TOWER HAMLETS
DRAFT NEW LOCAL PLAN



REGULATION 19 – FOCUSED POLICIES CONSULTATION (2025)



Empowering the next generation: building a brighter future for Tower Hamlets, together.



Produced by:

Plan Making Team

Planning and Building Control Housing and Regeneration

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1. Purpose of the document

- 1.1 The purpose of this consultation is to gather feedback regarding whether the three policies and five site allocations below are 'sound'.
- 1.2 The council carried out a consultation on the full Local Plan in Autumn/Winter of 2024 in accordance with Regulation 19 of the Plan Making Regulations. In response to representations received as part of that consultation, the council made changes to several policies and site allocations to ensure that the policies can be found 'sound' at examination. The council is now undertaking a second Regulation 19 consultation, focused specifically on these three policies and five site allocations (and the evidence supporting them), before submitting the draft Local Plan for examination to the Secretary of State. The policies in this document will be subject to a six-week consultation.

2. Why we are undertaking a second regulation 19 consultation

2.1 During the previous Regulation 19 consultation, we received a total of 141 responses. These responses contained detailed feedback on various policies, with a total of 1,046 'representations' submitted on individual policies by a range of stakeholders. This engagement highlighted the level of public and stakeholder interest in shaping the Local Plan.

- 2.2 Key themes emerged from the consultation, with the most commented on policies including tall buildings, affordable housing and housing mix, affordable workspace, meeting housing needs, biodiversity and access to nature.
- 2.3 Considering the comments, most elements of the plan were considered sound; however, we felt further work would benefit some areas:
- The Greater London Authority (GLA) and Historic England (HE) raised objections to the council's approach to tall buildings, explaining that the council did not have sufficient evidence to demonstrate that the proposed approach would not have a significant detrimental effect on heritage assets. Officers determined that additional evidence in the form of a Heritage Impact Assessment (HIA) should be produced.
- The GLA, alongside the Environment Agency (EA), also raised objections to the council's approach to managing its waste need. In response, officers are working with neighbouring boroughs to meet our needs outside of the borough boundaries.
- 2.4 Further comments received as part of the 2024 consultation are detailed in the Consultation Statement.



3. Scope of this consultation

- 3.1 Given the outcomes of further evidence and changes in the policy approach, the Council is only re-consulting on the following areas:
- HF2 Affordable housing and housing mix
- PS2 Tall buildings
- RW1 Managing our waste
- Site allocations
- Policies map
- 3.2 These draft policies are set out in the next section. Stakeholders are invited to review the consultation information and make representations on the soundness of the above. All the other proposed policies remain unchanged. The representations from the 2024 Regulation 19 consultation will be submitted to the Secretary of State for Examination in Public alongside representations to this consultation.
- 3.3 Please note there is no need to re-submit representations already made at the 2024 Regulation 19 consultation at this stage.

4. Next Steps

4.1 Following this consultation, and subject to approval by Full Council, these documents and any representations received as part of the consultation – as well as all relevant documents and representations from the first consultation – will be submitted to the Secretary of State for Housing, Communities and Local Government to begin an Examination in Public. This process will determine whether the plan is sound and legally compliant and can be adopted by the council.

5. Previous plan-making stages

5.1 The process of developing a Local Plan starts with engaging the community. The table below sets out an overview of the previous consultation stages, and further detail can be found in the consultation statement.

Consultation Stage	Consultation Period
Early Engagement	25th January - 8th March 2023
Regulation 18	6th November - 18th December 2023
Regulation 19 (2024)	13th September - 28th October 2024
Focused Regulation 19 (2025)	20 June – 1 August 2025



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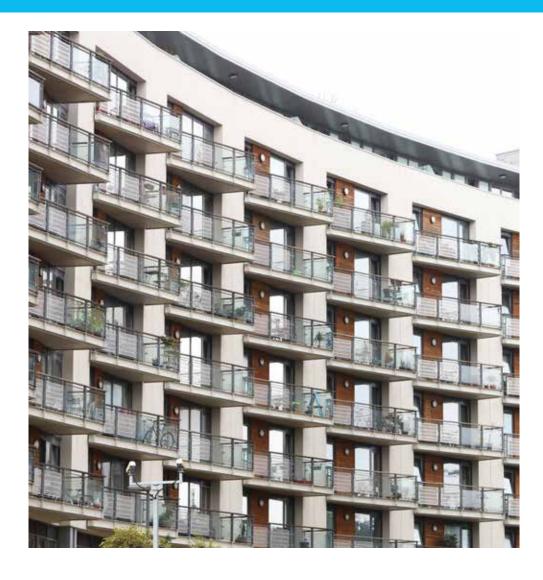
HOMES FOR THE COMMUNITY



6. Homes for the community



HF2 – Affordable housing and housing size mix





Policy HF2 Affordable housing and housing size mix

- 1. Development proposals will be required to optimise the delivery of affordable homes on-site and contribute to the London Plan and Tower Hamlets strategic target for 50% of all new homes to be affordable. Residential development proposals must:
 - a. provide a financial contribution for affordable homes on sites delivering 2 to 9 new residential units;
 - b. deliver a minimum of 40% affordable housing (by habitable room) on-site when seeking to provide 10 or more new residential units:
 - c. deliver a minimum of 50% affordable housing (by habitable room) on-site through the redevelopment of affordable housing, estate regeneration schemes and industrial land for residential use: and
 - d. deliver the required amount of affordable homes in accordance with a 85% Social Rent homes and 15% intermediate homes tenure split.
- 2. Development proposals that do not deliver the required amount of affordable housing, tenure, or unit mix, or proposals that do not accord with other relevant policies of the Local Plan, will be subject to viability testing to derive the maximum viable level of affordable housing.
- 3. Development proposals for phased residential development must prioritise the early delivery of affordable housing. They must demonstrate how family-sized homes and affordable housing will be provided across all phases and must be considered cumulatively as each phase progresses.

- 4. Development proposals seeking to deliver off-site affordable homes will not be supported, unless it can be robustly demonstrated that:
 - a. there would be a minimum of 50% (by habitable room) affordable housing overall;
 - b. a higher proportion of Social Rent family-sized homes would be delivered;
 - c. a higher quality of built environment can be provided both offsite and on-site, through the delivery of public realm, green spaces, play spaces, and community facilities;
 - d. there would be no over-concentration of one type of housing, allowing mixed and inclusive communities to be delivered both off-site and on-site with a mix of tenures and unit sizes:
 - e. the location of the off-site affordable housing allows the same level of accessibility to local infrastructure and services that would be provided for housing delivered on-site; and
 - f. the off-site location would not otherwise deliver housing and affordable housing.
- 5. Development proposals seeking to provide a payment in lieu affordable housing contribution will not be supported unless it can be robustly demonstrated that:
 - a. exceptional circumstances apply;
 - b. a suitable off-site location cannot be found for the delivery of affordable homes; and
 - c. the contribution would secure a higher level of affordable housing provision than the council's 50% strategic target.

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- 6. Affordable housing contributions for amendments to extant permissions will be calculated on the basis of the total number of dwellings of the overall amended development proposal.
- 7. Affordable housing contributions relating to development proposals for additional housing supported by existing development will be calculated on the basis of the additional component of development.
- 8. Development proposals are required to deliver a mix of unit sizes in accordance with local housing need, outlined in table 1:

Table 1: Housing mix

Housing mix	1-bedroom	2-bedroom	3-bedroom	4-bedroom
Affordable	15%	20%	40%	25%
housing				
(Social Rent)				

Development proposals for market units should provide at least 15% 3 bed+ units). Development proposals with an over-reliance on studios and/or one-bedroom units will be resisted. The housing mix in intermediate homes should take account of the requirements set out in the London Plan, associated guidance, as well as the LBTH Local Housing Needs Assessment to ensure products will meet an identified need.

- 9. Schemes that include the demolition of existing affordable housing must:
 - a. replace the existing affordable housing with equivalent floorspace and the same housing tenure(s).
 - b. seek to achieve an overall uplift in affordable housing by delivering a minimum of 50% affordable homes (by habitable room) in the final development or a minimum of 40% affordable homes (by habitable room) will be delivered within the uplift, whichever is the greater. In either case the uplift of development proposals will need to meet the council's preferred tenure split within the affordable units.



Supporting text

- 6.1 Tower Hamlets faces an acute housing need in particular for low cost rented family housing a need which is replicated across London. In addition, LBTH faces considerable challenges in delivering homes which are affordable to local people on average incomes, who are unable to access social housing or afford market housing, particularly if they have children.
- 6.2 Part 1 sets a strategic target of achieving 50% affordable homes through private development, developments by Registered Providers, the third sector, community led projects, as well as council-led initiatives. This target is considered to best reflect local housing need as evidenced in the Local Housing Need Assessment and the Housing with Care Strategy.
- 6.3 Part 1(a) sets out that development proposals for between 2 and 9 additional residential units will be required to provide a financial contribution to the development of affordable housing.
- 6.4 Part 1(b) sets out that on development proposals for 10 or more residential units, at least 40% affordable housing is expected.
- 6.5 Further details are set out in Appendix 2 Financial Contribution Calculation Methodologies and the borough's Planning Obligations Supplementary Planning Document.
- 6.6 Part 1(c) expects development proposals on public land or designated industrial land, or delivered as part of the redevelopment of existing affordable housing or an estate regeneration scheme to provide at least 50% affordable housing.

- 6.7 The affordable housing provision, as per Part 1(d) should be comprised of:
- a. 85% Social Rent homes. Where viability testing demonstrates that 85% Social Rent cannot be delivered, a portion of Tower Hamlets Living Rent will be accepted, and
- b. 15% intermediate homes, which can include London living rent, shared ownership, and other intermediate products (where supported by the council).
- 6.8 In suitable locations a component of affordable housing can be provided as Specialist Housing to meet need identified for those with additional care needs in line with the council's Housing with Care Strategy.
- 6.9 In addition to the requirements in Part 1, developments are expected to maximise the provision of affordable housing, having regard to availability of public subsidy, implications of long term or phased development (including provision for re-appraising scheme viability at different stages of development) as well as financial viability which should, in particular, take account of prevailing local and regional viability guidance.
- 6.10 The requirements of Part 1 apply to all types of housing falling into use Class C3, including Build-to-Rent accommodation. Other types of housing, including student housing, large-scale purpose-built shared-living and specialist and supported housing are addressed in the relevant policies in this chapter and will include different affordable housing requirements.

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6.11 Levels of affordable housing lower than those set out in Part 1 will only be accepted where robustly justified through viability evidence and where it is demonstrated that there are clear barriers to delivery. Applications that do not meet policy requirements will be subject to viability reviews. Further guidance is provided in the Borough's Development Viability SPD and the Viability and Affordable Housing SPG (GLA, 2017).

6.12 Where the development provides more than the minimum level of affordable housing required in Part 1, the tenure of the additional affordable homes will be subject to negotiation. GLA developed products (including the London Affordable Rent and London Living Rent) may be subject to change over the plan period. Our affordable housing service will provide further guidance on suitable products when assessing applications. Rent levels are determined as part of the viability assessment of each planning application and undertakings are made to retain similar rent levels at the point of completion. The ownership of affordable homes must be transferred to one of our approved local registered providers or other approved affordable housing providers.

6.13 The provision of affordable housing will be calculated using habitable rooms as it ensures the provision of a range of housing sizes more likely to meet the needs identified in the latest housing needs assessment. Any variation on aggregate floorspace across both bedroom mix and tenure should be presented in the accommodation schedule.

6.14 Part 4 expects affordable housing to be delivered on-site. This is important in promoting mixed and inclusive communities. In exceptional circumstances, specific site constraints may require that affordable

housing is provided off-site or through payments in lieu. These cases give rise to particular policy requirements to maximise the provision of affordable housing. Payments in lieu towards affordable housing will be secured by planning obligation.

6.15 Part 4(e) requires off-site affordable housing contributions to allow the same level of accessibility to local infrastructure and services as if they were delivered on-site. Development proposals will be required to demonstrate this through submitting a detailed comparison of available infrastructure on-site and with the off-site location and should include as a minimum an assessment of: Public Transport Accessibility Level (PTAL) scores, availability, proximity, and capacity of services such as medical centres, retail, and community facilities.

6.16 Part 5 expects development proposals that include cash in lieu contributions for affordable housing to provide evidence demonstrating that exceptional circumstances in relation to the site or nature of the development would not allow the delivery of the full amount of affordable housing on-site and that all opportunities for off-site development have been investigated and found unfeasible. In order to off-set the harm caused by not delivering affordable housing on-site, development proposals that include a robustly justified cash-in-lieu contribution to affordable housing are expected to provide a payment that amounts to more than 50% affordable housing across the development.

6.17 Part 6 seeks to ensure that affordable housing contributions sought through Minor Material Amendments (\$73 applications) reflect the full scale of the overall development, rather than the uplift proposed in the \$73 application. In development proposals for the construction



of additions or extensions that result in new dwellings being added to existing buildings, an affordable housing contribution will be sought based on the number of new dwellings being proposed.

6.18 Part 8 of the policy reflects the particularly high need for larger, family-sized units in the affordable rental tenure. This is to address an urgent need for larger units to combat the impacts of overcrowding, and may be reviewed later in the plan period. While a unit mix is not prescribed for market and intermediate dwellings, there should be a healthy mix (at least 15% 3 bed+ units), and developments weighted towards studios and one-bedroom units in these tenures will be resisted.

6.19 Part g(a) recognises that, given the high level of need for affordable housing in Tower Hamlets, proposals that include the demolition of affordable housing must ensure that there is no net loss of affordable housing. This should be measured by floorspace rather than by unit numbers or habitable rooms to take account of the fact that older housing estates may contain units that are larger than those required under current planning policies, and to ensure that there is no reduction in real terms.

6.20 Part 9(b) expects proposals for the redevelopment of existing affordable housing to provide either 40% affordable housing on the uplift in habitable rooms, or 50% overall, whichever results in the higher amount of affordable housing by habitable rooms. In both cases, proposals will be expected to meet the council's preferred tenure split as set out in Policy HF2. It should be noted that estate regeneration proposals are not eligible for the London Plan's Fast Track approach to affordable housing and will have to provide viability testing.

London Plan policies:

- H2 Small sites
- H4 Delivering affordable housing
- · H5 Threshold approach to applications
- H6 Affordable housing tenure
- H7 Monitoring of affordable housing
- H8 Loss of existing housing and estate regeneration
- H12 Supported and specialist housing

Local Plan policies:

- DV1 Areas of growth and opportunity within Tower Hamlets
- DV2 Delivering sustainable growth in Tower Hamlets
- DV5 Developer contributions
- DV6 Social value
- HF1 Meeting Housing Needs

Evidence base:

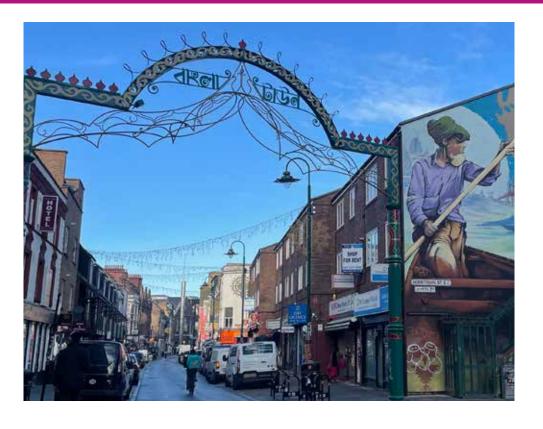
- LBTH Development Viability SPD, 2017
- Viability and Affordable Housing SPG, 2017
- LBTH Local Housing Needs Assessment, 2023
- LBTH Local Housing Needs Assessment Addendum, 2025
- · LBTH Housing with care strategy, 2024
- LBTH Local Plan Viability Assessment, 2024
- · LBTH Supplementary Viability Note, 2025



7. People, places and spaces



PS2 – Tall buildings





Policy PS2 Tall buildings

- 1. Within Tower Hamlets, a tall building is defined as one which is 30m or more in height measured as the height above ground level to the uppermost part of its structure.
- 2. Areas considered suitable for tall buildings are shown on the policies map and in figure 10, divided into zones A-F. Development of tall buildings will be supported within zones A-E, in zone F where appropriate; and within site allocations (as set out in table 4 and within the site allocations chapter of this plan).
- 3. All proposals that include tall buildings must demonstrate how they provide significant public benefits; and residential proposals that include tall buildings must meet the affordable housing requirements set out in Policy HF2, including provision of 40% affordable housing, with 85% of that affordable housing delivered as social rented homes.
- 4. Proposed heights must take account of:
 - a. the need for variation in heights within a particular development proposal and across different development proposals within an area;
 - b. the need to avoid detrimental impacts to the Outstanding Universal Value of World Heritage Sites and harm to the significance of heritage assets, where relevant,
 - the need to avoid harm to areas of ecological importance, or the enjoyment of the borough's open spaces;
 - d. impacts on daylight, sunlight, and overshadowing for neighbouring land and developments;



- e. the need to maintain sky views from street level from within clusters of tall buildings; and
- f. appropriate heights within specific site allocations or appropriate heights within tall building zones, as set out in table 2 and table 3.
- 5. All proposals for tall buildings must demonstrate how they meet the following design criteria in order to deliver high-quality development:
 - a. promote the health and well-being of all residents and other users;



- be of a height, scale, mass, volume, and orientation that is proportionate to their role, function and the importance of the location in the local, borough-wide and London context; and take account of the character of the immediate context and of their surroundings;
- c. achieve exceptional architectural quality and innovative and sustainable building design, using robust, durable, attractive, and contextually appropriate materials throughout the building, responding to the local character in the architectural language of the development;
- d. enhance the character and distinctiveness of an area without adversely affecting designated townscapes and landscapes (including building/roof lines);
- e. avoid causing detrimental impacts to the Outstanding Universal Value of World Heritage Sites where relevant;
- f. take account of, and avoid causing harm to the significance of, national or borough-designated landmarks, heritage assets, Conservation Areas, key views and other historic skylines, and their settings;
- g. provide a positive contribution to the skyline during both the day and night time;
- h. maintain adequate distance between buildings to ensure a highquality ground floor experience and enhanced environment;

- i. present a human scale of development at street level and comprise an attractive and legible streetscape that takes into account the use of the public realm for a variety of users and includes active uses at ground floor level;
- j. provide an adequate quantum of high-quality communal open space, play areas and public realm (where residential uses are proposed), and where appropriate provide shared facilities at the ground floor level to encourage social cohesion;
- k. demonstrate that the development does not adversely impact on the microclimate and amenity of the application site and the surrounding area;
- demonstrate consideration of public safety requirements as part of the overall design, including the provision of safe evacuation routes and two staircases;
- m. comply with Civil Aviation Authority requirements and not interfere to an unacceptable degree with telecommunications, television and radio transmission networks and river radar equipment;
- n. not prejudice future development potential of adjacent/ neighbouring buildings or plots; and
- o. within Source Protection Zones, consider the importance of managing risks to groundwater resources that could be caused by deep-piled foundations.



- 6. Proposals for tall buildings should consider incorporating public viewing galleries within the development where appropriate.
- 7. Proposals within designated tall building zones should apply the following principles, as part of ensuring appropriate development of the townscape of the borough:

Table 2: Tall building zone principles

Tall building zone	Principles		
Zone A (Aldgate)	 a. This zone has a primarily office/commercial character. b. An appropriate height for taller points in this zone is between 60-80m AOD. Building heights in this zone should step down towards the southern edge of this zone. c. Acceptable heights on individual sites within this zone will be dependent upon the need to avoid detrimental impacts to the Outstanding Universal Value of World Heritage Sites (including the protected view of the Tower of London from the Queen's Walk) and the impact on heritage assets and their settings. This may lead to a limitation of building heights on particular sites where this is necessary to preserve the Outstanding Universal Value of the Tower of London and the associated protected view. 		
Zone B (Canary Wharf)	 a. This zone has a primarily office/commercial character in the centre, with increasingly residential character at the western, eastern, and northern edges. b. Development within this zone will be expected to positively contribute to the skyline of strategic importance and maintain the iconic image and character of Canary Wharf as a world financial and business centre. c. Acceptable heights on individual sites within this zone will be dependent upon the need to avoid detrimental impacts to the Outstanding Universal Value of World Heritage Sites. 		
Zone C (Marsh Wall and Millwall Inner Dock)	 a. This zone has a primarily residential character. b. An appropriate height for the tallest new developments in this zone is 180m AOD. c. Building heights along Marsh Wall should step down from the Canary Wharf TBZ to support its central emphasis. d. Building heights should step down further from Marsh Wall and ensure that the integrity of the Skyline of Strategic Importance is retained when seen from places and bridges along the River Thames across Greater London, particularly in views identified in Policy PS8. e. Acceptable heights on individual sites within this zone will be dependent upon the need to avoid detrimental impacts to the Outstanding Universal Value of the World Heritage Sites. 		



Tall building zone	Principles
Zone D (Blackwall)	 a. This zone is of mixed residential/commercial character. b. An appropriate height for the tallest point in this zone is 130m AOD. c. This zone should remain lower in height and separated from the nearby Canary Wharf Tall Building Zone. d. Development heights should step down towards the western, northern, and eastern edges of this zone, and buildings should be of varying heights allowing sky views between them when viewed from the river or the Greenwich peninsula. e. Acceptable heights on individual sites within this zone will be dependent upon the need to avoid detrimental impacts to the Outstanding Universal Value of the World Heritage Sites.
Zone E (Leamouth)	 a. This zone has a primarily residential character. b. An appropriate height for the tallest point in this zone is 90m AOD. c. Tall buildings in this zone should respect the primacy of the Canary Wharf zone, and step down towards the River Thames and the East India Dock Basin and ensure glimpses and views across the zone. d. Acceptable heights on individual sites within this zone will be dependent upon the need to avoid detrimental impacts to the Outstanding Universal Value of the World Heritage Sites
Zone F	 a. This zone consists of all areas suitable for tall buildings that do not fall within zones A to E. This zone has a mixed character, with variations across different neighbourhoods. b. An appropriate height for the tallest points in this zone is 70m AOD. c. Tall buildings in this area should show a variation in height to create a varied and interesting townscape, and should respond sensitively to the surrounding context. d. In locations where this zone is adjacent to zones A to E, tall buildings within this zone should allow zones A to E to remain the more prominent tall building zones by stepping down where appropriate. e. The tallest points should cluster around rail transport stations and within town centres. f. Buildings and clusters of buildings within this zone should not undermine the prominence of tall building zones A to E as the principal points of height in the borough. g. Acceptable heights on individual sites within this zone will be dependent upon the need to avoid detrimental impacts to the Outstanding Universal Value of the World Heritage Sites and the impact on heritage assets and their settings



Tall building zone	Principles
Site Allocations	 a. Proposals within site allocations should apply the design principles set out in the respective allocations in Section 4 of this plan. b. Height for new development should not exceed the heights set out in the allocations and in table 4. c. Acceptable heights on individual sites will be dependent upon the need to avoid detrimental impacts to the Outstanding Universal Value of the World Heritage Sites and the impact on heritage assets and their settings

8. Proposals that are within a Tall Building Zone but adjacent to an area that is not suitable for tall buildings should demonstrate careful consideration of heritage concerns and how to appropriately transition between greater and lesser heights without causing detrimental impacts to the Outstanding Universal Value of World Heritage Sites where relevant, undermining the significance of the borough's heritage assets or publicly accessible open spaces.



Supporting text

This policy seeks to guide and manage the location, scale, and development of tall buildings in the borough in line with the requirements of the London Plan. In recent years, Tower Hamlets has consistently been one of the London boroughs with the largest pipeline of tall buildings under development, and with some of the tallest buildings in London. The significant number of tall buildings being planned and constructed in the borough are important contributors to meeting high housing targets, and can also make an important contribution to affordable housing. However, tall buildings can also bring negative impacts for residents if poorly designed, such as creating poor microclimates with excessive wind, shadowing, or overheating, which can create unhealthy and dangerous places to live. For example, research undertaken for the High Density Living SPD found that 35% of residents living in the areas around high-density schemes including tall buildings felt that the buildings blocked sunlight to their homes; 40% of residents in high-density schemes said their homes overheated in the summer, and those living above the 20th floor were less comfortable opening their windows to help cool rooms down; and 34% of residents surveyed felt that high-density developments were damaging their privacy. The negative impacts of poorly designed tall buildings can also affect the wider area and detract from the iconic skylines of the borough or damage the significance of heritage assets. Therefore, it is important that the council ensures that tall buildings which come forward are of the highest possible quality and make a positive contribution to the borough, in order to ensure that we deliver the high-quality housing that is needed to meet our ambitions for providing homes and addressing overcrowding.

- 7.2 This policy takes a new approach to tall buildings from that previously implemented in Tower Hamlets. Under this plan, greater height will be considered in a wider range of locations across the borough, with the additional density provided by these developments balanced by a correspondingly greater level of affordable housing delivery. Important locations, such as conservation areas and sites of importance for nature conservation, will still be protected from the potential negative impacts of taller buildings, but a greater level of height and densification will be considered in less sensitive areas of the borough, and should be focused around locations with high levels of accessibility to transport, shops, and other facilities.
- 7.3 Part 1 sets out a definition of tall buildings in Tower Hamlets, which is 30m height above ground level to the uppermost part of the structure, including any plant or antennae. Sites that are below this height will not need to show consideration of the rest of the tall buildings policy, though they will have to comply with all remaining design policies in the Local Plan. Sites that are above this height will need to meet the remaining requirements of this policy, even when they are in locations identified as suitable for tall buildings under part 2 of the policy. When stating the height of a tall building as part of an application, in addition to the storey height, this should be described in metres and the height of the tallest part of the structure above ordnance datum (AOD).
- 7.4 Part 2 sets out the council's approach to the locations of tall buildings. Due to the exceptional need for affordable housing in the borough, and the ability of tall buildings to increase density and therefore increase the amount of affordable housing delivered, the council considers that there should be a relatively permissive approach to tall buildings in Tower Hamlets. Conservation areas, listed buildings,



protected view corridors, and open spaces (where development would generally not be allowed anyway) are considered to be the only locations that are not acceptable on principle for tall buildings of some form. Proposals for tall buildings in these areas will not be supported. However, the rest of the borough is considered to be suitable for tall buildings of various heights. These tall building areas can be understood as falling into three categories:

- Site allocations these are specific locations where the potential for significant development has been identified. The details of site allocations are set out in section 4 of this plan and include design principles and appropriate acceptable heights. These appropriate acceptable heights will vary from site to site, depending on location and context. All site allocations are expected to be able to deliver at least 500 new homes, and in some cases much more than this.
- Tall building zones A-E these are the locations in the borough that are most appropriate for the tallest buildings. These areas already contain clusters of tall buildings, and in many cases contain other tall buildings under construction or with planning permission.
- Tall building zone F this consists of the remaining areas of the borough that are considered suitable for tall buildings. By its nature, this area is geographically diffuse, including areas with a variety of different characters from town centres through to purely residential areas. Given the existing character of these areas, while they are considered suitable for some additional height, they should not be the locations for the tallest buildings in the borough, which should be concentrated in zones A-E.



7.5 The tall buildings zones are set out in figure 10 below. Appropriate heights for the tallest points- within each zone, and appropriate heights within the site allocations, are set out in table 4 below. Further principles for the development of these different zones are set out in part 6 of the policy.



Table 3: Appropriate heights in tall building zones and for site allocations

Site allocation	Appropriate height for new development
1.1 Bishopsgate Goods Yard	105m AOD (Tower Hamlets side)
1.2 London Dock	89m AOD
1.3 Marian Place Gasworks	57m AOD
1.4 Whitechapel South	88m AOD
1.5 London Metropolitan University	63m AOD
1.6 Whitechapel North	52m AOD
1.7 Brick Lane and Pedley Street	70m AOD
2.1 Bow Common Lane	89m AOD
2.2 Chrisp Street	88m AOD
3.1 Ailsa Street	80m AOD
3.2 Leven Road	76m AOD
3.3 Aberfeldy Estate	80m AOD
3.4 Bromley-by-Bow	50m AOD
3.5 Blackwall Trading Estate and Leamouth Road Depot	N/A
3.6 Hackney Wick Station	43m AOD
3.6 Hepscott Road	32m AOD
3.7 Sweetwater	36m AOD
3.8 Teviot Estate	50m AOD
4.1 Aspen Way	91m AOD

Site allocation	Appropriate height for new
	development
4.2 Billingsgate Market	n/a
4.3 Crossharbour	115m AOD
4.4 Limeharbour	n/a
4.5 Marsh Wall East	n/a
4.6 Marsh Wall West	230m AOD
4.7 Millharbour	146m AOD
4.7 North Quay	n/a
4.9 Reuters	139m AOD
4.10 Riverside South	n/a
4.11 Westferry Printworks	110m AOD
4.12 Wood Wharf	n/a
4.13 10 Bank Street	n/a
4.14 Westferry and Park Place	n/a
Tall Building Zones	Appropriate height for tallest point in zone
Tall building zone A – Aldgate	80m AOD
Tall building zone B – Canary Wharf	n/a
Tall building zone C – Marsh Wall and Milwall Inner Dock	180m AOD
Tall building zone D – Blackwall	130m AOD
Tall building zone E – Leamouth	gom AOD
Tall building zone F	70m





- Part 3 requires all tall building proposals, even when they are located within areas that have been identified as potentially suitable for tall buildings, to demonstrate how they provide significant public benefits to justify their development. Tall buildings and increased densities can be positive things, but they are not inherently so - they have to be accompanied by the public benefits that denser, taller buildings can unlock. The design criteria in this policy set out the circumstances in which tall buildings will be considered acceptable from a design perspective, but to be considered acceptable in the overall planning balance, where the potential negative impacts of taller buildings are considered against the benefits they bring, they must provide a significant proportion of the affordable housing that the borough so urgently needs. To that end, to be considered acceptable, tall building proposals must meet or exceed the 40% affordable housing target for the borough, and provide a suitable mix of unit sizes, including family homes, to meet the identified needs of the borough. In relation to affordable housing, proposals should also meet the tenure mix requiring 85% social rented housing and 15% intermediate housing. Proposals for tall buildings that do not meet this threshold will not be supported. For more details on affordable housing requirements, refer to policy HF2 affordable housing and housing mix.
- 7.7 This policy sets out appropriate heights for tall buildings across the borough. However, precise heights will still need to be considered on a site-by-site basis, and each proposal will be assessed on its own merits in some places within a Tall Building Zone it may be possible to build up to the highest appropriate height, but in other places a lower height may be required for a number of reasons (including, but not limited to,

- elements such as microclimate, daylight/sunlight impacts, impacts on World Heritage Sites and other heritage assets, and townscape impacts).
- 7.8 In all cases, the height that is proposed on a particular site should be the one that is demonstrated by a design-led process to be the most appropriate for the context. Part 4 of this policy sets out the criteria that should be considered when determining height on particular sites. Proposals should also consider the specific tall building zone principles in part 6 of the policy.
- 7.9 Tall buildings should vary in height, so as to not present a 'wall' of development, and to avoid negative impacts on daylight, sunlight, overlooking, and microclimates. Tall buildings within a group should be carefully positioned so that sky views can be experienced from street level and so that tall buildings do not have an overbearing impact on streets and spaces within the area.
- 7.10 Part 5 sets out a number of design criteria against which tall building proposals will be assessed. This is to ensure that when tall buildings are built, they are well-designed and make a positive contribution to both the directly surrounding context and public realm in which they are located, but also the wider townscape and skyline of the borough. Tall buildings should be designed in a way that promotes the health and well-being of all their residents, as well as those who live in the surrounding area, including through careful consideration of accessibility for people with disabilities and gender-inclusive design. The High Density Living SPD identifies a number of health and well-being concerns with high-density developments (which often, though not always, will include tall buildings) relating to space for children to play



and socialise, sense of community, adequate space for domestic tasks, home working, and keeping pets, a lack of flexibility and storage space in layouts, and problems relating to daylight, overheating, privacy, noise, and wind. However, while poorly-designed tall buildings can exacerbate these problems, well-designed tall buildings can provide high-quality housing that encourages health and well-being. The High-Density Living SPD suggests a range of interventions that can ensure tall buildings achieve this.

7.11 The criteria will guide the visual and contextual development of tall buildings in the borough. In order to enable assessment against the criteria, proposals should be accompanied by accurate visual representations (AVRs) within the design and access statement showing the impacts of the proposal in near, middle and distant views, including the public realm and its appearance at street level. The views to be included should be discussed as part of the pre-application process. Major and strategic development proposals should be accompanied by a 3D model of the proposed development in a format compatible with the council's IT systems, ideally provided at pre-application process as well as application stage, to allow officers to assess potential viewpoints.

7.12 Due to their visual prominence, it is important that tall buildings are of exceptional architectural quality, as expressed in part 5(c). New tall buildings should significantly enhance their immediate setting, and be sensitive to the defining characteristics of the local area. Visually prominent plant, building maintenance units (BMU) and/or antennae at the top of a building will not be acceptable and should be appropriately concealed as part of the architectural design.

7.13 Tall buildings should be designed to express elegance, proportionality, and verticality in a form that is consistent from every angle. To that end, generally slab blocks and bulky forms should be avoided.

7.14 The choice of facing materials is important to assist in visually weaving a new building into its established surroundings or, where appropriate, provide a contrast. Design should draw on local character and distinctiveness when selecting materials and help reinforce the identity and sense of place within an area. The choice of materials needs to be carefully tested through 3D modelling and visualisations to fully understand their impact. Consideration should be given as to how design detailing is perceived from close up, and middle and long distance views. Materials should be durable and offer longevity, and should be fully justified in relation to the typical palette of materials and colours used in its location. Bright colours and tones that are visually prominent should generally be avoided on tall buildings, particularly within the setting of sensitive heritage assets or when visible in sensitive views.





7.15 Tall buildings house large numbers of people and can support a range of activities, including the provision of amenity areas (e.g. private, communal and public spaces) and active uses. In the majority of cases, tall buildings are communities in their own right given the number of inhabitants they have. In relation to part 5(i), where they are residential, tall buildings should deliver appropriate quantities of high-quality amenity and play space for tenants and occupants. Communal open spaces and children's play space should typically be at the centre of the development and be well-overlooked. Spaces should be accessible for those who require level access, and should be oriented to maximise sunlight and daylight. Communal spaces should establish platforms for interactions between users to support a sense of belonging. Ground floors of tall buildings, where possible, should introduce uses which would benefit the wider neighbourhood. Tall buildings should also foster social cohesion and support integration between local communities.

7.16 Further guidance on how to achieve good design for social interaction in high density environments can be found in the Tower Hamlets High Density Living SPD.

7.17 In relation to part 5(k), proposals involving tall buildings will need to demonstrate how any adverse impacts on the microclimate will be mitigated in relation to wind, overshadowing, daylight and sunlight, solar glare, and light pollution. Buildings over 25 metres in height and/or substantially taller than surrounding buildings must be tested against the following amended Lawson criteria in relation to wind.

Table 4: Amended Lawson criteria for wind testing

Category	Mean and gust equivalent	Description
Frequent sitting	2.5m/s	Acceptable for frequent outdoor sitting use, e.g. restaurant, café
Occasional sitting	4m/s	Acceptable for occasional outdoor seating, e.g. general public outdoor spaces, balconies/terraces intended for occasional use, etc.
Standing	6m/s	Acceptable for entrances, bus stops, covered walkways or passageways beneath buildings
Walking	8m/s	Acceptable for external pavements, walkways
Uncomfortable	>8m/s	Not comfortable for regular pedestrian access

7.18 Strong winds are to be assessed as exceedances of 15m/s, and are to be mitigated to safe levels.



7.19 The testing of the following scenarios will be required as part of the planning application:

- baseline (i.e. the situation at the time of submission);
- the proposed development without mitigation/landscaping;
- the proposed development with surrounding cumulative developments without mitigation/landscaping;
- the proposed development with the inclusion of mitigation/ landscaping; and
- the proposed development with surrounding cumulative developments with the inclusion of mitigation/landscaping.

7.20 Specific details on the required mitigation measures must be provided, including where and how these measures will be implemented. It must be ensured that all mitigation measures and landscaping proposed and tested in the wind microclimate assessment are proposed within the relevant planning documents, including the landscaping strategy.

7.21 It is essential that any required mitigation measures are tested as part of the application. This is to ensure that the mitigation is adequate and can therefore be relied upon. The mitigation must be implemented prior to occupation of any part of the development and retained for the duration of the development.

7.22 In relation to part 5(l), all buildings of 18m or more in height will be expected to provide at least two staircases as part of improved fire safety measures. This is in line with expected changes to the building regulations.

7.23 In relation to part 5(m), proposals involving buildings 90 metres in height or greater must be referred to the Civil Aviation Authority and London City Airport to ensure they will not be a potential hazard to aviation safety and navigation, in view of the proximity to London City Airport.

7.24 Part 5(n) relates to situations in which the delivery of tall buildings on one site could potentially harm the delivery of a similar level of density on an adjacent site if development on the first site is delivered badly. This can particularly be the case where buildings are proposed right against the boundary line of a plot, which could make it difficult for adjacent plots to achieve Local Plan requirements relating to privacy, overlooking, and daylight and sunlight.

7.25 The criteria set out in part 5 also apply to the redevelopment of existing tall buildings (including those outside the tall building zones). The presence of an existing tall building on the site will not in itself be regarded as justification for replacing it with another tall building – all proposals for tall buildings will need to be justified with reference to this policy and other policies that make up the development plan.

7.26 Part 6 of the policy sets out the requirement to consider the incorporation of public viewing galleries within tall building developments. Such arrangements should be made free to enter and publicly accessible. Such galleries should typically be located at the top of the building to afford wider views across London. This would support Part D of London Plan Policy D9 and provide greater opportunities to appreciate London's skyline from different parts of the borough.





7.27 Part 7 sets out specific principles for the tall building zones in the borough. Within these zones, tall buildings will be considered acceptable in principle, but it is still necessary to have some principles for how they are delivered, to ensure that clusters of tall buildings work harmoniously together, present a positive image of the borough, and do not have negative impacts in terms of microclimate, daylight/sunlight, heritage, or townscape. These principles will allow the council to assess proposals within the tall building zones and determine whether they are of appropriate height within the context.

7.28 The height of tall buildings within a zone should reflect the role and function of the zone. Zones A to E are considered to be the principal points of height within the borough, and these zones are where the tallest buildings in the borough should be delivered. Within these zones, normally the tallest elements should be located towards the centre of the zone, which should mark a particular feature or location.

7.29 Development will be required to step down towards the edges of the tall building zones. Variations in height will be encouraged to create a more dynamic skyline. Figure 11 demonstrates principles for the tall building zones that should be considered as part of the design-led process for proposals within tall building zones.

7.30 Zone F represents a much more geographically diffuse and varied area than zones A to E. This zone illustrates the principle that much of the borough is suitable for relatively tall buildings, especially where these deliver public benefits including affordable housing. To this end, the zone contains all the character areas identified in the Characterisation and Growth Study which are not already within Tall Building Zones A to E or within site allocations, and which are not disqualified by means of being located within Conservation Areas,

protected viewpoints, or nature or open space designations. However, to ensure the primacy of zones A to E and to ensure that very tall individual buildings are not brought forward on inappropriate sites far away from existing clusters, heights within this zone should be limited to 70m, and the tallest buildings within the zones should form clusters around rail transport stations or be located within town centres, where the higher level of accessibility to public transports, shops, and services can better accommodate higher densities. The threshold of 70m has been selected as this is the definition of a tall building in the City of London, which is adjacent to Tower Hamlets. By limiting heights to this level, we can gradually and sustainably increase the density of Tower Hamlets while respecting the context of heights in the City. Locating taller buildings in these areas can aid legibility, helping people find their way to town centres and transport hubs.

7.31 Site allocations are also considered to be areas suitable for tall buildings, and specific heights and design principles for tall buildings within site allocations are set out in more detail in section 4 of this plan.

7.32 Part 8 highlights the extra consideration that is required where areas that are suitable for tall buildings meet areas that are not suitable. In these areas there are likely to be particular heritage concerns that may necessitate lower building heights in order to avoid harm to heritage assets. The council has a statutory duty to pay special attention to protecting listed buildings and preserving or enhancing the character of conservation areas, and tall buildings may be harmful to the character or appearance of conservation areas in situations where modest building heights, consistent rooflines, or an open street scene form part of that special character. In some instances, taller buildings may cause harm by disrupting important views, overpowering areas of lower rise character



with historic significance, or causing unacceptable harm to the setting of a conservation area or listed building. The cumulative impact of development on open spaces will also need to be considered in some instances, to ensure that open spaces remain attractive and enjoyable for residents and are not permanently in shadow. Heights in these locations may be expected to 'step up' more gradually from the non-tall building areas to reduce harm. As a frame of reference for appropriate heights in locations where tall buildings may be placed in close proximity to areas of lower height, an angular plane of 45 degrees should be measured from surrounding properties in the lower height area to determine appropriate heights above which new development should not extend (though there may be further issues relating to heritage impacts that necessitate lower heights even than this).

7.33 The heights of buildings within the area suitable for tall buildings will not be taken as a precedent to justify tall buildings within the area not considered suitable for tall buildings.

London Plan policies:

- D3 Optimising site capacity through the design-led approach
- D9 Tall buildings
- D12 Fire safety

Local Plan policies:

- · HF2 Affordable housing and housing mix
- HF9 Housing standards and quality
- PS7 World Heritage Sites
- PS8 Shaping and Managing Views
- BO2 Open spaces and the green grid network
- BO3 Water spaces
- BO6 Play and recreation spaces

Evidence base:

- · Views and Landmarks Study, 2024
- Characterisation and Growth Study, 2023
- Heritage Impact Assessment, 2025
- Historic England Advice Note 4: Tall Buildings, 2022
- Fire Safety LPG Consultation Draft, 2022
- Tall Buildings SPD Evidence Base Report, 2021
- · High Density Living SPD, 2020
- Character and Context SPG, 2014
- Urban Structure and Characterisation Study and Addendum, 2009, 2016
- Conservation Area Character Appraisals and Management Guidelines



8. Reuse, recycling and waste



RW1 - Managing our waste

Introduction

- 8.1 The management of waste is one of the most challenging issues facing Tower Hamlets. To address this the council has brought the collection and management of household waste under its direct control, declared a waste emergency and developed a detailed management strategy for local authority collected waste. The borough will continue to have significant population and development growth in the coming decades and this is expected to give rise to a growing quantity of waste to be managed, from homes, businesses and construction work. The council wants to ensure that as much of this waste as possible is reused, recycled, and has value extracted from it while facilitating a shift towards a circular economy where the quantity of waste produced falls.
- 8.2 As a unitary authority Tower Hamlets performs the roles of waste planning authority, waste collection authority, and waste disposal authority in the borough. In our capacity as a waste planning authority, we have a statutory duty to prepare a waste local plan in line with legislation. This is being fulfilled through the inclusion of waste policies in this Local Plan. A key purpose of these policies is to ensure waste produced in the borough is properly managed through access to suitable management facilities. These policies have been prepared within the context of the requirements of the London Plan, with particular focus on the requirement to provide for quantities of

household and commercial and industrial waste apportioned and the management targets set.

- 8.3 The management of waste rarely respects administrative boundaries and hence waste is considered to be a strategic cross-boundary issue and is subject to the duty to co-operate. In the interests of proper planning and sustainable development Tower Hamlets, through the duty co-operate mechanism, will seek to secure access to sufficient waste management capacity to meet the borough's apportionments as set out in the London Plan and ensure construction, demolition and excavation waste is also properly managed. We will support the transition to the circular economy through the establishment of Material Hubs. Material Hubs can be used to store otherwise unused material which can be reused, repaired, or repurposed within or outside the borough. It is expected that Materials Hubs will be initially trialled in the early part of the plan period and scale up in the medium to long term reducing the quantity of construction and demolition waste requiring management in particular.
- 8.4 Our duties as a waste collection authority and waste disposal authority include helping households to prevent waste as well as reuse items and recycle as much waste as possible. The London Plan sets a target of recycling 65% of municipal waste by 2030 and zero biodegradable waste to landfill by 2026. However, in 2021/2022, only 20% of household waste was reused, recycled, or composted in Tower Hamlets and it is recognised this needs to increase for those targets to be met.
- 8.5 Whilst London boroughs have not been set individual targets, Tower Hamlets is working towards meeting the London-wide target. The design of new development is required to ensure integrated waste

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collection and bulking systems are included which contribute to the borough's ability to implement the waste hierarchy and increase recycling/composting rates (see Policy RW3).

- 8.6 The Local Plan must identify sufficient opportunities to meet the identified needs of an area for the management of waste, aiming to drive waste management up the Tower Hamlet's waste hierarchy (see Figure 22). The council is required to plan for seven waste streams, including household, business, and construction waste. The London Plan (2021) requires boroughs to provide sufficient capacity to manage the tonnages of household and commercial/industrial waste apportioned in the London Plan 2021. The intention is for London to be net self-sufficient in managing all waste, other than excavation waste, by 2030.
- 8.7 The following tonnages of waste are predicted to arise from Tower Hamlets over the Plan period:

Table 5: Tower Hamlets' waste capacity need 2026-2041 (tonnes)1

Waste stream	2026	2031	2036	2041
Apportionment (LACW and C&I)	197,000	199,000	203,000	207,000
Non hazardous C,D&E waste	286,000 - 303,260	286,000 - 323,290	286,000 – 329,000	286,000 – 337,200
Hazardous waste included in LACW, C&I apportionment. Overall arising predicted to be c16,200 tpa²				
All other waste streams	0	0	0	0

8.8 Providing for the predicted arisings within the constraints of the borough presents a particular challenge because parts of the borough are densely built-up and there are competing pressures from higher value land uses such as meeting housing and employment land needs.

¹ Derived from Table 9.1 of the London Plan 2021

² Tower Hamlets Waste Data Update - Management requirements for Hazardous Waste in Tower Hamlets to 2042 BPP Consulting June 2024





- 8.9 Providing for the predicted arisings within the constraints of the borough presents a particular challenge because parts of the borough are densely built-up and there are competing pressures from higher value land uses such as meeting housing and employment land needs.
- 8.10 The London Plan also has a target of 95% reuse/recycling/recovery of Construction and Demolition waste and 95% beneficial use of excavation waste overall and 100% of inert excavation³. The available evidence indicates that Tower Hamlets is likely to be meeting these targets although the data is not definitive.⁴
- 8.11 Tower Hamlets is also required to plan for hazardous waste, wastewater, agricultural waste, and low-level radioactive waste. The evidence concludes that no additional facilities are required within the borough for these waste streams because they are only produced in very small quantities and/or they are managed at specialist facilities outside the borough.⁵
- 8.12 Capacity offered by existing waste sites in the borough has been assessed to be insufficient to meet the management needs for C&D waste arisings in particular. It is estimated that an area of approximately to 1 hectare would be required to provide sufficient capacity to manage this waste⁶.



³ London Plan Footnote 164.

⁴ Tower Hamlets Waste Data Update – Management requirements for Construction, Demolition and Excavation Waste in Tower Hamlets to 2042 BPP Consulting June 2024

⁵ Tower Hamlets Waste Data Study 2023 Vitaka

⁶ Tower Hamlets Waste Data Update – Management requirements for Construction, Demolition and Excavation Waste in Tower Hamlets to 2042 BPP Consulting June 2024

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8.13 To continue to provide for the London Plan apportionments for household and business waste, Tower Hamlets will safeguard existing waste sites, identify suitable land where facilities offering additional capacity may be located under Policy RW1 and work with the GLA and other boroughs to secure access to suitable capacity elsewhere in London. Policy RW2 will guide the development, delivery and operation of facilities offering additional waste management capacity within the Borough.

8.14 Policy CG5 – Retrofit and the Circular Economy will ensure that construction and demolition waste continues to be utilised as a resource in the construction and regeneration of new development in the borough and London. The council will explore opportunities to take waste management in house or work in partnership in order to maximise the extraction of resources and financial returns from the waste the borough generates.

8.15 The council will continue to monitor arisings of waste, the availability of land capable of providing additional waste capacity within the Borough and the continued availability of suitable capacity elsewhere in London over the course of the Local Plan period.

Capacity Assessment

8.16 The figures below set out the findings of an assessment of the potential capacity of existing waste management facilities provided in Tower Hamlets.

Table 6: Capacity Assessment of Existing facilities managing apportioned waste in Tower Hamlets (tonnes per annum)⁷

Capacity Source	LACW/C&I management capacity
Existing licensed waste sites	160,000tpa
Exempt waste sites	12,630tpa
Total assessed capacity	172,630tpa
Total potential capacity	172,630tpa

8.17 When the value of 172,630 tpa is compared with the apportioned tonnages presented in Table 5 above, it shows that the assessed capacity is insufficient to meet the apportionment requirement. As per the London Plan approach, the Council will explore any unmet needs to be supported by other Waste Planning Authorities or where there is identified surplus capacity as part of a Joint Waste Plan. This is to be managed as part of the Duty to Cooperate Mechanism and monitoring of waste arisings to and from the Borough. Any proposals for new or extended waste management facilities in Tower Hamlets will be assessed against criteria in the National Planning Policy for Waste, the London Plan and Local Plan policies.

⁷ Tower Hamlets Waste Data Update - Management Requirements for Apportioned HIC Waste in Tower Hamlets to 2041 BPP Consulting June 2024





8.18 The construction of new, extended or replacement of existing waste management facilities must include, where possible, technologies that seek to extract as much material and value as possible through the repurposing, recycling, storage, and management of waste. Where opportunities arise for synergies or partnerships with delivery of the council's waste management services these will be explored.

8.19 The London Plan is seeking to move towards a future where goods are designed to be reused and recycled and very little waste will require disposal in the future (a 'circular economy'). Tower Hamlets will contribute to this approach in various ways (e.g. new developments will be required to recycle and reuse construction materials – see Policy RW1).



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Figure 1: Waste Hierarchy Diagram

Waste Management Option	Council's Role
Waste Prevention The best thing for the environment is not to produce any waste in the first place	Share information on ways to prevent waste such as planning meals to reduce leftovers to prevent food waste
Preparing for reuse When items are unwanted, it is best to enable them to be reused	Provide information and services that promote donating of used items such as clothing to charity shops
Recycling & Composting Unwanted materials can be made into new products such as food waste into compost and glass into new jars and bottles	Provide a user friendly service to as many residents as possible and ensure that recyclable material collected is recycled and suitable for recycling
Sending unwanted materials to facilities that extract energy from it by burning it Other Recovery	Encourage more residents to recycle more materials more often to reduce the amount of was we send to other recovery facilities
Sending unwanted materials to landfill and burning without energy recovery as a last resort	Manage our waste to avoid disposal and continue to send zero waste to landfill



Policy RW1 Managing our waste

1. The following existing waste sites within Tower Hamlets (as shown on the Policies Map) are safeguarded for waste use over the plan period.

Table 7: Schedule 1: Existing waste sites in Tower Hamlets

Reference	Name/Location	Other designation(s)	Site area (hectares)	Operational capacity/ contribution to apportionment (tonnes per year)
1	Northumberland Wharf, Yabsley Street	Safeguarded Wharf	0.88	160,000
2	Ailsa Street		0.53	0/23,850 - 34,450
3	455 Wick Lane	Strategic Industrial Location & Preferred Industrial Location	0.47 (0.027 currently used for waste purposes ancillary to civil engineering works)	64,610
4	Clifford House	Strategic Industrial Location	0.144	418

- 2. Development proposals which seek to maximise the efficiency and/or enhance the capacity of existing waste facilities in the borough will be supported.
- 3. Applications for non-waste uses on safeguarded sites or the reprovision of existing waste management facilities will only be permitted where it is clearly demonstrated and ensured through legal agreement that compensatory capacity that is at least equivalent to the maximum annual throughput that the existing site can achieve will be delivered on a suitable replacement site within the borough in the first instance or another part of London which provides equivalent to, or greater than the maximum annual throughput that the existing site can achieve.
- 4. Development proposals that prevent or prejudice the safeguarding of these sites will only be supported where alternative waste capacity provision is made.

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- 5. The Council will actively plan for and manage its waste capacity to meet the London Plan apportionment through:
 - a. partnership working, co-operating with other Waste Planning Authorities (WPAs) elsewhere in London to meet the London Plan apportionment target; and
 - b. monitoring waste movements to and from Tower Hamlets, reviewing waste arisings and capacity every 5 years.
- 6. Small-scale waste management facilities integrated within new developments may be acceptable where they contribute to managing apportioned waste and are of a scale and nature that does not compromise adjacent existing and proposed land uses.

Supporting text

8.20 This policy seeks to support the development of a well-planned and integrated network of waste management facilities that provides for identified future capacity needs and contributes towards managing waste generated within the borough (and beyond) over the plan period.

8.21 Meeting this need will require the management of waste arising from new development to be provided for, retention of existing waste management facilities (operational and non-operational), exploring unmet needs to be met via surplus capacity identified by other waste planning authorities (as per the London Plan approach) and suitable locations which comply with the criteria set out in Policy RW2 (and the development management criteria contained in this Local Plan). Where existing facilities can be enhanced to maximise their use, subject to the requirements of Policy RW2, this will be encouraged.

8.22 The existing safeguarded waste site of Ailsa Street is within an area of regeneration and may be released for other uses, providing the requirements set out within Policy RW1 (see Part 4) are met.

8.23 Compensatory capacity will be sought which is at least equivalent to the maximum annual throughput over the last five years, where reported through the Environment Agency's Waste Data Interrogator. Compensatory provision should be provided locally within Tower Hamlets in the first instance, or failing that, elsewhere in London. Compensatory provision will be secured through conditions requiring proof of commencement of operation and operational capacity and a legal agreement at the planning permission stage.

8.24 Competition for land means the borough must look beyond traditional industrial locations when seeking space for facilities to

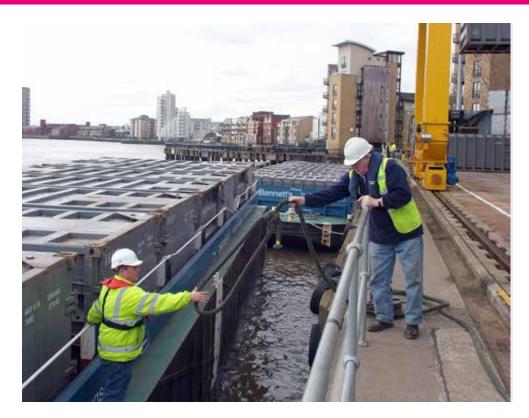




manage its waste. There is an opportunity for innovative technologies to be incorporated into new development to manage waste generated over its lifetime. Part 7 of the policy therefore allows modern waste facilities to be integrated within new development. Small scale facilities which come forward will be assessed on a case-by-case basis against criteria in Policy RW2 and regional and national policy.

8.25 On-site materials processing systems for food are an important aspect to consider in this borough due to the particular challenges to collection services within blocks of flats. The principle of these systems is two-fold:

- a. To carry out processing of materials at source, thereby reducing the tonnage and volume of solid waste to be managed and the subsequent burden on collection services; and
- b. To make use of valuable end products such as unlocking the energy held within the waste material itself.
- 8.26 Integrated waste collection systems are also required for new developments under Policy RW3. We will also consider the allocation of community infrastructure levy contributions towards provision of strategic waste management facilities located elsewhere in the borough.
- 8.27 For part 7 of the policy, developers should submit a plan for the management of on-site waste to demonstrate how much construction, demolition and excavation waste will be reused and recycled, taking account of the London Plan target of 95%. The sustainable transportation of waste (by water and rail) will be assessed as part of Policy RW2, see Part 1(i).
- 8.28 All waste sites listed under Policy RW1 are shown on the policies map.



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London Plan policies:

- · D13 Agent of Change
- · SI7 Reducing waste and supporting the circular economy
- · SI8 Waste capacity and net waste self-sufficiency
- SIg Safeguarded waste sites

Local Plan policies:

- · CG3 Low carbon energy and heating
- · CG4 Embodied carbon, retrofit and the circular economy
- CG6 Managing flood risk
- CG7 Sustainable drainage
- · CG9 Air Quality
- CG10 Noise and vibration

Evidence base:

- · Tower Hamlets Waste Data Update 2024
- Tower Hamlets Waste Data Study, 2023
- Don't let our future go to waste, Waste Management Strategy, 2018-2030
- Reuse, Recycling and Waste SPD, 2020
- National Planning Policy for Waste, 2014

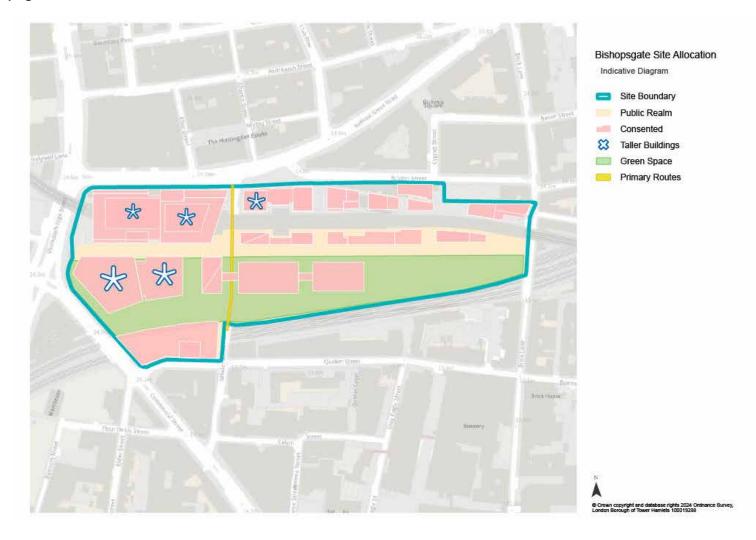






1.1 Bishopsgate Goods Yard

Figure 2: 1.1 Bishopsgate Goods Yard (indicative)





Site information	Details
Address	Shoreditch High Street
Area [ha]	4.35
Ward	Weavers
PTAL [2031]	6a-6b
Planning designations	 Area of substandard air quality London View Management Framework (views 8A.1 – Westminster Pier to St Paul's Cathedral, and 9A.1 – King Henry VIII's Mound to St Paul's Cathedral) Central Activities Zone Archaeological Priority Area (Spitalfields and Brick Lane, tier 2) Conservation Area (Fournier Street, adjacent to site) Statutory Listed Buildings (Braithwaite Viaduct, Grade II; Street Name Plaque Attached to Number 125 Brick Lane, Grade II, adjacent to the site; 2-38 Cheshire Street, Grade II, adjacent to the site)

Site information	Details
Relevant Permissions	PA/14/02011 – outline permission for comprehensive mixed-use redevelopment including residential, business, commercial, and community uses. Included detailed permission for the tallest building and the retail arches.

Site proposal	Details
Indicative Capacities	Within the Tower Hamlets portion of the site: 500 homes 11,500sqm non-residential uses - maximum
Phasing	2024-29, 2030-34

Land uses, activities, and delivery

- Development within the Tower Hamlets portion of the site should consist of a mixed-use, residential-led scheme with a mix of retail, workspace, community and cultural uses and the provision of a leisure facility and an Idea Store.
- Acceptable land uses include:
 - Residential (Class C₃)
 - Town centre uses (Class E)
 - Community and cultural uses (Class F1/F2)

SITE ALLOCATIONS



- Required on-site infrastructure includes:
 - Community facility
 - Strategic consolidated open space of minimum 1 hectare
- This is a cross-boundary site with the London Borough of Hackney.
 Development should coordinate consultation across planning authorities and address cross-boundary issues.
- The community facility should be delivered within or adjacent to the Brick Lane district centre.

Form, massing, and heritage

- Height strategy: Appropriate height of 105m at the tallest point within Tower Hamlets, which should be located at the western end of the Tower Hamlets portion of the site, around Shoreditch High Street Overground station, on the boundary with the London Borough of Hackney. Heights should step down towards the eastern end of the site. This allocation does not set heights within the part of the site that is within the London Borough of Hackney.
- The impact of development on nearby heritage assets and conservation areas should be considered including the potential for cross-boundary effects. Heritage assets should be protected or enhanced, and any negative impacts mitigated, because heritage and historic conservation plays a vital role in benefitting place shaping, social cohesion and the economy. This includes the Fournier Street conservation area, the existing Grade II-listed Braithwaite viaduct, Oriel gate and the forecourt wall to the former goods station fronting Shoreditch High Street, and other identified heritage assets. Consideration must also be given to the impact on strategic and local views. Development should also protect or enhance heritage assets

in the surrounding areas (including within the London Borough of Hackney). For further details, refer to the Tower Hamlets Conservation Strategy and relevant Conservation Area Character Appraisals.

Routes and streets

Improve walking and cycling routes to, from and within the site to
establish connections to Shoreditch High Street Overground station,
Brick Lane District Centre, Shoreditch Triangle and the new open
space. These should align with the existing urban grain to support
permeability and legibility. Connections should be made to the green
grid at Brick Lane and Quaker Street.

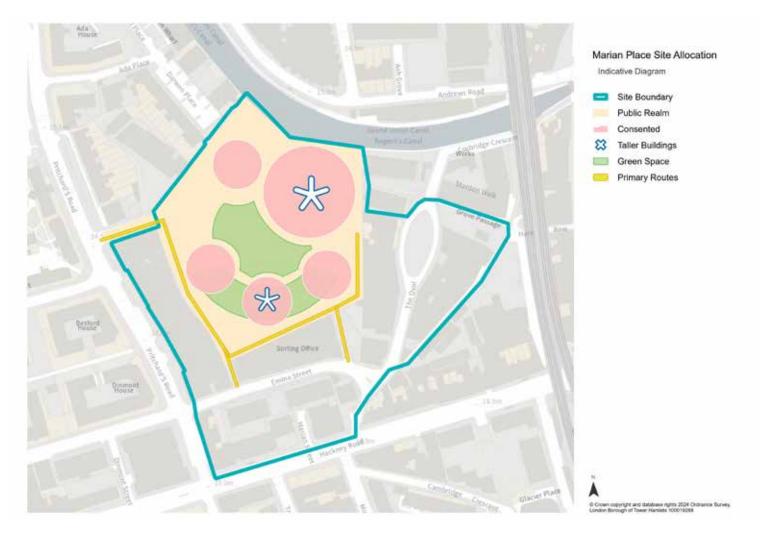
Environment and public realm

- Integrate development with the surrounding area and improve the street frontage and public realm on key routes, particularly along Wheler Street and ensure it is well integrated into the public squares to the east and south of the station.
- Provide a consolidated open space with a minimum size of one hectare, integrated with the green grid along Quaker Street and Brick Lane in the form of a multi-functional local park located above the Braithwaite Viaduct.



1.2 Marian Place Gasworks and The Oval

Figure 3: 1.3 Marian Place Gasworks and The Oval (indicative)



SITE ALLOCATIONS



Site information	Details
Address	Marian Place/The Oval/Emma Street
Area [ha]	4.38
Ward	Bethnal Green West
PTAL [2031]	4-6a
Planning designations	 Area of substandard air quality (part of the site) London View Management Framework (view 8A.1 – Westminster Pier to St Paul's Cathedral) Site of Importance for Nature Conservation (London's Canals, adjacent to the site) Publicly Accessible Open Space (The Oval) Local Employment Location Conservation Area (Regents Canal, part of site; Hackney Road, part of site) Statutory Listed Buildings (2 Pritchards Road, Grade II; 444 Hackney Road, Grade II, adjacent to site; 446-450 Hackney Road, Grade II, adjacent to site)
Relevant Permissions	PA/19/02717 - Demolition of existing buildings, decontamination/remediation of the site and retention (including dismantling, refurbishment and reinstatement) of the two existing gasholder frames to facilitate redevelopment for a mixed-use development comprising 5 buildings ranging between 6-13 storeys to contain 555 residential dwellings and 4,182sqm non-residential floorspace in flexible A1-A4, B1 and D Use Classes.

Site proposal	Details
Indicative capacities	700 homes (550 on the gasholder site) 4,000sqm of new non-residential floorspace (minimum)
Phasing	2024-29, 2030-34, 2035-39

Land uses, activities, and delivery

- Development should consist of a mixed-use, residential-led scheme with a mix of retail, workspace, community and cultural uses..
- Acceptable land uses include
 - Residential (Class C3)
 - Town centre uses, including employment space for start-ups,
 SMEs, and creative industries (Class E)
 - Community uses (Class F1/F2)
- Development should acknowledge the associated costs of decommissioning the gasworks and the relocation of any significant equipment and address any environmental pollution and onsite decontamination requirements caused by the gas works. An assessment should be carried out to understand the potential contamination on site prior to any development taking place.
- The site is within the Cambridge Heath Local Mixed-use Employment Location, and should provide a range of office, light industrial, and studio workspaces suitable for start-ups, SMEs, and creative industry businesses.
- The site is in multiple ownership, and landowners and developers should work together to develop a comprehensive design-led masterplan for redevelopment of this site, to ensure development is delivered sustainably. Effective engagement between landowners, developers and leaseholders will be needed to facilitate potential



- land assembly and comprehensive redevelopment.
- This site could potentially be suitable for extra-care accommodation or accommodation for people with learning disabilities.

Form, massing, and heritage

- Height Strategy: Appropriate height of 57m at the tallest point, which should be located within the former gasworks site. Heights should step down around the former gasworks.
- Development should respond positively to the special character of the Regents Canal Conservation Area and its setting, the scale, height, massing and fine urban grain of the surrounding built environment, and integrate heritage assets on site through retaining, reusing and enhancing the existing heritage assets, including gasholders no.2 and no.5, the Victorian buildings adjacent to the Regents Canal, and the Georgian cottages, including the associated setted street and railings. For further details, refer to the Tower Hamlets Conservation Strategy and relevant Conservation Area Character Appraisals. The potential impact of cross-boundary effects should also be considered.

Routes and streets

- Improve walking and cycling connections to, from and within the site. These should align with the existing urban grain to support permeability and link with Cambridge Heath Neighbourhood Centre.
- Development must provide public access along the waterfront at the Regents Canal, and provide good quality walking and cycling routes to the waterfront. Green grid improvements should be made along Emma Street, Hackney Road, Pritchard's Road, The Oval, and along the Regent's Canal, and provide good quality connections onwards to the green grid at Temple Street.

Environment and public realm

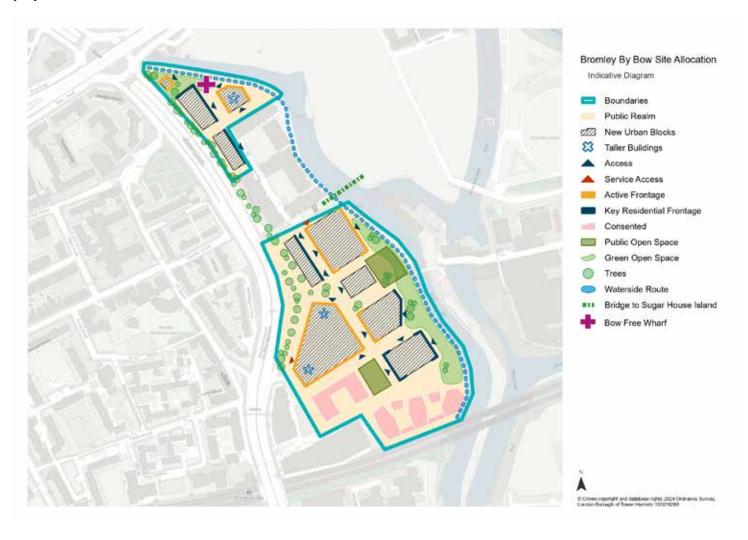
- Re-use The Oval as new public open space which positively contributes to the surrounding buildings and is well-connected to the new open space. The Oval should be fronted by a continuous building line following its footprint.
- All proposals for development within the site allocation should look to contribute to an overall provision of 1ha of new public open space across the allocation as a whole, delivered through a number of smaller open spaces and pocket parks.
- Provide active frontage at the waterside, set back from the canal; and positively frame the open space and The Oval to avoid excessive overshadowing.
- Improve the public realm with active site edges, particularly along Hackney Road, Pritchard's Road, Emma Street and The Oval. In addition, generous pavement and a linear landscaped square should be provided along Hackney Road, if this is made possible through redevelopment of the buildings that front it.

SITE ALLOCATIONS



1.4 3.4 Bromley by Bow

Figure 4: 3.4 Bromley by Bow (indicative)





Site information	Details
Address	Hancock Road/ Three Mills Lane
Area [ha]	6.26
Ward	Bromley North
PTAL [2031]	4-6a
Planning designations	 Area of substandard air quality Flood risk area Site of Importance for Nature Conservation (Lea Valley, adjacent to the site) Archaeological Priority Area (Lea Valley, Tier 3) Conservation Area (Three Mills) Statutory listed buildings (Tide Mill, grade I; Clock Mill, grade II; Office Opposite Clock Mill, grade II; and Paved Roadway between House Mill and Clock Mill, grade II; all adjacent to the site)
Relevant Permissions	17/00344/FUL – Imperial Street - Development of a mixed-use scheme to include five buildings, ranging between 3 and 14 storeys in height, which would comprise 407 residential units, 339 sqm of employment space, 274 sqm of flexible retail space

Site proposal	Details
Indicative Capacities	1,300 homes (400 on Imperial Street site, 200 on North Bow River Village site, 700 on Tesco site) 20,000sqm commercial/community floorspace
Phasing	2024-29, 2030-34, 2035-39

Land uses, activities, and delivery

- Development should consist of a mixed-use, residential-led scheme with a mix of retail, workspace, community and cultural uses, and provision of a primary school, community centre, and improved connections across the River Lea.
- Acceptable land uses include:
 - Residential (Class C3)
 - Town centre uses (Class E)
 - Community uses (Class F1/F2)
- Required on-site infrastructure includes:
 - Primary school
 - Community centre
 - Safeguarded bridge landings for improved connections across the River Lea
 - Improved A12 junction
 - Strategic consolidated open space of minimum hectares
- Proposals will need to include an appropriate mix and balance of uses that together have the potential to function as a District Centre.
- The site is in multiple ownerships, and landowners and developers should work together to implement a comprehensive design-led masterplan for redevelopment of this site, to ensure development is delivered sustainably. Effective engagement between landowners,

SITE ALLOCATIONS



- developers and leaseholders will be needed to facilitate potential land assembly and comprehensive redevelopment.
- Landing for bridges from Sugar House Lane will need to be incorporated into development proposals. The opportunity to create a new ped/cycle bridge link over the River Lee Navigation to the regeneration of the Hunts Lane area should be explored.
- This site could potentially be suitable for accommodation for people with learning disabilities – in such circumstances, planning use class C2 may also be acceptable on this site, but only for these uses.
- Development must ensure the full operational use of Bow Free Wharf can continue unimpeded, and that new development is designed in such a way that residents will not be exposed to excessive noise or other forms of pollution from the wharf. Vehicle access to the wharf should be designed in such a way as to minimise conflict between wharf uses and residential uses.

Form, massing, and heritage

- Height Strategy: Appropriate height of 50m at the tallest point, which should be located to the south of the site, on the Imperial Street plot. Additional taller points with an appropriate height of 44m can be located towards the western side of the Tesco site and on the northern part of the site. Building heights should step down towards the east of the site.
- A hard urban edge should be formed along the urban A12 frontage, with builds typically rising to approximately 10 storeys. A softer, more informal and stepped down edge should be formed along the river front - taking proper account of the historic character of the Three Mills Island area.

• The impact of development on nearby heritage assets and conservation areas should be considered – including the potential for cross-boundary effects (such as listed buildings in the Three Mills Conservation Area). Heritage assets should be protected or enhanced, and any negative impacts mitigated, because heritage and historic conservation plays a vital role in benefitting place shaping, social cohesion and the economy. For further details, refer to the Tower Hamlets Conservation Strategy and relevant Conservation Area Character Appraisals.

Routes and streets

- To maximise the opportunities to deliver a successful new centre and community in this location, improved linkages across the A12 (including through measures to improve safety in the underpasses beneath the A12) and links to the east across the River Lea are essential to improve local and wider connectivity and integration of new and existing communities across the area.
- An improved junction which provides vehicular and pedestrian access from the site to and across the A12 is required, to improve access to the wider Bow area and to Bromley-by-Bow Station. This should include at-grade pedestrian and cycle crossings and the potential to facilitate the 'Bow Vision' bus route, connecting through Bromley-by-Bow to Sugar House Island via a potential new bridge.
- Development must provide public access along the waterfront at the River Lea, and improved access points onto the north canal towpath. Improved green grid routes should be delivered along Three Mills Lane, Imperial Street, and along the River Lea waterfront, with good quality onward connections across the A12 to join the rest of



the green grid. Careful consideration should be given as to how to best route the riverside path around Bow Free Wharf to ensure its continued operation.

- Development should provide appropriate riparian lifesaving infrastructure along the riverside path.
- Development should provide appropriate riparian lifesaving infrastructure along the riverside path.

Environment and public realm

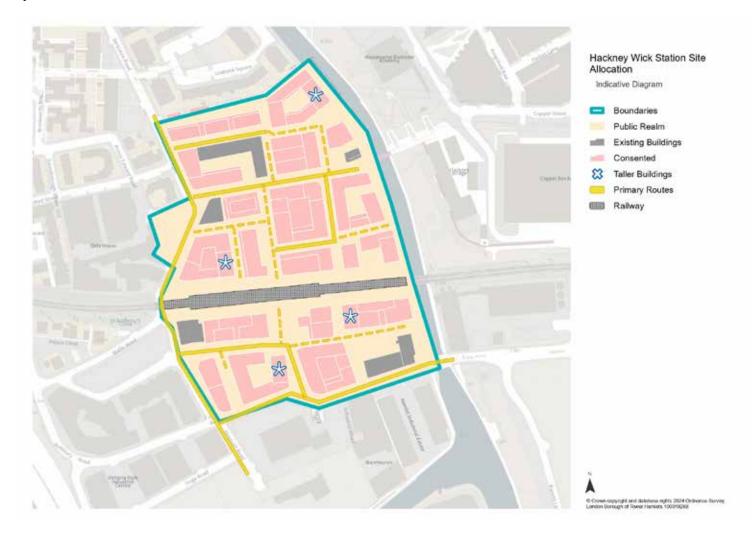
 High quality new public open spaces should be created along the waterfront, particularly focused on the area where Three Mills Lane crosses the River Lea.

SITE ALLOCATIONS



3.6 Hackney Wick Station

Figure 5: 3.6 Hackney Wick Station (indicative)







Site information	Details
Address	White Post Lane
Area [ha]	6.39
Ward	Bow East
PTAL [2031]	3-4
Planning designations	 Area of substandard air quality Flood Risk Area Site of Importance for Nature Conservation (Lea Valley, adjacent to the site) Metropolitan Open Land (Lee Valley Regional Park, adjacent to the site) Town centre (Hackney Wick neighbourhood centre) Archaeological Priority Area (Lea Valley, Tier 3) Conservation Area (Fish Island)

Site information	Details
Relevant Permissions	16/00271/OUT – Queen's Yard - Hybrid planning application comprising outline planning permission for a new theatre providing up to 1,500sqm of floorspace, and detailed planning permission for the demolition of all buildings on site and mixed use redevelopment to provide flexible commercial floorspace, residential, and enhanced public realm.
	17/00112/FUL – 55-69 Rothbury Road - Demolition of buildings/structures and redevelopment of the site, comprising the erection of a fivestorey building, plus basement level, with a total gross internal floor area of 2630sqm of Class B1 (Business) floorspace with shared amenities and facilities.
	22/00095/RMA – Hackney Wick Masterplan – Application for the Approval of Reserved Matters of layout, scale, appearance and landscaping for Plot E/F, Plot J East and Plot K2 North of the Hackney Wick Masterplan to provide 190 residential units, 3,984sqm commercial space and 180sqm community/leisure space.

SITE ALLOCATIONS



Site proposal	Details
Indicative Capacities	800 homes across the whole site (300 on Tower Hamlets portion of site)
Phasing	2024-29, 2030-34

Land uses, activities, and delivery

- Development should consist of a mixed-use, employment-focused scheme with a mix of residential, retail, workspace, and creative and cultural uses.
- Acceptable land uses include:
 - Residential (Class C3)
 - Retail/town centre uses (Class E)
 - Employment uses (Class E)
 - Community uses (Class F1/F2)
 - Theatre (sui generis)
- Required on-site infrastructure includes:
 - Community facility
- This is a cross-boundary site with the London Borough of Hackney.
 Development should coordinate consultation across planning authorities and address cross-boundary issues.
- Proposals on this site should be in accordance with the principles of the Hackney Wick Masterplan.
- Development should deliver a mix of uses around the rebuilt Hackney Wick Station, integrate with established retail frontage at Felstead Street and Prince Edward Road, and utilise buildings of heritage value.

- The overall amount of existing employment floorspace (B Use Class) within the allocation boundary must be maintained, with a particular emphasis on retaining and providing for creative and cultural industries and any other businesses that are compatible with residential use.
- Queen's Yard will act as a high-quality public space defined by a
 mixture of cultural and public uses that complement existing uses
 such as The White Building and the Yard Theatre. In line with policy
 CI5, development should aim to protect the theatre use on this site.
- Workspace provision should be provided at both upper and groundfloor levels to acknowledge the variety of workspace typologies.
- This site could potentially be suitable for extra-care accommodation.

Form, massing, and heritage

- Height Strategy: Appropriate height of 43m at the tallest point, which should be located towards the centre of the site, between White Post Lane and Rothbury Road. An additional taller point with an appropriate height of 33m should be located on the Queen's yard site, with heights stepping down around these higher points.
- The impact of development on nearby conservation areas should be considered – including the potential for cross-boundary effects. Heritage assets should be protected or enhanced, and any negative impacts mitigated, because heritage and historic conservation plays a vital role in benefitting place shaping, social cohesion and the economy. For further details, refer to the Tower Hamlets Conservation Strategy and relevant Conservation Area Character Appraisals.



Routes and streets

- A new direct and legible north-south connection which structures the heart of the area should be delivered between Wallis Road and Monier Road, integrated with Hackney Wick Station and an improved bridge over the Hertford Union Canal extending from Roach Road. A fine grain of streets, passageways and yards should be established that should create informal secondary connections to the canal edge.
- Development must provide public access along the waterfront at the Lee Navigation Canal. Improved green grid routes should be provided along the Lee Navigation Canal, with good quality onward connections to the green grid route along the Hertford Union Canal.

Environment and public realm

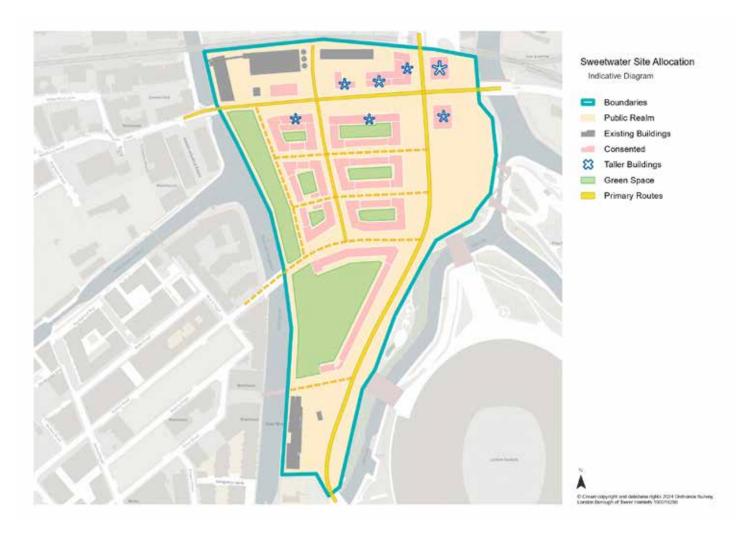
 Existing streets should be reinforced with strong building edges and active ground floors, and new high quality public realm should be provided throughout the allocation. Queen's Yard should act as a high quality public space defined by a mixture of cultural and other public uses.

SITE ALLOCATIONS



3.8 Sweetwater

Figure 6: 3.8 Sweetwater (indicative)







Site information	Details	
Address	Carpenters Road/Bassett Lane	
Area [ha]	11.16	
Ward	Bow East	
PTAL [2031]	1b-3	
Planning designations	 Site of Importance for Nature Conservation (Lea Valley, adjacent to the site) Metropolitan Open Land (Lee Valley Regional Park, adjacent to the site) Archaeological Priority Area (Lea Valley, Tier 3) Conservation Area (Fish Island) 	

Site information	Details
Relevant Permissions	11/90621/OUTODA – Sweetwater masterplan - Comprehensive, phased, mixed use development within the future Queen Elizabeth Olympic Park. 13/00508/REM - Application for the approval of reserved matters for hard and soft landscaping for Canal Park.
	16/00039/REM – Reserved Matters application for the provision of a two form entry primary school, as well as playing field and associated changing rooms.
	21/00069/REM – Sweetwater Phase 4 - Application for the approval of reserved matters for the development of 373 residential units, 452sqm retail floorspace, 733sqm employment floorspace, a 493sqm nursery and a 896sqm space for library use and community use.
	21/00042/REM – Sweetwater Phase 5 – Application for the approval of reserved matters for the development of 399 residential units, a 1,257sqm health centre or retail floorspace, 584sqm retail floorspace and 272sqm flexible retail/employment floorspace.

SITE ALLOCATIONS



Site proposal	Details
Indicative capacities	775 homes 4,500sqm commercial and community floorspace
Phasing	2024-29, 2030-34

Land uses, activities, and delivery

- Development should consist of a mixed-use, residential-led scheme with a mix of retail, workspace, and community uses, and provision of a library, nursery, health care facility, and bridges across the canal.
- Acceptable land uses include:
 - Residential (Class C₃)
 - Small scale retail/town centre uses (Class E)
 - Community uses (Class F1/F2)
- Required on-site infrastructure includes:
 - Library
 - NHS primary health care facility
 - Nursery
 - Provision of bridges across the Lee Navigation Canal
 - Retention and improvement of existing open space
- New bridge links should be provided across the Lee Navigation that align with the street pattern of Hackney Wick and Fish Island, in order to provide improved access to amenities, movement routes, and transport infrastructure for new residents.
- This site could potentially be suitable for extra-care accommodation.

Form, massing, and heritage

- Height Strategy: Appropriate height of 43m at the tallest point, which should be located in the northeastern part of the site. Heights should step down gradually towards the south of the site.
- The impact of development on nearby conservation areas should be considered, including the potential for cross-boundary effects. Heritage assets should be protected or enhanced, and any negative impacts mitigated, because heritage and historic conservation plays a vital role in benefitting place shaping, social cohesion and the economy. For further details, refer to the Tower Hamlets Conservation Strategy and relevant Conservation Area Character Appraisals.

Routes and streets

- Development should support the continuation of direct east-west connections from Hackney Wick and Fish Island to the primary school that has already been delivered in the southern part of this site and Queen Elizabeth Olympic Park.
- Development must provide public access along the waterfront to the east and west of the site.

Environment and public realm

 Active ground floor frontages and high quality public realm should be provided along east-west routes that cross the allocation.



Appendix 1: Glossary

Term	Abbreviation	Explanation
Active cooling		A heat-reducing mechanism that ensures heat transfer to cool a building. Active cooling is dependent on energy consumption to operate. Examples of active cooling include air conditioning systems.
Active frontages		A building front that promotes activity and natural surveillance, and encourages movement between the building at ground level and the adjacent public realm by the way the building is designed or orientated. A building provides active frontage if the ground floor avoids blank walls or obscured frontages, includes windows and openings, and provides a variety of uses, all of which contribute to natural surveillance and support the visual and physical relationship between the building and ground level.
Affordable housing		Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions defined by the NPPF (2024)
Affordable workspace		Workspace that is provided at rents below the market rate for that space for a specific social, cultural or economic development purpose. The space may be rented directly to the council or to an approved affordable workspace provider.
Agent of Change Principle		The principle places the responsibility of any new development (i.e. the agent of change) to mitigate the impact of nuisances (including noise) from existing nuisance-generating uses. This is to ensure that occupants in the new development are protected from adverse impacts and existing uses are protected from complaints. Similarly, any new nuisance-generating development, for example a music venue, will need to put in place measures to mitigate noise impacts on existing development close by.
Air Quality Assessment	AQA	An assessment of the impact of a development on levels of certain pollutants in the local area

APPENDIX 1



Term	Abbreviation	Explanation
Air Quality Neutral		An Air Quality Neutral development is one that meets, or improves upon, the benchmarks set out in the Air Quality Neutral LPG. These benchmarks set out the maximum allowable emissions of NOx and particulate matter based on the size and use class of the proposed development, and are designed to prevent the degradation of air quality from the combined emissions of individual developments. Air Quality Neutral applies only to the completed development and does not include impacts arising from construction, which should be separately assessed in the Air Quality Assessment.
Air Quality Objectives		Objectives are expressed as pollution concentrations over certain exposure periods, which should be achieved by a specific target date. Some objectives are based on long term exposure (e.g. annual averages), with some based on short term objectives. Objectives only apply where a member of the public may be exposed to pollution over the relevant averaging time.
Air Quality Positive approach		A process of identifying and implementing ways to push a development beyond compliance with both the Air Quality Neutral benchmarks and the minimum requirements of an air quality assessment. To achieve this, an AQP Statement should be submitted that demonstrates how benefits to local air quality have been maximised, and how measures to minimise pollution exposure will be implemented.
Amenity		A quality of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.
Amenity space		An area within the curtilage of a residential development that is used for recreation and provides visual amenity, e.g. gardens or landscaped space. This includes both 'private' and 'communal' amenity space.
Annual monitoring report	AMR	Assesses the effectiveness of our policies and proposals.
Areas of deficiency in access to nature		Areas where people have to walk more than one kilometre to reach a publicly accessible metropolitan or borough Site of Importance for Nature (SINC).
Areas of deficiency in access to public open space		Areas lacking in sufficient publicly accessible open space, as defined by the distances set out in London Plan policy G4 Open space.



Term	Abbreviation	Explanation
Archaeological Priority Area		A defined area where there is significant known archaeological interest which might be affected by development. These areas have been categorised into three tiers according to their relative archaeological significance and potential - Tier 1: Area which is known or strongly suspected to contain a heritage asset of national importance (e.g. scheduled monument). Tier 2: Area where there is known presence or likely presence of heritage assets of archaeological interest. Tier 3: Area with archaeological potential.
Biodiversity Net Gain	BNG	Biodiversity net gain (BNG) is a strategy to develop land in a manner that contributes to the recovery of nature and leaves the natural environment in a measurably better state than it was beforehand. Biodiversity net gain delivers quantifiable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity refers to all living organisms, including animals, insects, plants, bacteria, and fungi. A habitat is the area and resources used by a living organism or assemblage of animals and plants. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures.
Blue Badge parking		Parking available to holders of Blue Badges (permits issued by the local authority entitling holders to park on the public highway in marked bays or on yellow lines.
Business Improvement District	BID	A business-led mechanism for increasing investment within defined areas of a city such as a town centre, based on a supplementary rate levied on businesses within the defined area.
Build to Rent	BTR	Schemes which meet the definition set out in Policy H11 Build to Rent of the London Plan
Building Research Establishment Environmental Assessment Method	BREEAM	A widely used method to assess the sustainability of non-residential developments.
Canary Wharf Fringe		An area of transition between the Canary Wharf Preferred Office Location and the surrounding residential communities. This area has a mix of office uses and residential.

APPENDIX 1



Term	Abbreviation	Explanation
Car-free development		Car-free developments do not provide parking for cars on-site and there is no entitlement to on-street parking permits for residents, with the exception of providing accessible parking spaces for Blue Badge holders.
Central Activities Zone	CAZ	A large area covering Central London and including parts of the boroughs of Camden, Hackney, Islington, Kensington and Chelsea, Lambeth, Southwark, Wandsworth and Westminster, in addition to Tower Hamlets. This are is the traditional commercial and cultural centre of London, with a high concentration of office, shopping, leisure and cultural facilities. Within Tower Hamlets, the CAZ includes the City Fringe and the North Isle of Dogs.
CAZ Centres		Clusters within the Central Activities Zone (CAZ) that are predominantly retail or leisure focused and act as town centres.
Circular economy		An economic model in which resources are kept in use at the highest level possible for as long as possible in order to maximise value and reduce waste, moving away from the traditional linear economic model of 'make, use, dispose'.
Code of Construction Practice	CoCP	A guidance document setting out relevant legislation, linkages to the Local Plan, key actions to be undertaken by developers (regarding planning submissions and license applications) and encouraging the use of best practice environmental and safety related mitigations while planning and managing demolition and construction works within the borough.
Community facilities		For the purposes of this Local Plan, community facilities can include: public houses, libraries, youth facilities, meeting places, places of worship, public conveniences and other uses in use classes E(d-f), F1, F2(b and d) and Sui Generis that provide a service to the local community.
Community infrastructure levy	CIL	A tariff on development which creates net additional floor space, where the gross internal area of new build exceeds 100 square metres, to help fund new infrastructure required to support the development.



Term	Abbreviation	Explanation
Community-led housing		Schemes that are genuinely community-led all share three common principles: meaningful community engagement and consent occurs throughout the development process (communities do not necessarily have to initiate the conversation, or build homes themselves); there is a presumption that the community group or organisation will take a long-term formal role in the ownership, stewardship or management of the homes; and the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.
Communal heating systems		A system that supplies heat to multiple properties from a common heat source. It may range from a district system heating many buildings to a system serving an individual block of flats.
Comparison shopping		Retail goods not bought on a frequent basis, and that may involve comparison shopping or visits to more specialised shopping locations, such as clothes, televisions, fridges and dishwashers etc.
Connectivity		This refers to the number of connections within a street network and their integration, layout and relationship to one another and the impact this has on getting from A to B, by foot, bicycle and vehicle.
Conservation area		An area of special architectural or historical interest, the character and appearance of which the council has a duty to preserve or enhance. The land, buildings and trees in these areas have special protection in the planning system.
Construction, demolition and excavation waste		This is waste arising from the excavation, construction, repair, maintenance and demolition of buildings and structures, including roads. It consists mostly of brick, concrete, hardcore, subsoil and topsoil, but it can contain quantities of timber, metal, plastics and occasionally special (hazardous) waste materials.
Construction logistics and community safety standard	CLOCS	The CLOGS standard is a common standard for use by the construction logistics industry to ensure that construction companies follow effective practice in the management of their operations, vehicles, drivers and construction sites. Each requirement has been developed to reduce the risk of a collision between heavy goods vehicles in the construction sector and vulnerable road users such as cyclists and pedestrians.
Construction management plan	CMP	The CMP provides a site-specific summary of planned management, monitoring and auditing procedures to ensure compliance with the CoCP.
Convenience shopping		The provision of everyday, essential items, such as food, drink and newspapers. In this type of shopping convenience of location usually takes priority.



Term	Abbreviation	Explanation
Creative Enterprise Zone	CEZ	A Mayor of London initiative to establish clusters of creative production, which provide affordable premises and enterprise-related incentives for artists and creative businesses, pro-culture planning and housing policies and offer career pathways and creative jobs for local communities and young people. Tower Hamlets contains one CEZ: The Hackney Wick and Fish Island CEZ in the east of the borough.
Data Centre		A data centre is a physical facility composed of networked computers and storage that businesses and other organisations use to organise, process, store and disseminate large amounts of data.
Design code		A set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.
Development management		Development management is the term used to include the range of activities and interactions that together transform the control of development and the use of land into a more positive and proactive process in keeping with the ethos of spatial planning and supports local authorities in their role as place shapers.
Development management policies		These policies set out detailed criteria to carefully manage and control development through the planning application process.
Development plan		The borough's development plan is comprised of, the London Plan (produced on behalf of the Mayor of London), the Local Plan (this document), and any Neighbourhood Plans which may come forward. The development plan sets out specific policies to guide the use of land and buildings. These policies will be the starting point for assessing planning applications.
District centre		These designations form part of the borough's network of town centres, providing commercial and retail services to predominately serve local communities. They typically have at least one supermarket and a variety of non-retail functions (including community facilities) and are close to the strategic transport network.
District heating network	DHN	A network of pipes carrying hot water or steam, usually underground, that connects heat production equipment with heat customers.
Docklands Light Railway	DLR	An automated, driverless light metro system serving the redeveloped docklands area, including large parts of the borough and adjoining authorities.



Term	Abbreviation	Explanation
Dual aspect		A dual aspect dwelling is defined as one with openable windows on two external walls, which may be either on opposite sides of a dwelling or on adjacent sides of a dwelling where the external walls of a dwelling wrap around the corner of a building. The provision of a bay window does not constitute dual aspect.
Dwelling		A self-contained unit of residential accommodation; also referred to as a 'residential unit'.
Early years		Facilities and services for children of pre-school age (0-4), which include childcare providers, children centres and nurseries.
Easily adaptable		Easily adaptable requires adjustable level kitchen units to be installed to replace the standard units provided; that a level access shower is provided in one bathroom with "wet-room" drainage and that all parts of the dwelling must be suitably sized and that walls are strengthened for the installation of additional mobility aids, as required in the GLA's Housing Supplementary Planning Guidance.
Electric Vehicle Charging Point	EVCP	Also known as a charging station, it is a power supply device that is used to recharge plug-in electric vehicles.
Elizabeth line		A new east-west spinal rail route through central London and beyond
Embodied carbon		In the built environment, 'embodied carbon' emissions refer to the total carbon emissions associated with the construction process, throughout the whole lifecycle of a building. This includes extraction (of raw materials), manufacture, transportation, assembly, replacement, and deconstruction.
Energy Use Intensity	EUI	Energy Use Intensity is a measure of the total energy consumption of a building over a year, per square meter (kWh/m2/yr). The EUI of a building covers regulated and unregulated energy uses, including space heating, domestic hot water, ventilation, lighting, cooking, and appliances. It does not include charging of electric vehicles.
Employment uses		Offices, industrial and storage and distribution facilities which fall under use classes B2, B8 and E(g), as well as sui generis uses with industrial functions.
Enclosure		Enclosure refers to using the design and scale of buildings to create a sense of defined space. Development should create streets and spaces with a degree of enclosure by assisting in defining the edges of the public realm.

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Term	Abbreviation	Explanation
Evening and night- time activities		All uses and activities that take place after 6pm and before 6am. This includes leisure activities such as bars, pubs, restaurants and nightclubs; shops and services that stay open late; and social and physical infrastructure that requires operation and maintenance in the evening and at night, such as hospitals, wholesale markets and public transport.
Family housing		A dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms.
Fleet Operator Recognition Scheme Silver accreditation	FORS	The FORS scheme is a voluntary accreditation scheme encompassing all aspects of safety, fuel efficiency, vehicle emissions and improved operations. The FORS silver accreditation is awarded to operators who maintain their bronze accreditation and are able to demonstrate they meet the FORS silver accreditation requirements.
Flood risk zone		Areas within the borough which are at risk from flooding. The flood risk zones consist of zones 1, 2 and 3a and 3b (the higher the number the greater the risk of flooding) and are based on the Environment Agency's flood map for England and Wales.
Gated communities		Walled or fenced housing developments to which public access is restricted, often guarded using CCTV and/or security personnel.
Greater London Authority	GLA	A top-tier administrative body covering the Greater London area. It is comprised of two parts: the London Assembly and the Mayor of London as defined under legislation. The London Assembly scrutinises the activities of the Mayor of London in the public interest.
Green grid		A network of inter-linked high quality and multi-functional open spaces, waterways and other corridors.
Green infrastructure		Green infrastructure is a network of multi-functional green space and other green features. Green infrastructure assets include open spaces such as parks and gardens, allotments, woodlands, fields, hedges, playing fields, footpaths, and cycleways. Assets involving water can also be called 'blue infrastructure', such as rivers, canals, and other water bodies, but these are all included in the overarching term of 'green infrastructure'.



Term	Abbreviation	Explanation
Growth areas		Three different types of character area, as identified in the Characterisation and Growth Study. This defines all areas in the borough as either conserve areas, enhance areas, or transform areas, setting out how new development should respond to the existing character in the area.
Hamlets		This refers to the 24 places (see Figure 5) consisting of historic as well as more recently established places within Tower Hamlets
Habitable room		A habitable room is any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces to be used solely as a kitchen and space such as bath or toilet facilities, corridors, hallways, cellars, utility rooms or similar should not be considered habitable rooms.
Health impact assessment	HIA	Health Impact Assessment (HIA) is used as a systematic framework to identify the potential impacts of a development proposal, policy or plan on the health and wellbeing of the population and highlight any health inequalities that may arise. HIA should be undertaken as early as possible in the plan making or design process to identify opportunities for maximising potential health gains, minimising harm, and addressing health inequalities.
Health facilities		For the purposes of the Local Plan, health facilities can include hospitals, walk-in-centres, doctors surgeries, health and wellbeing centres and community health services.
Healthy Streets		The Healthy Streets Approach is the system of policies and strategies to help Londoners use cars less and walk, cycle and use public transport more. The Healthy Streets Approach uses 10 evidence-based indicators of what makes streets attractive places.
Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Heritage at Risk Register		An annual survey prepared by Historic England which identifies heritage assets that are considered to be at risk as a result of neglect, decay, or inappropriate development, or are vulnerable to becoming so.
High fat, salt, or sugar products	HFSS	A collection of foods and drinks that are considered to be high in fat, salt or sugar content or to be 'less healthy', as defined under The Food (Promotion and Placement) (England) Regulations 2021.

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Term	Abbreviation	Explanation
Historic Environment Record		Information services which provide access to details on historic assets and landscapes covering a defined geographic area, held in an on-line database.
Historic parks and gardens		A collection of designated heritage assets celebrated for their designed landscapes.
Human scale		The size and scale of buildings and structures which relate well in size to an individual human being and are arranged in a way which makes people feel comfortable rather than overwhelmed.
Idea stores		These provide traditional library services as well as additional services including IT facilities and places for socialising as well as access to lifelong learning courses.
Infill development		Development that takes place on vacant or undeveloped sites between other developments and/or built form.
Infrastructure Delivery Plan	IDP	An assessment of the existing and future infrastructure needs and requirements to support new development and the borough's growing population.
Infrastructure Impact Assessment		A short document setting out the expected impact of new development on the infrastructure capacity of the borough, and identifying measures for mitigating this impact.
Integrated Impact Assessment	IIA	As part of developing Tower Hamlet's Local Plan all policies have been subject to an IIA. The IIA comprises: Sustainability Appraisal, Health Impact Assessment, Equalities Impact Assessment and Habitat Regulation Assessment.
Intrusive elements		Elements that are harmful for a designated view, for example through obscuring a landmark or protected skyline, or adversely affecting the prominence of a landmark by scale and/or proximity, including through coalescence and visual dominance.
Intermediate housing		Homes for sale and rent provided at a cost above Social Rents, but below market levels subject to the criteria in the affordable housing definition. These can include shared equity (shared ownership and equity loans), and other affordable homes for sale and intermediate rent.



Term	Abbreviation	Explanation
Landmarks		A built structure, or group of built structures, that is distinctive because of its appearance or location. It stands out from its surroundings, serving as a reference point for orientation and navigation while having historic or cultural significance.
Legibility		The degree to which a place and the movement routes within and around it can be easily understood by those who inhabit the space.
Leisure facilities		For the purposes of the Local Plan, leisure facilities can include leisure centres, indoor and outdoor sports facilities and swimming pools.
Life sciences		The sciences concerned with the study of living organisms, including biology, botany, zoology, microbiology, physiology, biochemistry, and related subjects. Life sciences facilities typically include wet lab and/or dry lab space in addition to supporting offices and other spaces.
Listed building		A building designated for protection due to its heritage value. Listed buildings are categorised into three tiers - Grade I (highest), Grade II*, and Grade II.
Living building' elements		Living building elements contribute to local biodiversity through providing habitats, and/or features for priority species. They include living roofs, walls, terraces, and other building greening techniques, and swift bricks or nest boxes. 'Living building' elements can also extend to construction materials that are made of organic materials, which often support thermal control, rainwater flow, can in some cases adapt and self-repair, and are typically more sustainable, resilient, and long-lasting than traditional building materials.
Local Development Scheme	LDS	A project plan setting out how the Local Plan and other relevant documents (e.g. supplementary planning documents) will be prepared and when.
Local Mixed-use Employment Location	LMEL	LELs have unique individual characteristics. They are areas of high accessibility that provide or could provide significant capacity for employment accommodation meeting secondary, more local or specialist employment needs, and to support the needs of start-ups, small-and-medium enterprises and creative and digital industries.
Local Industrial Location	LIL	An area or site identified as being important to local employment and required for the reservoir of industrial employment land, to be safeguarded for industrial employment uses.

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Term	Abbreviation	Explanation
Local presence facility		An accessible and integrated facility merging services currently provided within one-stop-shops and idea stores providing customers with the ability to access and interact with council services in different ways alongside a range of complementary activities, such as arts, leisure and learning/information services.
Local shop		Shops, typically convenience retailers, located outside of town centres and serving a local residential or working community.
Local views		A local line of sight from a particular point to an important local landmark, view or skyline.
Locally listed buildings		These are buildings of historic or architectural interest at the local level. Although they are not legally protected, close scrutiny will be given to any development affecting them.
London Legacy Development Corporation	LLDC	The LLDC became the planning authority for the Olympic Legacy area following the Olympic Games in 2012. The north-east area of Tower Hamlets (Hackney Wick/Fish Island and Bromley-by-Bow) was transferred to LLDC in terms of planning responsibilities. The planning powers of this area will be handed back to the relevant boroughs, including Tower Hamlets, by December 2024 as agreed by the Mayor of London.
London Plan		The London Plan is the spatial development strategy for all of London. It is prepared by the Greater London Authority. In London, Local Plans must be in general conformity with the London Plan.
London squares		Protected areas that may not be used for any purpose other than as an ornamental garden, pleasure ground, or ground for play, rest or recreation. No building or structure should be created or placed on or over any London square, unless necessary or convenient for the use or maintenance of the square.
London View Management Framework		A document which sets out a number of important views across London that are required to be protected.
Major centre		A major centre has over 50,000 square metres of retail space, serves a borough-wide catchment, has a combined residential and employment density (in its catchment) in excess of other centres in the borough and contains a variety of functions and services, including a growing leisure economy.



Term	Abbreviation	Explanation
Major developments		In the context of the Local Plan, major developments are defined as, 10 to 100 residential units, 1,000 to 10,000 square metres floorspace, and development on a site of more than 0.5 hectare. Please note: any policy requirement referring to major development applies to all development above these thresholds, unless otherwise stated.
Meanwhile sites		Locations that are used for temporary developments or activities while waiting for a more permanent use.
Metropolitan Centre		Metropolitan Centres are designated through the London Plan. Canary Wharf has been designated a Metropolitan Centre because it serves a wide catchment which extends over several boroughs and into parts of the wider south-east region. It contains at least 100,000 square metres of retail, leisure and service floorspace with a significant proportion of higher-order comparison goods relative to convenience goods. Canary Wharf has very good accessibility and significant employment, service and leisure functions.
Metropolitan Open Land		Strategic open land within the urban area that contributes to the structure of London and has the same protection as the Green Belt.
Mixed-use development		Development for a variety of activities on single sites or across wider areas such as town centres.
Movement hierarchy		The hierarchy of roads, streets and other movement routes that shape how people move around.
National Planning Policy Framework	NPPF	The National Planning Policy Framework sets out the government's planning policies for England.
National Planning Practice Guidance	NPPG	An online resource giving up-to-date government planning guidance and requirements.
Natural/Passive surveillance		The discouragement of crime by the presence of passers-by or the ability of people to be seen from surrounding windows.
Neighbourhood Centre		Neighbourhood centres contain a number of shops including a range of essential uses such as a pharmacy, post office or 'corner shop'. They serve a very local catchment (in the region of a ten-minute walking radius) and are located within walking distance to public transport facilities and a strategic road network.



Term	Abbreviation	Explanation
Neighbourhood Parade		Neighbourhood parades are small clusters of shops, other businesses and community facilities. They are smaller than Neighbourhood Centres and typically serve an extremely local catchment (in the region of a five-minute walking radius, or in some cases a single large housing estate).
Neighbourhood Plan		Neighbourhood plans give communities the power to plan for the areas in which they live. These must be in general conformity with the strategic priorities of the development plan, and have regard to national policy and guidance and should not promote less development than set out in the Local Plan. An adopted plan will form a part of the statutory development plan and will be used to inform planning applications within this area.
Neighbourhood planning		Neighbourhood planning gives communities the ability to create planning documents and development orders: Neighbourhood Plans and Neighbourhood Development Orders.
Net zero carbon		A net zero carbon building is where the sum total of all carbon emissions, both operational and embodied, over full lifecycle of the building, are minimised; meeting local carbon and energy targets, with residual 'offsets' equating to no additional carbon emissions being produced.
Open space (consolidated)		A process of combining open space into a single more effective or coherent whole. The way in which these spaces will function will be assessed on a site-by-site basis and agreed through the development management process. At sites with multiple-ownership, this will mean that each site has to deliver their proportion of open space adjoining the open space which the adjoining landowner will deliver, or deliver it in such a way that the open space would still form a coherent whole over the entire site allocation. We strongly encourage landowners to work jointly to develop masterplans covering the entire site allocation to ensure consolidation can be achieved whilst balancing the impact on the landowners. Consolidation should also avoid fragmentation of open space and ensure that it fulfils the qualities and function of open space set out in the Open Space Strategy.
Open space (wider definition of open space)		All land that offers opportunity for play, recreation and sport or is of amenity value, whether in public or private ownership, where public access is unrestricted, partially-restricted or restricted. This includes all open areas consisting of: major parks (e.g. Victoria Park and Mile End Park), local parks, gardens, local parks, squares, playgrounds, ecological spaces, housing amenity land, playing fields (including playing pitches), allotments and burial grounds, whether or not they are accessible to the public. This definition does not include water bodies.



Term	Abbreviation	Explanation
Open space (publicly accessible)		Open space will be considered to be publicly accessible, where access for the public is secured by virtue of legal agreements and formal arrangement; whether it is in public or private ownership. Publicly accessible open space will not include areas of water such as rivers, canals, lakes, docks or incidental spaces.
Operational Carbon		All carbon emissions associated with the energy use of a building during its lifetime.
Opportunity areas		The London Plan identifies a number of opportunity areas; this includes the City Fringe/Tech City, Isle of Dogs and South Poplar and Poplar Riverside in Tower Hamlets. These areas have the ability to accommodate high levels of growth, focusing on housing.
Optimised site- capacity		Responding to the existing qualities of the surrounding context, and balancing the capacity for growth and increased housing supply and affordability alongside an improved quality of life.
Parking stress		The availability of parking spaces in an area.
Permeability		The degree to which an area has a variety of pleasant, convenient and safe routes through it and the capacity to which those routes can enable the movement of pedestrians, cyclists and vehicles.
Permit-free		Permit-free development may contain some parking on-site, in accordance with the parking standards set out in Appendix 3. However, residents are not entitled to on-street parking permits: permit-free developments will need to provide some spaces for disabled residents and for servicing in line with the parking standards.
Place-making		A process which aims to bring all those involved in shaping the quality of a place together in an inclusive and multi-dimensional manner, in order to create sustainable communities and high quality places. Place¬ making capitalises on a local community's assets, inspiration, and potential, ultimately creating places that people feel proud of and have a stake in.
Planning obligation/S106 agreement		A legal agreement between the developer, local authority and other interested parties primarily intended to make acceptable those developments that would otherwise be unacceptable in planning terms.



Term	Abbreviation	Explanation
Planning Policy for Traveller Sites		This document sets out the government's planning policy for traveller sites.
Policies Map		A part of the Local Plan illustrating the policies and showing the location of proposals on an Ordnance Survey base map.
Polluting development		A part of the Local Plan illustrating the policies and showing the location of proposals on an Ordnance Survey base map.
Preferred Office Location	POL	Area with major office development as the focus, with supporting uses such as gyms, hotels, restaurants and retail uses helping to achieve a sustainable office environment.
Primary and Secondary Frontages		Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Private rented sector		All non-owner occupied self-contained dwellings that are being rented out as housing (not including forms of affordable housing).
Public art		Artworks which members of the public are able to access and appreciate. Works may be sited in the public, civic, communal or commercial domain, in semi-public or privately owned public space, or within public, civic or institutional buildings. Artworks can form part of the structure or decoration of buildings, landscapes and streetscapes.
Public sector land		land that is owned or in use by a public sector organisation, or company or organisation in public ownership, or land that has been released from public ownership and on which housing development is proposed
Public realm		A collective term for all outside elements of the built environment that are accessible to the public, including but not limits to streets, squares, river frontages, and parks. Spaces that are privately owned can still form part of the public realm, if they are accessible to the public.
Public square		A consolidated area of open space primarily used by pedestrians, which should include well-defined edges and active frontages. It should be multifunctional and suitable for gatherings and should be well integrated with the wider movement network. The precise shape/form of the public square will be determined through the development management process.



Term	Abbreviation	Explanation
Public Transport Accessibility Level	PTAL	A measure which rates locations by distance from frequent public transport services (from 0 to 6a, where a score of 0 is very poor and 6a is excellent).
Railway Arches		Spaces underneath railway infrastructure that plays host to a variety of businesses and other uses. Includes both traditional brick arches and the larger spaces underneath the DLR.
Referable development		Planning applications of strategic importance to London are referred to the Mayor of London. In Tower Hamlets, this applies to developments of 150 residential units or more, developments over 30 metres in height, and development on Metropolitan Open Land.
Renewable energy		Energy derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy.
Safeguarded wharves		A network of sites that have been safeguarded for cargo handling uses such as intraport or transhipment movements and freight-related purposes by Safeguarding Directions. A site remains safeguarded unless and until the relevant Safeguarding Direction is formally removed or amended.
Scheduled monument		A collection of heritage assets designated for their historic, architectural, traditional, artistic or archaeological interest.
Secured by Design	SBD	A police security initiative that works to improve the security of buildings and their immediate surroundings through design guidance.
Sensitive development		A development which would allow users of the site to potentially be exposed to pollutants above the objective for the relevant period. For example, the introduction of a new residential development into an area where an air quality objective is already exceeded, would create the potential for the exposure of residents to poor air quality above the objective. This type of development may also generate significant additional traffic flow and also be a polluting development.
Setting (of a heritage asset)		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

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Term	Abbreviation	Explanation
Short stay accommodation		Short stay accommodation is defined as hotels, apart-hotels, serviced apartments and hostels.
Site allocation		A parcel of land which has been set aside in the plan to accommodate strategic housing developments (i.e. sites that can provide over 500 new net-additional homes) and other uses such as employment and retail space. These sites are also expected to deliver significant infrastructure with capacity to accommodate future growth and development.
Site Environmental Management Plan	SEMP	Submission of an SEMP is required to ensure compliance with the CoCP for strategic and major development proposals. The contents of an SEMP will include a noise and vibration management plan that sets out the location of noise and vibration sensitive receptors and detail how noise and vibration arising from demolition and/or construction will be controlled and limited as far as is reasonably practicable, so that all receptors are protected from excessive noise and vibration levels.
Sites of Importance for Nature Conservation	SINC	Locally defined non-statutory sites of wildlife and geological importance.
Skyline of strategic importance		A significant element of the townscape of Tower Hamlets, formed by the cluster of buildings around Canary Wharf. This cluster is visible across London and has become a globally recognised silhouette.
Social Rent		Meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
Social value		Social value refers to a broader concept of value beyond just monetary contribution. It focuses on people and contribution to the community, assessing the positive value created for the local economy, improvements in social wellbeing, and enhancements to protect the local environment.
Space Heating Demand	SHD	The amount of heat energy needed to heat a building over a year, expressed in kWh/m2/yr, used as an indicator of thermal and energy efficiency.



Term	Abbreviation	Explanation
Spatial Development Strategy	SDS	The London Plan is the statutory spatial development strategy for the Greater London area that is prepared by the Mayor.
Spatial policies		High-level, overarching policies to help guide development and the use of land throughout the borough.
Specialist housing		Specialist housing refers to supported housing such as sheltered housing, residential care homes, nursing homes and dual-registered care homes.
Specialist Centres		Centres within the town centre hierarchy that have a specific economic or cultural function. Includes Columbia Road, Redchurch Street and Hackney Wick.
Statement of Community Involvement	SCI	This sets out how and when we will consult with local and statutory stakeholders in preparing, altering and updating development plan documents and supplementary planning documents.
Strategic development		Proposals involving over 100 homes or 10,000 square metres of floorspace.
Strategic Industrial Location	SIL	Designated by the London Plan. This designation seeks to ensure that there are sufficient sites, in appropriate locations, to meet the needs of the general business, industrial warehousing, waste management and some utilities and transport sectors.
Strategic Housing Land Availability Assessment	SHLAA	An assessment produced by the Greater London Authority which identifies a future supply of land that is suitable, available and achievable for housing and economic development uses over the plan period.
Local Housing Need Assessment	LHNA	This sets out estimates of the borough's current and future housing need.
Strategic Flood Risk Assessment	SFRA	A study which assesses the risk to an area from flooding form all sources, now and in the future, taking into consideration the impacts of climate change, to assess the cumulative impact that land use changes and developments in the area will have on flood risk.

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Term	Abbreviation	Explanation
Street furniture		A collective term for objects and pieces of equipment installed along streets and roads for various purposes, including benches, road signs, postboxes, telephone kiosks, and street lighting.
Streetscape		The appearance of the street as a whole incorporating the road, kerb and gutter, verges, fences, trees and building frontages.
Supplementary Planning Document	SPD	A document which helps explain how policies and proposals in the plan will be applied and implemented.
Supplementary Planning Guidance/ London Plan Guidance	SPG/LPG	London Plan Guidance (LPG) provides further information about how the current London Plan should be implemented. Supplementary Planning Guidance (SPG) documents have been prepared to support earlier London Plans.
Sustainability Appraisal	SA	A legal assessment of the social, economic and environmental effects of relevant plans and programmes. This tool is used alongside the Strategic Environmental Assessment. Health Impact Assessment. Habitats Regulations Assessment and Equalities Impact Assessment to appraise impacts on specific groups or characteristics.
Sustainable community		A place or neighbourhood where people have a decent and affordable home to live in and have good access to jobs and services, such as schools, open space and shops, in a safe, inclusive and attractive environment, with opportunities to engage in social and community-based activities, preferably without the need to use a car.
Sustainable Drainage Systems	SuDS	Sequence of water management systems which are designed to manage flood and pollution risks resulting from urban runoff by draining surface water in a sustainable manner. This is achieved by mimicking natural drainage, encouraging infiltration, attenuation, and passive treatment. SuDS can also contribute towards urban greening, biodiversity, and placemaking.
Tall buildings		Within Tower Hamlets, tall buildings are defined as those which are above 30m in height, from ground level to the uppermost element of the building, including any architectural features such as spires, or any other protruding elements such as telecommunications infrastructure or plant.



Term	Abbreviation	Explanation
Tall building cluster		A primarily visual definition based on existing and emerging concentrations of tall buildings, particularly where they form a cohesive group. Tall building clusters generally have a distinctive shape or are visually prominent.
Tall Building Zone	TBZ	A spatial designation that indicates where development proposals for tall buildings may be acceptable within the parameters listed in the policy. These designations are based on the existing distribution of tall buildings, the potential impact of tall buildings on the character of an area, and their capacity for growth and change.
Tenure-blind developments		Schemes that are designed to maximise tenure integration, and affordable housing units designed with the same external appearance as private housing.
Tower Hamlets Activity Areas		Areas of the borough that act as a transition from the predominantly commercial character of the City Fringe and Canary Wharf to the residential character of surrounding communities. These areas tend to have a denser mix of uses than adjacent residential communities and can support the spillover of employment uses from designated employment locations.
Town centre hierarchy		This sets out what role and function different centres in the borough perform in relation to each other and across London. In Tower Hamlets it includes: the Central Activities Zone, Tower Hamlets Activity Areas, Canary Wharf Metropolitan Centre and a series of District Centres, Neighbourhood Centres and Neighbourhood Parades.
Townscape		The term 'townscape' refers very broadly to the overall character and composition of a town (or other aspects of the built environment). It can include the range and quality of buildings in an area, the relationships between those buildings and the different types of space between and around them, and reflects the relationship between people and place.
Transport Assessment		This is prepared and submitted alongside planning applications for developments likely to have significant transport implications. For major proposals, assessments should illustrate the following: accessibility to the site by all modes; the likely modal split of journeys to and from the site; and proposed measures to improve access by public transport, walking and cycling.

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Term	Abbreviation	Explanation
Transport interchange		A place where passengers are exchanged between vehicles or different transport modes.
Travel Plan		Travel plans are long term management strategies which should support sustainable and active travel at both new and existing developments.
Urban grain		The complexity and coarseness of an urban area. Fine grained areas have a large number of different buildings and closely spaces streets. Course grained areas have large blocks and building and little architectural variety.
Urban Greening Factor	UGF	Urban greening is a process of introducing vegetation and green spaces into urban areas. It is an initiative to create more sustainable cities with a better quality of life for its residents, by reducing heat, absorbing pollutants from the air, and promoting biodiversity. The Urban Greening Factor (UGF) is a tool that evaluates and quantifies the amount and quality of urban greening that a development scheme provides to inform decisions about appropriate levels of greening in new developments.
Urban Heat Island effect	UHI	An Urban Heat Island (UHI) is an urban area that is significantly warmer than its surrounding rural areas. This happens because the sun's rays are absorbed by hard surfaces rather than by vegetation such as trees, plants, and grass. Radiation from hard surfaces is released into the air as heat. This process exacerbates the city's already hotter and drier summers through urban heat island effect. The UHI reduces the ability for the city to cool and impacts our capacity to regulate temperature.
Waste apportionment		The amount of London's waste that each borough is required to manage to ensure London is self-sufficient in managing its municipal, commercial and industrial waste that it produces. This requires an amount of land to be safeguarded within the borough.
Water neutrality		When total demand for water in a building is the same before and after a development is built. This is achieved by retrofitting older homes and businesses with water efficiency devices, and ensuring that new building and development are highly water efficient.
Water space		An area of water (that exists permanently or intermittently), and includes rivers, canals, docks, basins, ponds, marshland and other water bodies.



Term	Abbreviation	Explanation
Whole Lifecycle Carbon	WLC	The entire amount of carbon resulting from a building or development over its lifetime, from the emissions associated with raw material extraction, the manufacture and transport of building materials, to installation/construction, operation, maintenance and eventual material disposal.
Windfall site		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available. In Tower Hamlets, we define small sites as sites that contain fewer than 10 housing units.
World Heritage Sites	WHS	A natural or man-made site, area, or structure recognized as being of outstanding international importance and therefore as deserving special protection. Sites are nominated to and designated by the World Heritage Convention (an organization of UNESCO).

