units. This has reduced the completions figure in 2015/16 to 3,121.

- 4.5 The current housing target for Tower Hamlets (in the period between 2015 and 2025) is based upon development capacity identified through the London Strategic Housing Land Availability Assessment (SHLAA)⁵, although it is important to note that this target will decrease to 3,511 homes per annum as a result of the GLA’s 2017 SHLAA, which was published alongside the new London Plan in November 2017. Until the new London Plan is adopted, the current target will be used for all housing supply assessment.
- 4.6 A significant proportion of the intended housing supply for Tower Hamlets is from large, strategic brownfield sites. While it is envisaged 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 site master planning, completion of section 106 legal agreements, securing necessary infrastructure and affordable housing contribution prior to commencement of development. This, together with the tendency for housing developments (i.e. flats and other high density developments) in Tower Hamlets to be delivered in phases means there is potential for housing delivery to be “lumpy”⁶ and 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).
- 4.7 Based on the above, it is the council’s view that only a 5% buffer should be applied to Tower Hamlet’s five-year housing supply requirement for the purpose of this document. Applying a 5% buffer to the five-year target, taking into account the current surplus of homes (57 homes), Tower Hamlets has a total five-year housing land supply requirement of 20,578 homes over 1 April 2017 and 31 March 2022.

⁵ London Strategic Housing Land Availability Assessment 2013 (GLA, 2014)

⁶ The Mayor of London 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 – see paragraph 1.1.37 of the London Housing Supplementary Planning Guidance (GLA, March 2016)

Table 2 – Five year supply requirement

		London Borough of Tower Hamlets
A.	Homes required over the London Plan period (1 April 2015 – 31 March 2025)	39,314
B.	Annual average requirement over period (1 April 2015 – 31 March 2025)	3,931
C.	Homes completed so far (1 April 2015 – 31 March 2017)	7,919
D.	Delivery shortfall/surplus to date (1 April 2015 – 31 March 2017)	+57
E.	Homes remaining to be provided (1 April 2017 – 31 March 2025)	31,395
F.	Number of remaining years (1 April 2017 – 31 March 2025)	8 years
G.	5-year supply requirement excl. buffer (1 April 2017 – 31 March 2022)	19,598
H.	5-year supply requirement incl. 5% buffer (1 April 2017 – 31 March 2022)	20,578

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:

"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 National Planning Policy Guidance (NPPG) provides further guidance on what constitutes a deliverable site in the context of housing policy⁷:

"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 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.

⁷ Planning Practice Guidance (DCLG, reference ID: 3-031-20140306)

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 suggests that 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 area⁸.
- 5.4 In light of the above, large sites (10 or more units) which are currently under development or have a 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 This document has also considered the potential for small "windfall sites" (less than 10 units) and their contribution towards the deliverable supply. The allowance for smaller windfall sites is based on historic completion rates on these sites.

Methodology: deliverable supply from large permitted sites

- 5.6 As discussed earlier in this document, the 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 years⁹. However, in order 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)¹⁰, 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, especially on permitted sites currently led by a house builder and where development for the particular phase / building is well underway.
- 5.8 For the purpose of this document, the assessment considered that a number of schemes will deliver more than the 500 homes over the next five years. This was based on evidence at the time of writing, taking into account:
- Specific development trajectories provided by developers;
 - Website information advising on start or completions dates; and
 - Officer analysis based on an understanding of the site and development type.

See appendix A for a full list of these schemes that have had specific developer trajectories provided by developers.

⁸ National Planning Policy Framework (CLG, paragraph 48)

⁹ The Mayor of London 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 Supplementary Planning Guidance (GLA, March 2016)

¹⁰ Evidence from "Removing Barriers to Housing Delivery" (Outer London Commission, June 2015) – see paragraphs 2.3-2.4; "Barriers to Housing Delivery" (Molior & GLA, 2014) - see page 16; Housing Supplementary Planning Guidance (GLA, March 2016) – see paragraph 1.1.35

Methodology: windfall allowance for smaller sites

5.9 For smaller sites (providing less than 10 homes), the assessment assumes an average windfall of 215 homes will come forward from smaller sites each year over the next five years. The assumption is based historic delivery rates achieved in Tower Hamlets over the last five years (2011-15). In total, this adds 1,075 units towards the deliverable supply.

Table 3 – Completions on smaller sites (net figures)

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

Source: London Borough of Tower Hamlets

Note: The 2016/17 windfall completion figure was 287, however this figure was not available to input into the housing supply assessment at the time it was carried out.

Summary of deliverable housing supply in Tower Hamlets

5.10 In summary, a deliverable supply of 21,321 homes has been identified for the five-year supply period over 1 April 2017 and 31 March 2022. Around 67% of the supply is from sites where construction works have commenced and a further 25% of the supply is from sites with a current full planning permission.

Table 4 – Deliverable supply summary

	Deliverable supply: 2017-22	Number of sites
Large sites: works have commenced	14,202 homes	48 sites
Large sites: with a current full permission	5,270 homes	49 sites
Large sites: with prior approval	341 homes	9 sites
Large sites: with a current outline permission	433 homes	3 sites
Windfall allowance from smaller sites	1,075 homes	-
Deliverable supply total	21,321 homes	

Source: London Borough of Tower Hamlets

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 August 2017, Tower Hamlets have a deliverable supply equivalent to 5.2 years (based on a total five-year supply requirement of 21,143 homes and a deliverable supply of 21,321 homes between 1 April 2017 and 31 March 2022). See appendix C for the full list of sites contributing towards the five-year housing supply.

Table 5 – Years of deliverable housing supply at 1 April 2017

	London Borough of Tower Hamlets
Years of deliverable housing supply (1 April 2017 – 31 March 2022)	5.2 years (surplus of 744 units)

7. Local Plan housing trajectory

- 7.1 The tables below illustrate the borough's local plan housing trajectory based on expected net additional housing delivery (conventional and non-conventional) over a fifteen-year period.
- 7.2 The fifteen-year housing trajectory was assessed in conjunction with the five-year housing supply and is based on the same methodology and assumptions set out in chapter 5.
- 7.3 The housing trajectory of all remaining SHLAA sites (currently without planning permission) is based on the 2017 SHLAA phasing carried out by the Greater London Authority and the London Borough of Tower Hamlets. The exception to this is six local plan allocation sites that were projected in the SHLAA to deliver some housing post-2031. These sites have been assessed as being able to provide further deliverable supply within the plan period as a result of new evidence at the time of writing. These sites are set out in appendix B.
- 7.4 Tower Hamlets has a total housing requirement of 58,965 between 2016 and 2031. This takes into account the current London Plan¹¹ annual housing target to 2025, rolled forward to 2031.
- 7.5 Tower Hamlets has a supply pipeline of 54,543 additional homes over the plan period (2016-2031). Around 33,000 of these homes are from sites currently under development or with planning permission (at February 2018). It is estimated that over the next ten years more than 42,000 additional homes will be provided across the borough.
- 7.6 Tower Hamlets has a sufficient supply of land to meet its objectively assessed housing need (46,458 homes) during the entire plan period. We will also be meeting and exceeding the London Plan target (GLA, 2016) to help meet city wide needs up to 2026.
- 7.7 Table 6 shows that there is projected to be a housing shortfall towards the end of the plan period. We are committed to working with our partners (including the Greater London Authority) to maximise its housing supply within the parameters of sustainable development and address this unmet need. Our approach in this regard is outlined in the Tower Hamlets Housing Delivery Strategy¹².
- 7.8 If future monitoring indicates that we are not meeting our housing target towards the end of the plan period, we will undertake a review of the plan to explore ways of addressing this unmet need, taking into account the outcomes of the new London Plan (anticipated in 2019).

¹¹ The London Plan (GLA, 2016)

¹² Tower Hamlets Housing Delivery Strategy (2017)

Table 6 – Housing pipeline and trajectory against targets

Timeframe	Net additional housing target	Projected housing supply – Large sites and windfall sites	Number above or below the housing target
2016-21	19,655	22,550	2,895
2021-26	19,655	19,729	74
2026-31	19,655	12,263	-7,392
The plan period: 2016-31	58,965	54,543	-5,232

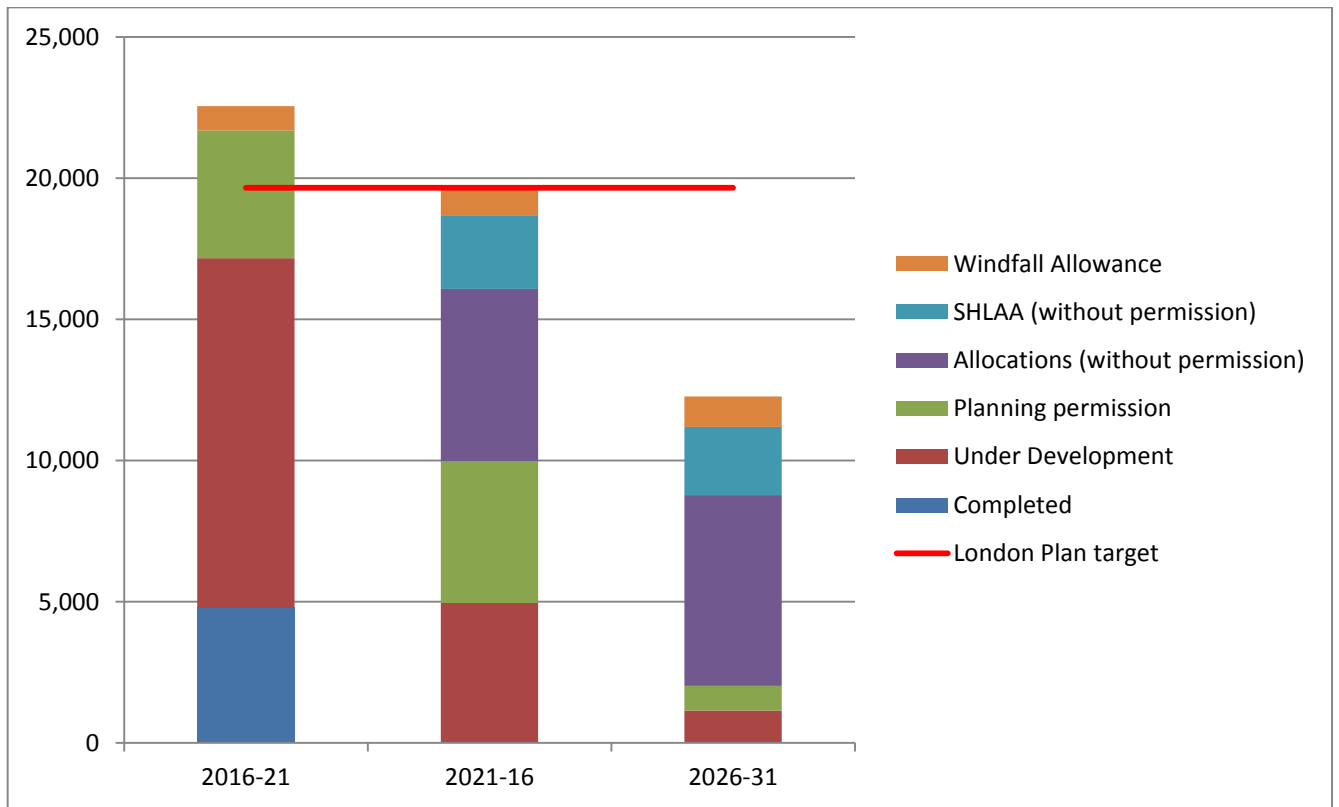
Table 7 – Housing pipeline and development status

Status	2016-21	2021-16	2026-31	The plan period: 2016-31
Completed	4,798	0	0	4,798
Under development	12,369	4,954	1,154	18,477
Prior approval	341	0	0	341
Full planning permission	3,879	4,499	691	9,069
Hybrid planning permission	0	0	0	0
Outline planning permission	303	530	174	1,007
Allocations (without permission)	0	6,088	6,759	12,847
SHLAA	0	2,583	2,410	4,994
Windfall allowance	860	1,075	1,075	3,010
Total	22,550	19,729	12,263	54,543

Table 8 – Housing pipeline and development status across the boroughs four sub areas

	Status	Isle of Dogs & South Poplar	City Fringe	Lower Lea Valley	Central Area	Total
Conventional housing	Completed	1,899	1,009	471	1,419	4,798
	Under development	12,710	3,223	1,400	732	18,065
	Prior approval	119	179	0	43	341
	Full planning permission	5,382	1,152	1,151	1,270	8,955
	Hybrid planning permission	0	0	0	0	0
	Outline planning permission	0	774	130	103	1,007
	Allocations (without permission)	9,517	783	1,401	1,146	12,847
	SHLAA	501	2,392	424	1,677	4,994
Non-conventional housing	Under development	0	0	0	412	412
	Full planning permission	30	12	0	72	114
	Windfall allowance	753	753	753	753	3,010
	Minimum number of additional homes between 2016-31	30,910	10,276	5,730	7,627	54,543
	Percentages	57%	19%	11%	14%	100%

Graph 1 – Housing pipeline & trajectory 2016-31



Appendix A

Set out below are the sites that have specific trajectories provided by developers:

- Site at Wood Wharf 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 all 3,300 homes delivered by 2024/25¹³. 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 2020¹⁴. Application reference: PA/14/00944.
- Site at West India Quay, Hertsmere Road (known as "Spire London") at Canary Wharf for 861 homes. Site is currently under development by Greenland. Recent commercial material indicates the residential tower will be completed by Q4 2020¹⁵. Application reference: PA/15/02675.
- Site at Leamouth Peninsular North for 1,145 homes. Site is currently under development by Ballymore. Application reference: PA/10/01864.
- Site at Blackwall Reach (including the Robin Hood Gardens Estate) for 1,474 homes. Site is currently under development by Ballymore. Application references: PA/12/00001; PA/12/02740; PA/13/03176/P2; PA/12/02752.
- Site at Goodman's Fields for 846 new homes. Site is currently under development by Berkeley. Application reference: PA/11/03587.
- Site at Hercules Wharf, Castle Wharf and Union Wharf (Leamouth Peninsular South) for 834 new homes. Site is currently under development by Ballymore. Application reference: PA/14/03594.
- Site at 50 Marsh Wall for 632 homes. Site is currently under development by Far East Consortium International. Application reference: PA/15/02671.
- Site at Former News International Site for 1,800 homes. Site is currently under development by St George. Application reference: PA/13/01276.

¹³ Affordable Housing Strategy from permission approved under PA/15/01072

¹⁴ JLL, The Portfolio: Autumn 2016 - development 06

¹⁵ JLL, The portfolio: Autumn 2016 - development 07

Appendix B

Set out below are local plan allocation sites that have been assessed as being able to be fully deliverable supply during the plan period as a result of new evidence at the time of writing.

Site	Site type	Justification for changes
Bow Common - Bow Common Lane	Allocation	Remediation activity commenced on site.
Leven Road Gas Works	Allocation	Developer interest and discussions have commenced.
Aspen Way	Allocation	Significant changes to infrastructure requirements and enabling works to support development of this site as a result of ongoing work with GLA/Transport for London.
Skylines Village - Limeharbour	Allocation	Pre-application discussions commenced onsite.
Billingsgate Market Site Allocation	Allocation	Local Plan allocation site and developer interest.
Marian Plan Gasworks – Site Allocation	Allocation	Local Plan allocation site and developer interest.

Appendix C – Sites contributing to the five-year housing supply

Set out below are specific sites that form the council's five-year housing supply (2017-2022).

Site Name	Planning Reference	Status	TOTAL 2017/18 - 2021/22	Ward	Allocation
Site at land adjacent railway viaduct, Mantus Road, E1	PA/12/01758/A1	Full Planning Permission	93	Bethnal Green	
Suttons Wharf South, 44 Palmers Road, E2	PA/14/01061/A1	Full Planning Permission	30	Bethnal Green	
Redundant Railway Viaduct North of Pooley House, Westfield Way, London	PA/10/01458	Under development	412	Bethnal Green	
Wood Wharf, Prestons Road, E14	PA/13/02966/P0	Under development	1764	Blackwall and Cubitt Town	Wood Wharf
Leamouth Peninsula North, Orchard Place (London City Island)	PA/10/01864/P0	Under development	1145	Blackwall and Cubitt Town	
Hercules Wharf, Castle Wharf, and Union Wharf, Orchard Place (Leamouth Peninsula South)	PA/14/03594/A1	Full Planning Permission	435	Blackwall and Cubitt Town	
Meridian Gate, 199-207 Marsh Wall, E14 (The Madison)	PA/14/01428/A1	Under development	423	Blackwall and Cubitt Town	Marsh Wall East
Building C, New Providence Wharf, Blackwall Way, E14	PA/06/02101/A1	Under development	78	Blackwall and Cubitt Town	
2 Trafalgar Way, E14 (Infinity Towers, formerly Helix)	PA/08/01321/A1	Under development	395	Blackwall and Cubitt Town	
7 Limeharbour, E14 (Liberty Building)	PA/14/00293/A1	Under development	167	Blackwall and Cubitt Town	
New Union Close, E14	PA/12/00360/A1	Under development	210	Blackwall and Cubitt Town	
Site at 1-18 Dollar Bay Court, 4 Lawn House Close, E14 (Dollar Bay, South Dock)	PA/11/01945/A1	Under development	6	Blackwall and Cubitt Town	Marsh Wall East
1-3 Turnberry Quay and 1-5 Lanark Square, Crossharbour, E14 (Dockside)	PA/12/02923/A1	Under development	89	Blackwall and Cubitt Town	Crossharbour Town Centre
7 Victory House, Selsdon Way, E14	PA/15/00614/A1	Prior Approval Given	32	Blackwall and Cubitt Town	Crossharbour Town Centre
3-5 Selsdon Way, E14	PA/15/00613/A1	Prior Approval Given	24	Blackwall and Cubitt Town	Crossharbour Town Centre
Boatmans House, 2 Selsdon Way, E14 9LA	PA/17/00286	Prior Approval Given	63	Blackwall and Cubitt Town	Crossharbour Town Centre
219-221 Bow Road, 27-31 Payne Road, E3	PA/14/03660/A1	Under development	89	Bow East	
111-121 Fairfield Road, E3	PA/15/01422/A1	Full Planning Permission	20	Bow East	
Vic Johnson House Centre, 74 Armagh Road, London, E3 2HT	PA/15/01601/A1	Full Planning Permission	60	Bow East	
Site at Bow Wharf Adjoining Regents Canal and Old Ford Road, Old Ford Road	PA/11/03371/A1	Under development	34	Bow West	
Stroudley Walk Market, E3	PA/10/00373/P0	Outline Planning Permission	130	Bromley North	
26 Bow Road, E3	PA/14/00569/A1	Prior Approval Given	12	Bromley North	
24-26, Bow Road, E3 4LN	PA/14/03003	Outline Planning Permission	103	Bromley North	
William Brinson Centre, 3-5 Arnold Road, E3 4NT	PA/16/02789	Full Planning Permission	62	Bromley North	
34-40 Bow Road, London	PA/16/01538/A1	Full Planning Permission	10	Bromley North	
Bow Enterprise Park, Cranwell Close, E3	PA/10/01734/A1; PA/13/01095	Under development	269	Bromley South	
Watts Grove Depot, Glaucus Street, E3	PA/14/02585/A1	Under development	148	Bromley South	
100 Violet Road	PA/12/02494/A1	Full Planning Permission	73	Bromley South	
Land at 3 Millharbour and land at 6-8 South Quay Square, South Quay Square, E14 (Millharbour Village)	PA/14/03195/A1	Full Planning Permission	450	Canary Wharf	Marsh Wall West
Former Enterprise Business Park, 2 Millharbour, E14 (Harbour Central)	PA/14/01246/A1	Under development	499	Canary Wharf	Millharbour
South Quay Plaza, South Quay, 183-89 Marsh Wall, E14	PA/14/00944/A1	Under development	888	Canary Wharf	Marsh Wall West
Hertsmere House, 2 Hertsmere Road, E14 4AB (West India Quay)	PA/15/02675/B1	Under development	861	Canary Wharf	
Arrowhead Quay East of 163 Marsh Wall, Marsh Wall	PA/12/03315/A1	Under development	764	Canary Wharf	Marsh Wall West
Former City Pride Public House, 15 Westferry Road, E14 (Landmark Pinnacle)	PA/12/03248/A1	Under development	548	Canary Wharf	
235 Westferry Road, E14	PA/15/02216/A1	Full Planning Permission	310	Canary Wharf	Westferry Printworks
50 Marsh Wall, 63-69 and 68-70 Manilla Street, E14	PA/15/02671/A1	Full Planning Permission	127	Canary Wharf	Marsh Wall West
Land bounded by Park Place, Westferry Road, & Heron Quay Road (Newfoundland)	PA/13/01455/A1	Under development	568	Canary Wharf	
South Quay Plaza 4, Marsh Wall, E14	PA/15/03073/B1	Full Planning Permission	396	Canary Wharf	Marsh Wall West
45 Millharbour Lane, Millennium Quarter, E14	PA/10/01177/A1; PA/11/00798/A2	Under development	132	Canary Wharf	Millharbour South
54 Marsh Wall, London, E14 9TP	PA/16/01637/A1	Full Planning Permission	216	Canary Wharf	Marsh Wall West
Island Point, 443 to 451, Westferry Road, E14	PA/08/02292/A1; PA/12/03247	Under development	173	Island Gardens	

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Calders Wharf, Saunders Ness Road, E14	PA/12/02784/A1	Full Planning Permission	26	Island Gardens	
1 Glenaffric Avenue, E14 3BW	PA/14/00703	Full Planning Permission	30	Island Gardens	
Aberfeldy Estate, Aboott Road, E14	PA/11/02716/P0	Under development	674	Lansbury	
Land at 160 to 166, Chrisp Street, E14	PA/15/00039/A1	Under development	290	Lansbury	
Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, E14	PA/12/00637/A1	Full Planning Permission	206	Lansbury	
St Saviours Church / Former Royal British Legion Club, E14	PA/13/01590/A1	Under development	27	Lansbury	
Land At Phoenix Works, Broomfield Street, E14 6TB	PA/16/01090/B1	Under development	143	Lansbury	
Glaucus Works, Leven Road, E14	PA/16/02140/A1	Full Planning Permission	160	Lansbury	Leven Road Gas Works
Ailsa Wharf, Ailsa Street, London	PA/16/02692/A1	Full Planning Permission	337	Lansbury	Ailsa Street
83 Barchester Street	PA/14/02607	Full Planning Permission	115	Lansbury	
Leopold Estate Phase 2 Land Bounded By Bow Common Lane Ackroyd Drive And Burdett Road, St Pauls Way, London	PA/12/02332/P2	Under development	24	Mile End	
Land Between St Pauls Way and Masjid Lane, including Linton House, Printon house and the Burdett Estate Community Centre, St Pauls Way, E3	PA/14/02618/A1	Under development	55	Mile End	
Our Ladys Primary School, Copenhagen Place, London, E14 7DA	PA/15/02148/A1; PA/16/00767/NC	Full Planning Permission	45	Mile End	
Former Job Centre Plus, 307 Burdett Road, London, E14 7DR	PA/09/00214/A1; PA/13/01656/S	Under development	42	Mile End	
221 Burdett Road, London, E3 4AR	PA/15/02045/A1	Full Planning Permission	27	Mile End	
130 Eric Street, London, E3 4SS	PA/16/01033/A1	Prior Approval Given	16	Mile End	
25 St Pauls Way, London	PA/14/02503/A1	Under development	12	Mile End	
Locksley Estate Site A, North Of 86-144 Rhodeswell Road, E14	PA/16/02605	Full Planning Permission	33	Mile End	
Pierson House, 130 Eric Street, E3 4SS	PA/16/02788	Prior Approval Given	15	Mile End	
42-44 Thomas Road, London	PA/16/01041/A1	Full Planning Permission	228	Mile End	
25 Dagleish Street	PA/15/02674/A1	Full Planning Permission	60	Mile End	
Blackwall Reach / The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street.	PA/12/00001 ; PA/12/02740; PA/13/03176/P2; PA/12/02752	Under development	575	Poplar	
Poplar Business Park, 10 Prestons Road, London	PA/11/03375/A1	Under development	392	Poplar	
Old petrol station Leamouth Road	PA/16/01763/A1	Full Planning Permission	335	Poplar	
The Highway Trading Centre, Heckford Street, London	PA/16/00417	Full Planning Permission	259	Shadwell	
1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street, London, E1 OHS	PA/14/01671/A1	Full Planning Permission	78	Shadwell	
Site At North East Junction Of Cable Street And Ratcliffe Cross Street, Cable Street, London, E1	PA/11/01818/A1; PA/16/00393	Full Planning Permission	57	Shadwell	
27-29 and 33 Caroline Street, London, E1 OJG	PA/15/02164	Full Planning Permission	56	Shadwell	
3-19 Caroline Street, London, E1 OJG	PA/17/00254/A1	Full Planning Permission	24	Shadwell	
120 Vallance Road & 2-4 Hemming Street.	PA/15/01231/A1	Full Planning Permission	144	Spitalfields and Banglatown	
6-8 Hemming Street, London, E1 5BL	PA/13/01813/A1	Full Planning Permission	34	Spitalfields and Banglatown	
11-31 Toynbee Street and 65-67 Commercial Street, London E1 7NE	PA/11/02305	Full Planning Permission	19	Spitalfields and Banglatown	
Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London	PA/15/02156/A1	Full Planning Permission	63	Spitalfields and Banglatown	
Land at Fleet Street Hill	PA/13/01637	Full Planning Permission	34	Spitalfields and Banglatown	
11-31 Toynbee Street and 67-69 Commercial Street, London	PA/16/02878/A1	Full Planning Permission	23	Spitalfields and Banglatown	
Site At Land Between Allonby House And Channel House Ocean Estate, Aston Street, London	PA/13/02911	Under development	225	St Dunstan's	
90 White Horse Road	PA/15/01483	Full Planning Permission	12	St Dunstan's	
Former News International Site, 1 Virginia Street, London, E98 1XY	PA/13/01276/P1; PA/14/02819/P1	Under development	685	St Katharine's and Wapping	London Dock
Peterley Business Centre, 472 Hackney Road, London	PA/13/02722/A1	Under development	212	St Peter's	
64-70 Vyner Street and 57-65 Wadeson Street, London, E2 9DQ	PA/14/01357/A1	Under development	23	St Peter's	
206-210 Cambridge Heath Road, London, E2 9NQ	PA/13/00541/A1; PA/13/02359/A2	Under development	22	St Peter's	
Bethnal Green Mission Church, 305 Cambridge Heath Road, London, E2 9LH	PA/14/03166/A1	Under development	15	St Peter's	
337-339 Hackney Road, London	PA/08/00437/A1	Under development	10	St Peter's	

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51 Derbyshire Street and 38 Voss Street, London	PA/15/00335/A1	Under development	10	St Peter's	
Unit 3 & 4, 51 Derbyshire Street, London, E2 6JQ	PA/16/00047/A1	Prior Approval Given	10	St Peter's	
321-325 Commercial Road, London, E12PS	PA/03/00203/A1	Under development	14	Stepney Green	
Jubilee Street, E1	PA/16/02296	Full Planning Permission	24	Stepney Green	
305-311, Commercial Road, E1	PA/15/02209	Under development	12	Stepney Green	
Site at former Bishopsgate Goods Yard, Braithwaite Street	PA/14/02011	Outline Planning Permission	200	Weavers	Bishopsgate Goods Yard
Land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, Hackney Road, London, E2 7NS	PA/09/02323/A1	Under development	78	Weavers	
Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street	PA/13/01638/B1	Full Planning Permission	78	Weavers	
281-285 Bethnal Green Road, London, E2 6AH	PA/14/03424/A1	Full Planning Permission	21	Weavers	
Car Park Adjacent To Arthur Wade House, Baroness Road, E2	PA/16/02301	Full Planning Permission	20	Weavers	
1st, 2nd, 3rd, 4th Floor, 202-204, Brick Lane, E1 6SA	PA/16/03505	Full Planning Permission	10	Weavers	
Goodman's Fields, Leman St, E1 8EY	PA/11/03587/P0	Under development	485	Whitechapel	
Site Bound by Raven Row, Stepney Way Sidney Street, London E1	PA/15/01789/B1	Full Planning Permission	300	Whitechapel	Whitechapel South
Land at Royal Mint St Mansell St and Chamber St, Royal Mint Street, London	PA/11/00642/P0; PA/13/01527/P1; PA/15/02773/P2	Under development	284	Whitechapel	
Aldgate Place, 35 Whitechapel High St, E1	PA/13/00218/A1	Under development	159	Whitechapel	
28 Ensign Street, London	PA/13/03068/A1; PA/12/01908/A1	Full Planning Permission	65	Whitechapel	
80 Back Church Lane, London, E1 1LX	PA/11/00142/A1; PA/14/00215/A2; PA/15/00701/A3	Under development	59	Whitechapel	
34-40 White Church Lane And 29-31 Commercial Road, London, E1	PA/15/02527	Full Planning Permission	31	Whitechapel	
94-100 Christian Street, London E1	PA/14/00906/A1	Prior Approval Given	25	Whitechapel	
201-217 Commercial Road, London, E1 2BT	PA/13/02171/A1	Under development	13	Whitechapel	
62-66 Cavell Street, London, E1 2JA	PA/14/01946/A1	Full Planning Permission	12	Whitechapel	
Cheviot House, 227-233, Commercial Road, E1 2BU	PA/16/03736	Prior Approval Given	144	Whitechapel	
62-66 Cavell Street, London, E1 2JA	PA/17/00028/A1	Full Planning Permission	10	Whitechapel	
7, Dock Street, E1 8LL	PA/16/03685	Full Planning Permission	12	Whitechapel	