

**Tower Hamlets
Local Development Framework
Annual Monitoring Report
2008-2009**

Contents

1.	Introduction	3
2.	This is Tower Hamlets.....	6
3.	The Community Plan and the 2012 Games	9
4.	Planning in Tower Hamlets	13
5.	Progress against the Local Development Framework Core Strategy Themes	15
5.1	Refocusing on our Town Centres	16
5.2	Strengthening Neighbourhood Well-being.....	20
5.3	Enabling prosperous communities	37
5.4	Designing a High Quality City.....	46
6.	Delivering Place Making	62
7.	Progress on the Local Development Scheme	66
8.	Adopted Unitary Development Plan 1998	67
9.	Monitoring the Statement of Community Involvement.....	68
10.	Issues and Actions	70

1. Introduction

- 1.1 This is the fifth Annual Monitoring Report (AMR) prepared by the London Borough of Tower Hamlets. The AMR forms part of the Local Development Framework and is a requirement of the Planning and Compulsory Purchase Act 2004 (section 35). The AMR will be submitted to the Secretary of State in December 2009.
- 1.2 The monitoring period for this AMR runs from 1 April 2008 to 31 March 2009. The information presented relates to this period, unless otherwise stated.
- 1.3 The report looks at the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development Documents are being achieved.
- 1.4 A series of indicators are used to monitor policies for the AMR. These indicators are based on the Council's Interim Planning Guidance 2007 and include:
 - **Contextual Indicators** that provide an understanding of the Borough and the social, economic and environmental setting in which development occurs;
 - **Core Output Indicators (COI)** national indicators required by the Department for Communities and Local Government;
 - **Local Output Indicators (LOI)** designed to help monitor the effectiveness of policies in the Tower Hamlets Interim Planning Guidance and help determine whether we are achieving the spatial vision set out in the Core Strategy; and
 - **Significant Effects Indicators (SEI)** are linked with the Local Development Framework's Sustainability Appraisal to measure the significant effects of implementing the policies in the Interim Planning Guidance.
- 1.5 A summary of indicators with current and past performance is included in Appendix 1. The emerging Core Strategy will set out a vision, objectives and policies. These will be referred to, upon adoption of the document, in future monitoring reports.
- 1.6 Monitoring has a key role in the planning and policy making process, described as the plan-monitor-manage process. The Local Development Framework will be a 'live' set of documents that will be reviewed regularly by assessing whether the policies are meeting the strategic objectives. This Annual Monitoring Report provides the preliminary information required for undertaking such a review, as well as identifying key challenges and opportunities.

- 1.7 The Unitary Development Plan, with the London Plan, make up the statutory development plan for the London Borough of Tower Hamlets, for determining planning applications during the monitoring period. The policies in the Interim Planning Guidance have been allowed some weight as a material consideration in determining planning applications and guiding implementation during the monitoring period. The AMR reports on the indicators contained in the Interim Planning Guidance rather than indicators that specifically monitor the 'saved' policies in the Unitary Development Plan.

Structure of the Annual Monitoring Report

- 1.8 The report introduces the role of the AMR, with section 2 providing a brief background of key Borough statistics and achievements.
- 1.9 Section 3 explains the role of the Community Plan and how this relates to the emerging Local Development Framework. It also looks at the impact of the Olympic and Paralympic Games.
- 1.10 Section 4 analyses planning decisions looking at applications and appeals in Tower Hamlets.
- 1.11 Section 5 presents data on contextual, core output, local output and significant effects indicators, highlighting the key policies and findings. The section will be reported under the overarching themes of the emerging Core Strategy as described below:
- **Refocusing on our Town Centres-** describes town centre activity, shopping and retail uses.
 - **Strengthening Neighbourhood Well-Being-** looks at housing, open space, flood management and dealing with waste.
 - **Enabling Prosperous Communities-** analyses delivery of employment hubs and provision of community and social facilities.
 - **Designing a High Quality City-** focuses on building and design quality, incorporating safe, secure and sustainable environments and heritage and conservation.
- 1.12 Section 6 details progress made on the delivery and implementation of Tower Hamlets master plans. This is now linked under the Core Strategy theme: Delivering placemaking.
- 1.13 Section 7 reports on progress against the delivery of the Local Development Scheme and the Local Development Framework describing the current situation in the preparation of Development Plan Documents.

- 1.14 Section 8 considers the transition from the adopted Unitary Development Plan to the Local Development Framework in more detail.
- 1.15 Section 9 looks at the Statement of Community Involvement and how the Council has been consulting with the communities in the Borough.
- 1.16 Finally, section 10 looks at the issues arising from the monitoring process and the necessary actions to address these.
- 1.17 A traffic light system has been used to indicate results of performance. These are highlighted using the following symbols:



Performance is on target



Performance has improved but remains off target



Performance has not changed or not enough data was provided to interpret results



Performance is off target

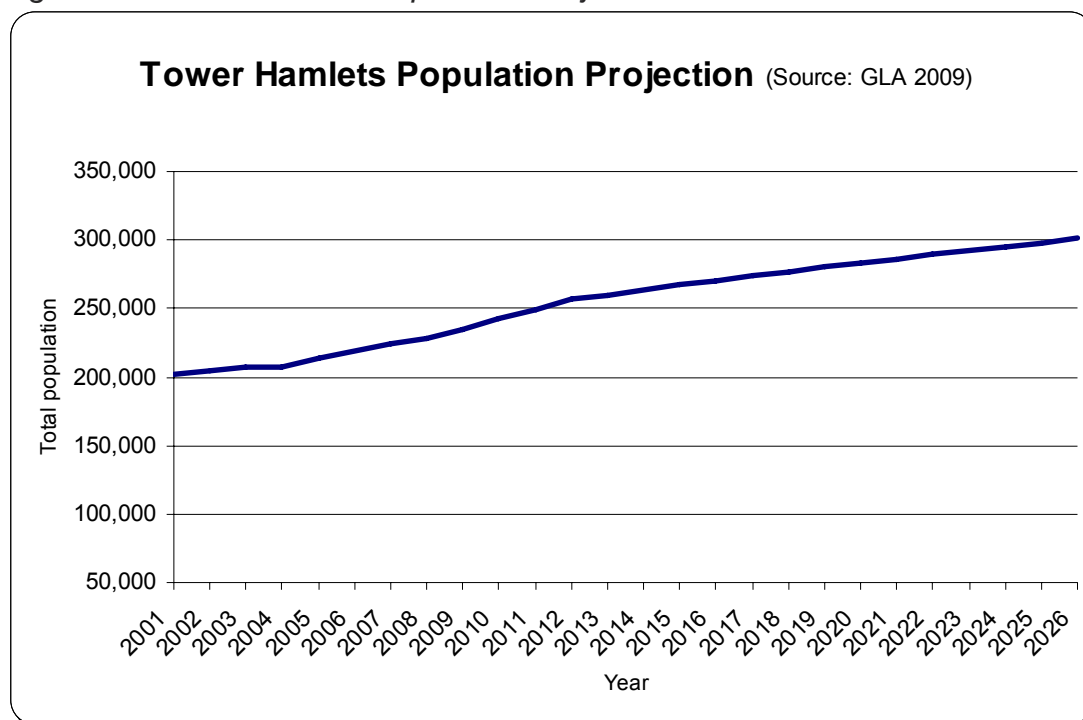
2. This is Tower Hamlets

- 2.1 Tower Hamlets covers over eight square miles (20.72 square kilometres) making it one of the smallest but most densely populated London Boroughs. It is a Borough of marked contrasts which has experienced spectacular regeneration and economic growth but still has high levels of deprivation.
- 2.2 Canary Wharf is the UK's second largest business district with more than 103,500 employees. Continuing regeneration projects are transforming the Borough and delivering new homes and opportunities for local people. During this time Tower Hamlets continued to have one of the strongest economies in the country with more jobs available than economically active residents.

Population

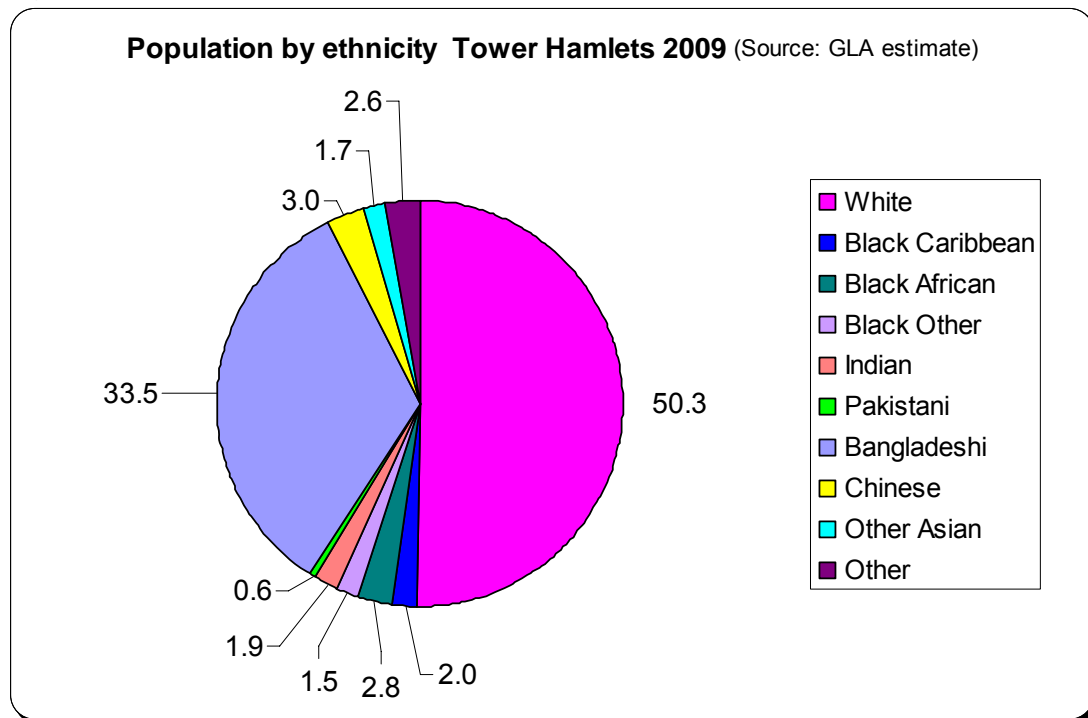
- 2.3 Tower Hamlets continues to have one of the fastest growing populations in London. Population estimates published by the Office for National Statistics (ONS) in August 2008 confirm this trend. The 2007 population was estimated to be 215,300.
- 2.4 However, population projections for 2009 published by the Greater London Authority (GLA) estimate the Borough population to be 234,974, increasing to 301,456 by 2026 (Figure 1).

Figure 1 - Tower Hamlets Population Projection



- 2.5 In terms of households, since 2000 the number of households has increased by 20%. Council tax records for 2009 confirm that there are more than 101,800 households in the Borough.
- 2.6 In terms of ethnic groups in Tower Hamlets, GLA Ethnic Group Projections published in 2008, confirm that BME communities are now 49.7% of the Borough's population, the largest of which continues to be the Bangladeshi community. By 2026, the GLA projections indicate Tower Hamlets will be one of 8 London Boroughs where the BME population will represent more than 50% of the total population. Another dynamic of the Borough's population is that a high percentage of the under 16 year olds are from BME groups (Figure 2).
- 2.7 Further details of the Boroughs statistics are discussed throughout the AMR and form part of the contextual indicators.

Figure 2 - Population by Ethnicity



Achievements in 2008/09

- 2.8 Work in preventing child poverty and the positive engagement of older people earned Tower Hamlets Council two further Beacon awards in March 2009.
- 2.9 The first award was for its innovative approach to engaging older people which has led to a decrease in admissions into long-term institutional care by 15 percent and an increase in the average admission age of older people to residential or nursing care from 80

years in 2004/05 to 83 last year. By looking beyond older people's needs in narrow 'health and social care' terms, the innovative approach has seen vast improvements in health, wellbeing, social engagement and independence.

- 2.10 The second Beacon award was for preventing and tackling child poverty. This is recognition of the work being done to help local children and families in difficult circumstances. Children's Centres have been rolled out across the Borough - helping under-fives and their families learn and develop together while advising parents on affordable childcare, employment and training opportunities.

Tower Hamlets Participatory Budgeting

- 2.11 The Tower Hamlets 'You Decide!' project began in January 2009. In the first four months the Council ran eight events where 815 residents decided how to spend almost £2.4 million. The money was from the central Council budget and was spent on additional mainstream Council services prioritised by local people.
- 2.12 Subsequent to the events, the Local Area Partnership (LAP) Delivery Groups, (made up of residents, Councillors and service providers) determined how the services should be delivered on the ground and how they should be monitored.

3. The Community Plan and the 2012 Games

- 3.1 During 2008 the Tower Hamlets Partnership refreshed and published the 2020 Community Plan. The 2020 Vision was based on extensive consultation with local residents, businesses, the third sector and key stakeholders. The new Community Plan has been developed alongside the Local Development Framework (LDF), to ensure that the new LDF reflects the ambitions, aspirations and priorities set in the Community Plan and the Local Area Agreements (Figure 3).

Figure 3: Relationship between Local Development Framework, Local Area Agreement and Community Plan in Tower Hamlets



- 3.2 The Local Area Agreement sets key targets for the next three years through to 2011 on priority national indicators and is used to monitor the implementation of the Community Plan in Tower Hamlets. The new Community Plan retains the vision to “improve the quality of life for everyone living and working in Tower Hamlets” and sets out the challenges and the priorities for the Borough to 2020 as well as specific targets from the Local Area Agreement which Tower Hamlets Partnership will focus on until 2011.

The Community Plan

- 3.3 The four themes of the new Community Plan are:
- A Great Place to Live
 - A Healthy Community
 - A Prosperous Community
 - A Safe and Supportive Community

The overarching aspiration of **One Tower Hamlets** runs throughout the Community Plan. One Tower Hamlets is about reducing inequalities and poverty, strengthening cohesion and making sure communities continue to live well together. One Tower Hamlets is about recognising that we all have a part to play in making this a reality.

3.4 The Tower Hamlets Partnership has begun to make progress against the ambitious targets and aspirations set in the 2020 Community Plan. Key achievements during 2008-2009:

- Tower Hamlets Homes, the 'Arms Length Management Organisation' was successfully established; and
- the new Sustainable Transport Strategy: Making Connections was launched.

A Great Place to Live

3.5 The Council also continued to progress the major regeneration schemes for the Ocean Estate and Blackwall Reach. The comprehensive regeneration programme for the Ocean Estate through phased demolition of 340 homes will result in the development of up to 1,000 new homes by 2015. The programme will provide affordable homes for rent for existing residents and shared ownership, substantial refurbishment of 80 homes in more than 40 blocks across the estate, and the provision of better community facilities, parks and play areas. At Blackwall Reach we will deliver phased demolition of 250 homes and development of up to 2,000 new homes by 2015, including affordable homes for rent for existing residents and shared ownership, improved community amenities such as a new park, modernisation of the local school and improved facilities.

A Healthy Community

3.6 In 2008 Tower Hamlets was awarded 'Healthy Borough' status, along with eight other 'healthy towns' nationally. Tower Hamlets has been allocated government funding to run the Tower Hamlets Healthy Borough Programme to March 2011. The Healthy Borough Programme focuses on the three key strands of Active Travel, Active Lives and Healthy Food, by working together to support and encourage local people to make healthy choices and live long and healthy lives. The Healthy Borough Programme is piloting environmental approaches to make it easier for children and families to be more physically active and eat more healthily wherever they live, work, travel, play or learn.

A Prosperous Community

3.7 Towards the end of 2008 the Council commissioned Oxford Economics to examine the implications of the economic downturn on the Borough's economy. This research concluded that late 2008 and early 2009 would be the most challenging period for Tower Hamlets since it emerged as a financial centre, and that job losses would be most significant in the financial business services sector. Within Canary Wharf, Lehman Brothers was the most high profile casualty of the credit crunch.

3.8 Despite a challenging economic climate the Council and its partners continue to focus on achieving targets, reducing worklessness and fostering enterprise. Our Employment Strategy was adopted by Cabinet in January 2009 and the Council is progressing with an Enterprise Strategy as part of its preparation for undertaking an Economic Assessment when the duty comes into place in 2010. A number of successes have been achieved in 2008-2009 including:

- The Personal Best Programme - The Borough's 2012 Team have developed the Personal Best Programme, a programme of support for local residents who are not in work or education to embark on a level one qualification in event volunteering. The programme was launched in March 2009, with a target of 200 programme graduates. On completion of this qualification, graduates will be guaranteed an interview to be one of the official volunteers at the 2012 Games venues.
- 1,000 local residents were assisted into employment, 600 directly through the Council's job brokerage service Skillsmatch.
- The East London Business Place programme has secured £5.3m worth of contracts for 120 local small businesses
- The Council is supporting a loan fund, in partnership with the East London Small Business Centre in order to help support Small Medium Enterprise's through the current economic climate.

A Safe and Supportive Community

3.9 In terms of delivering a safe and supportive community, the Community Plan recognises two key aspects. The first is providing excellent services to everybody - including high-quality housing, schools and healthcare. Such services form part of every theme in this plan. The second involves providing excellent services for our most excluded groups and to those at risk of becoming excluded. The Council's priorities include empowering older and vulnerable people and supporting families; tackling and preventing crime; and focussing on early intervention.

2012 Olympic and Paralympic Games

3.10 The Council's London 2012 Olympic and Paralympic Games Legacy Strategy is now rooted in the 2020 Community Plan and we are beginning to deliver a wide range of actions. It includes a wide range of actions to be brought forward under four overarching themes - creating and sharing prosperity, a socially cohesive community, a transformed environment and the Games experience.

High Street 2012

- 3.11 High Street 2012 is an initiative that will use the Games as a catalyst for improvements to the A11/A118 corridor through Tower Hamlets (taking in Whitechapel High Street, Whitechapel Road, Mile End Road and Bow Road) and on into Stratford in Newham.
- 3.12 The vision for High Street 2012 is to create a world class and thriving 'High Street', where there is a balance between pedestrian and road uses, where people and places are connected, where locals, visitors and tourists want to be, and where there is a sense of well being, community and history.
- 3.13 Proposals for the route have been developed in consultation with local communities. They include
- street actions - a series of measures for the length of the street, such as better lighting and way finding, more trees, and restored historic buildings.
 - area studies - suggesting short, medium and long term improvements to places along the route, including Aldgate, Whitechapel, Mile End and Bow.
- 3.14 Work on the first High Street 2012 projects began in 2009, including the new park at Braham Street and a programme of enhancements to historic buildings in Aldgate, Whitechapel and Mile End.
- 3.15 Tower Hamlets is also working with the other four Olympic Host Boroughs to develop a Multi Area Agreement which will focus mainly on economic development. There are major challenges for the Olympic Boroughs. One in three households across the five Boroughs with dependent children contain no working adult; a child in one of the five Borough's is twice as likely to grow up in a workless household as the rest of England. There are also major challenges in the overcrowding and quality of housing and the gap between housing affordability and earnings.
- 3.16 The staging of the Olympic and Paralympic Games provides an unprecedented opportunity to ensure that we achieve a lasting legacy. As part of this we are working with partners to develop:
- A plan for the ongoing physical legacy of the Olympic venues, facilities and the park;
 - A Strategic Regeneration Framework (SRF), which will provide an holistic approach to delivering improved services across the whole range of issues that affect the quality of life for local people over the next 5, 10 and 15 years.

4. Planning in Tower Hamlets

- 4.1 There were a total of 2,507 planning applications received by the London Borough of Tower Hamlets during the monitoring period, April 2008 - March 2009. This was higher than that recorded for the two previous monitoring periods. Figure 4 below provides a breakdown by type. A major application is defined as 10 residential units and above, or 1,000 sq m or above. Minor applications include applications below these thresholds (defined for major) and that do not feature in the other categories. This shows a consistent level of applications lodged however there has been a reduction in the number of major applications.

Figure 4: Planning Applications lodged April 2008 - March 2009

Type of Application	2005-06	2006-07	2007-08	2008-09
Major	116	136	104	90
Minor	668	658	575	821
Change of Use	165	115	88	144
Householder Application	175	163	207	260
Advertisement	121	96	158	135
Listed Building, etc	248	151	145	189
Other	467	463	696	791
Conservation Area Consent	-	-	42	77
Total	1,960	1,782	2,015	2,507

- 4.2 During the monitoring period 42 appeals were determined by the Planning Inspectorate relating to the decisions made by the London Borough of Tower Hamlets. This is an increase of 11 from 2007/08 when 31 appeals were determined.
- 4.3 Of these 36 were dismissed and 6 were allowed by the Planning Inspectorate. The appeals are summarised in Figure 5 below.

Figure 5: Planning Appeals decided April 2008 - March 2009

Issue	Dismissed	Allowed	Number of Appeals
Amenity/Conservation	30	3	33
Housing Provision	0	2	2
Road Safety	2	0	2
Other	4	1	5
Total	36	6	42

- 4.4 The appeals that were allowed involved the following issues:
- the status of the Council's development plan policies and documents
 - contribution to the character and appearance of buildings and areas
 - proposed town centre use contributing to the vitality and viability of a town centre
- 4.5 In addition, the Planning Inspectorate issued a decision on an appeal against the London Thames Gateway Development Corporation relating to a proposed development at Devon's Wharf. The main issues addressed in the appeal decision related to safety at the site, (with reference to the nearby gas holder station), the overdevelopment of the site, the appropriateness of the proposed location, access to the River Lea, the proposed mix of affordable housing, and energy efficiency and sustainable construction.
- 4.6 The above cases are examples of how planning decisions have been questioned. In most of these appeal cases, the policy itself was not found to be necessarily unsound, but there have been issues relating to interpretation and application of policy and procedural matters that led to a decision being appealed.

5. Progress against the Local Development Framework Core Strategy Themes

5.1 Refocusing on our Town Centres

5.1.1 Town centres refer to those centres designated on the Interim Planning Guidance Proposals Map. In 2008 the Council commissioned a Town Centre Spatial Strategy for the Tower Hamlets. This work was completed in summer 2009 and looked at the pattern of retail development in the Borough, and provided recommendations on how the Council could better manage activity in the town centres to ensure they remain vital and viable. The Interim Planning Guidance Policy CP16 seeks to direct new retail development to major, district and neighbourhood centres.



Retail, Office and Leisure development in Town Centres

**Policies monitored: CP15 Provision of a Range of Shops and Services;
CP16 Vitality and Viability of Town Centres**

Relevant Indicator: COI BD4

5.1.2 Figure 6 shows the amount of completed retail, office and leisure development in the Borough and in town centres during the monitoring period (COI BD4). There was 20,182 sq m (gross) of town centre uses completed in the Borough in 2008/09 (of which 62 sq m was in town centres). This compares with 9,214 sq m completed in the Borough in 2007/08 (of which 1,407 sq m was in town centres).

Figure 6: Completed Retail, Office and Leisure development for 2008-09 (sq m)

In Town Centres					
	A1	A2	B1a	D2	Totals
net	-13	0	0	0	-13
gross	62	0	0	0	62

Total Borough					
	A1	A2	B1a	D2	Totals
net	1,973	0	13,142	540	15,655
gross	3,147	0	16,495	540	20,182



Town Centre Vacancy Levels

Policy monitored CP16: Vitality and Viability of Town Centres

Relevant Indicator: LOI 8

5.1.3 Vacancy levels (LOI 8) in the Borough's district centres are summarised in Figure 7 below.

Figure 7: Town Centre Vacancy Levels

Town Centre	Number of Vacant Units	Total No. of Units	Vacancy rate %
Canary Wharf	0	225	0.0%
Bethnal Green	0	265	0.0%
Chrisp Street	0	109	0.0%
Crossharbour	0	2	0.0%
Roman Road East	44	231	19.0%
Roman Road West	3	97	3.1%
Watney Market	0	28	0.0%
Whitechapel	1	150	0.7%

(Source: Roger Tym & Partners: 2009)

5.1.4 The low level of vacancies indicate good occupancy levels for all the Borough's town centres, with the exception of Roman Road East, which has a vacancy rate of 19%, up from 14% last year. The Town Centre Spatial Strategy provides recommendations on how to manage the performance of this and the other centres. An implementation group for Roman Road East has been set up in order to improve the vitality and viability of this town centre.



Town Centre Vitality

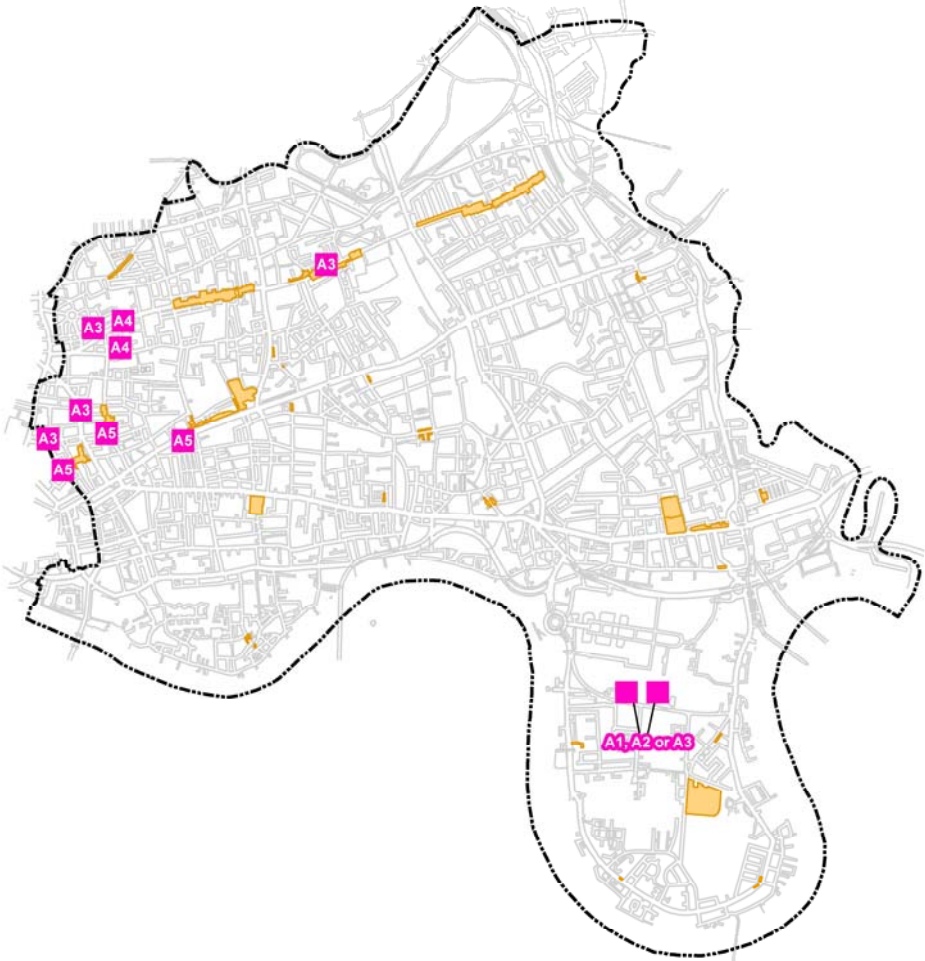
Policies monitored: CP15 Provision of a Range of Shops and Services; CP16 Vitality and Viability of Town Centres

Relevant Indicator: LOI 9

5.1.5 There were 11 applications approved for changes of use to A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaway) (LOI 9). This compares with 15 in the previous monitoring period and 17 in the 2006/07 period. The year on year decrease might be reflective of the importance being placed on delivering a 'healthier Borough'. This trend is now monitored in spatial terms (see Map 1) to ensure that these changes are occurring in appropriate locations, and the levels of concentration enhance the vitality and liveability of places, rather than lead to a detrimental impact.

5.1.6 The Interim Planning Guidance Policy CP15 seeks to protect convenience shops where they serve local needs and are of special value to the community. This trend should be further analysed to ensure that much of the change of use is not from A1 in designated town centre areas, contrary to the current policy position. The Town Centre Spatial Strategy has sought to reinforce the role of town centres, including the need to ensure they meet the daily needs of the local people, by recommending visions, objectives and priorities for the Tower Hamlets town centres.

Map 1 Change of use applications in proximity to Town Centres 2008/09



- Approved change of use application 2008/09
- Town centres

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5.2 Strengthening Neighbourhood Well-being

Urban Living for Everyone

- 5.2.1 Housing is the dominant land use in Tower Hamlets. In the last 24 years, the number of homes in Tower Hamlets has increased from 62,000 in 1985 to 100,288 homes in 2009 (LBTH Housing Strategy, 2009).
- 5.2.2 The 2009 Household Survey data suggests that the owner occupied and private rented sector have grown significantly since 2001. The affordable sector has reduced from 52.5% to 41.5% of the total stock. Around 59% of the Borough's housing stock is now in the market sector.
- 5.2.3 The need for affordable housing continues to be driven by the high cost of market housing, despite a drop in house prices over the last year. The average house price in Tower Hamlets in March 2009 was approximately £ 305,722 compared with the London average of £297,685 (Land Registry House Price Index). Average house prices in Tower Hamlets fell by 20.5% over the last year but appear to have stabilised.



Delivery of Housing Target

Policy monitored: CP19: New Housing Provision

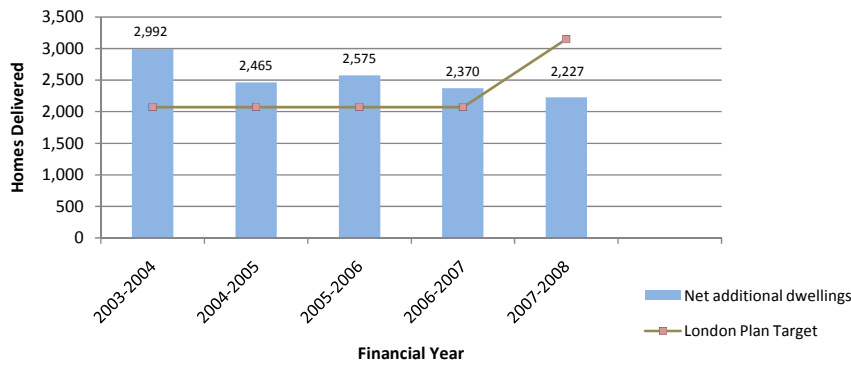
Relevant Indicators: COI H1, COI H2 (a), (b), (c), (d), COI H3 and SEI 7

- 5.2.4 In 2007, the London Plan (Consolidated with Alterations since 2004) introduced a new housing delivery target of 31,500 new homes in Tower Hamlets for the plan period 2007-2017 (COI H1). This figure equates to an annual delivery target of 3,150 new homes each year. This figure is currently being reviewed in the London Plan. Overall housing delivery (over the five year period) has exceeded the target delivery by 1,199 homes. Tower Hamlets remains on track to meet the London Plan target over the whole plan period.
- 5.2.5 Figure 8 below presents a summary of net additional dwellings completed over the past five years (COI H2(a)). Housing completions have been at a fairly consistent level over the past five years with a significant increase in the 2008/09 reporting year. Figure 9 shows this information graphically compared with Tower Hamlet's London Plan annual delivery target.

Figure 8: Net Additional Dwellings Previous Years (2003-2008)

Year	Net additional dwellings	London Plan Target
2003-2004	2,992	2,070
2004-2005	2,465	2,070
2005-2006	2,575	2,070
2006-2007	2,370	2,070
2007-2008	2,227	3,150
Total	12,629	11,430

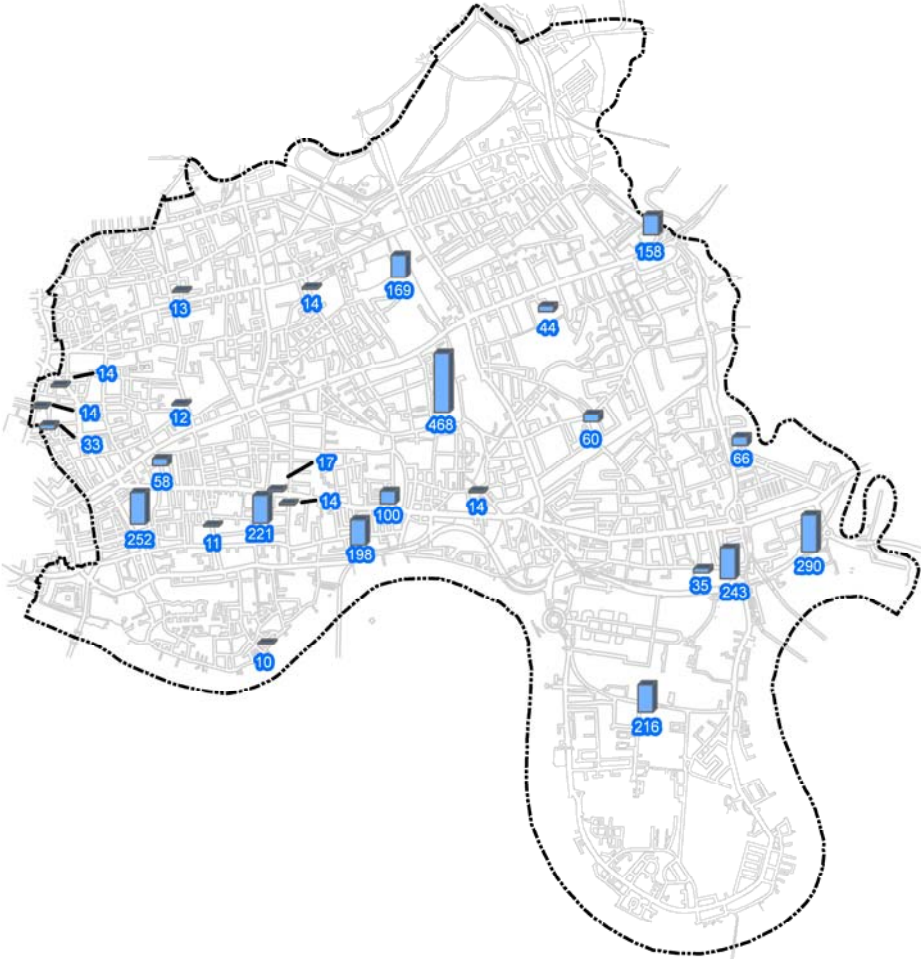
Figure 9: Housing Delivery 2003-2008





5.2.6 This year 2,839 net additional dwellings were completed in Tower Hamlets (COI H2(b)). Appendix 2 - Housing Completions 2008/09 contains a table of the relevant planning applications and sites on which these dwellings were completed. Map 2 shows the spatial distribution of new residential developments completed over 10 units.

5.2.7 A number of residential developments were omitted from the 2007/08 count. The resulting figure of 2,227 net additional dwellings reflects an extra 190 new homes for 2007/08.

Map 2 Housing completions of 10 units or more 2008/09



Housing completions

-  Homes
-  Total number of units completed

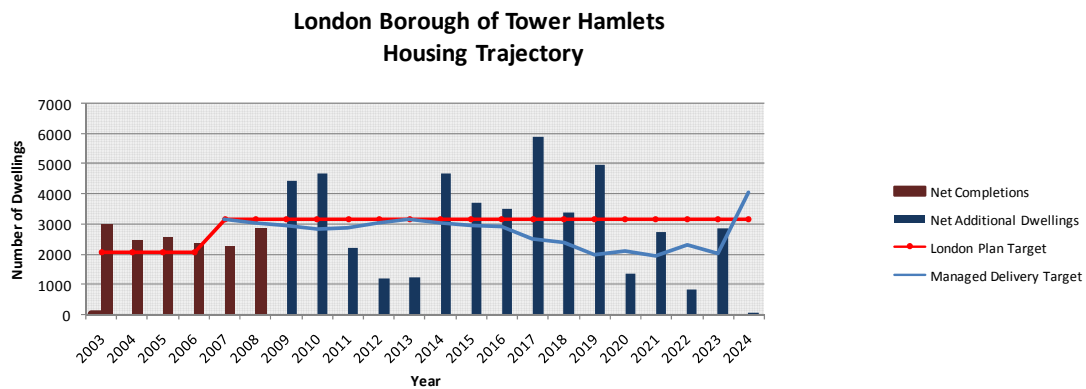
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5.2.8 Appendix 3 - Five Year Housing Supply sets out the net additional homes expected to come forward over the next five year period, 2010-2015). This shows a total of 13,927 net additional dwellings in future years. This will contribute to Tower Hamlets fifteen year supply of housing.

5.2.9 Figure 10 below shows the 15 year housing trajectory, showing previous housing delivery and projected housing delivery (COI H2(c)). Figure 10 also shows the managed delivery line representing the net additional homes expected to come forward each year over the remaining plan period (COI H2(d)). The managed delivery line is presented as an estimation of how housing is expected to come forward over the remaining plan period taking into account the sites which can be delivered. It shows the annual number of completions needed to meet the London plan target, taking into account any shortfalls or surpluses from previous and future years. In the current monitoring period (2009/10) around 4,400 additional homes are expected to be completed. Appendix 4 - Housing Trajectory (COI H2(c) provides further detail on the number of homes expected to come forward each year.

Figure 10: Tower Hamlets Housing Trajectory



5.2.10 The Council is working to ensure that new homes are developed together with the right kinds of infrastructure to make sure our communities are sustainable. The deliverability of sites has been taken into account and it is considered that sites under construction and those with planning permission not yet started would accord with Government criteria for the assessment of deliverability.

5.2.11 There has been little variation in the amount of housing built on previously developed land since the last monitoring period. In 2008/09 97.48% of all residential development in the Borough was on previously developed land (H3), (SEI 7) compared with 97% in 2007/08.



Delivering Affordable Housing

Policy monitored: CP22 Affordable Housing

Relevant Indicators: COI H5, LOI 12, LOI 41 and SEI 2

- 5.2.12 The Council requires all new housing development to contribute to the creation of mixed communities by offering a range of housing choices including a mix of dwelling size, family housing and accessible homes.
- 5.2.13 The Council aims to maximise all opportunities for affordable housing on each site, proposing new residential dwellings in order to achieve a 50% affordable housing target, across the Borough, from all sources. The Council seeks a minimum of 35% affordable housing provision on developments proposing 10 or more new dwellings.
- 5.2.14 IPG Policy CP22 sets an overall strategic target for affordable homes of 50%. This will be achieved by requiring 35% affordable homes on sites providing 10 or more new residential units subject to financial viability.
- 5.2.15 1,555 gross affordable homes were completed during the monitoring period made up of 594 social rented homes and 961 intermediate homes (COI H5). This represents 57% when calculated by habitable rooms (LOI 12) or 52% when calculated by total homes completed (SEI 2). This is a marked improvement over the figures for 2007/08 when only 534 (29% of the total by habitable rooms) affordable homes were completed.
- 5.2.16 Planning obligations, or Section 106 agreements, secured a potential 1,311 affordable homes during the monitoring period (LOI 41). This is at a similar level to the amount secured in 2007/08 (1,489 dwellings).



Delivering a Mix of Housing Types

Policies monitored CP21 Dwelling Mix and Type, CP22 Affordable Housing, HSG2 Housing Mix

Relevant Indicators: LOI 10, LOI 11 and LOI 13

- 5.2.17 Of the 1,555 affordable homes completed this year, 594 (38%) were social rented, and 961 (62%) were intermediate. IPG policy CP22 requires 80% of affordable homes to be social rented and 20% intermediate. When calculated by habitable rooms, 57% of homes were completed in the intermediate sector (LOI 13), with 43% in the social rented sector. This does not meet the Council's policy target of 20% affordable housing to be intermediate set out in the Interim

Planning Guidance. It should be noted that of the 961 intermediate homes completed, around a third were part of the Harford Street development where the RSL/developer converted some of the private market sale units to intermediate homes. This is in addition to the high levels of intermediate housing delivered across the borough in the 2008/09 financial year, with 10 sites contributing high levels of intermediate housing.

5.2.18 IPG Policy HSG2 requires 45% new social rented homes to be of a size suitable for families, with 25% family sized homes in the intermediate and market sectors. Figure 11 shows the breakdown, by homes, of family sized accommodation.

Figure 11: Family Housing Completions

Housing Sector	Number of family housing	Total homes completed (Gross)	Percentage of family housing	Interim Planning Guidance Policy Target
Social Rented	208	594	35%	45%
Intermediate	66	961	7%	25%
Market	49	1424	3%	25%
Total	323	2,979	11%	

5.2.19 This year 35% of social rented homes completed were suitable for families (i.e. 3 bedrooms or more) (LOI 10), compared with 26% last year and 18% the year before. This indicates a move towards the policy target for social rented family housing of 45%.

5.2.20 Family housing in the market and intermediate sector was only 7% and 3% respectively (LOI 11), as a percentage of the total homes completed in each sector.



Gypsy and Traveller Sites

Policy monitored CP26 Gypsy and Traveller Sites

Relevant Indicators: COI H4

5.2.21 There are currently 19 designated pitches in the Borough for gypsies and travellers. These are all located in Eleanor Street at the existing designated gypsy and traveller site. There have been no additional pitches delivered in 2008/09 (COI H4). The Council will maintain the existing sites for gypsies and travellers and where there is an identified need, will identify new provision.



Specialist Housing

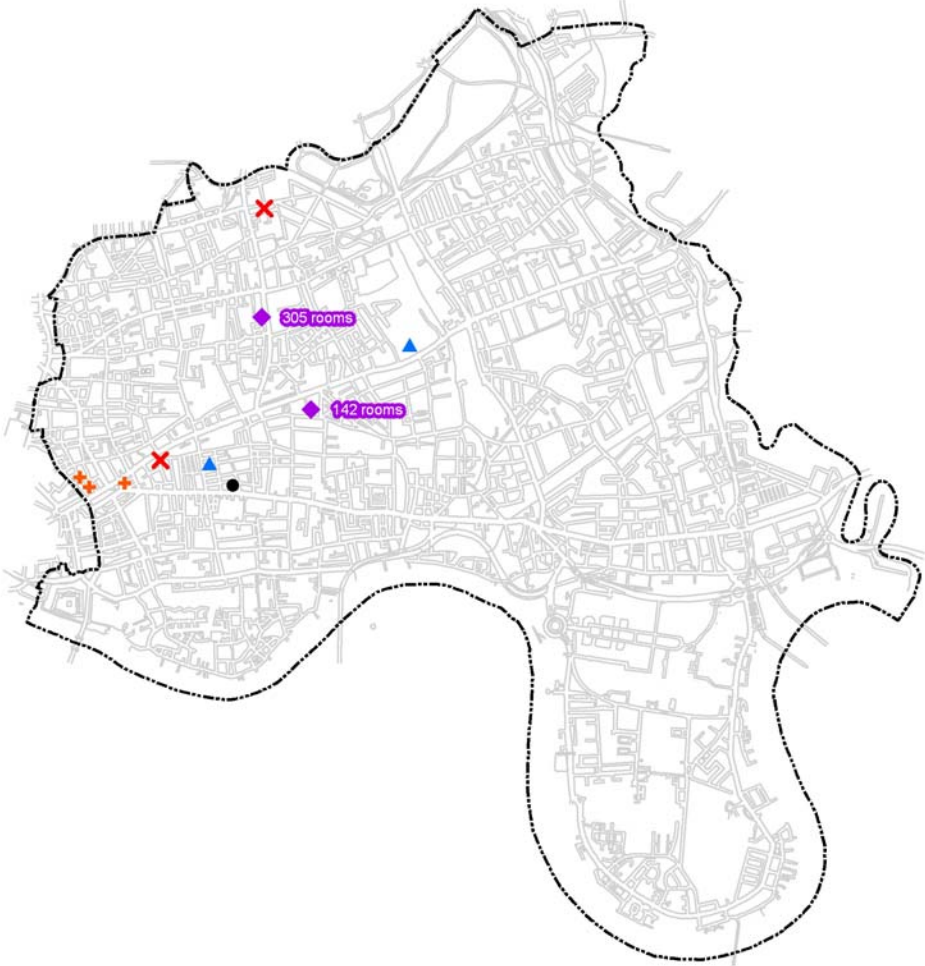
Policy monitored CP24: Special Needs and Specialist Housing

Relevant Indicators: LOI 43

5.2.22 IPG Policy CP24 aims to focus purpose built student housing on the Queen Mary University campus site and in close proximity to the London Metropolitan University at Aldgate, to support the universities.

5.2.23 As part of measuring growth of student accommodation, the Borough has initiated monitoring the increase in student accommodation. In 2008/09, a total of 447 student bedrooms were completed at two locations (LOI 43). Map 3 shows the numbers of bedrooms of student accommodation at existing and approved locations in relation to the universities campuses. Further research is proposed to continue to monitor student accommodation and its associated impacts.

Map 3 Purpose - Built Student Accommodation



- + LMU Colleges
- City University St Bartholomew School Of Nursing
- ▲ Queen Mary University Campus
- ◆ Completed Student Accommodation 2008/09
- ✕ Approved Student Accommodation 2008/09

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Maintaining Housing Quality

Policy monitored CP23: Efficient Use and Retention of Existing Housing

Relevant Indicators: LOI 14 and SEI 3

- 5.2.24 The Council wants to ensure the efficient use and retention of existing housing by resisting the loss of all residential (including family and affordable) dwellings, unless there are acceptable plans for its full replacement. The Council would also like to maximise the efficient use of all existing stock by reducing empty homes, including private and public sector stock and improve all existing housing stock to a minimum decent housing plus standard.
- 5.2.25 A total of 140 residential units were lost in the current monitoring period (LIO 14), compared with 78 dwellings lost in the 2007/08 monitoring year and 355 lost in 2006/07. There has been no overall loss of housing, as all of these units which were lost were entirely replaced in the same development scheme.
- 5.2.26 Fewer homes managed by Tower Hamlets Homes were classified as being non-decent at 57.61% (SEI 3). This is less than in the previous monitoring period where 58.95% of Local Authority homes fell into this category.



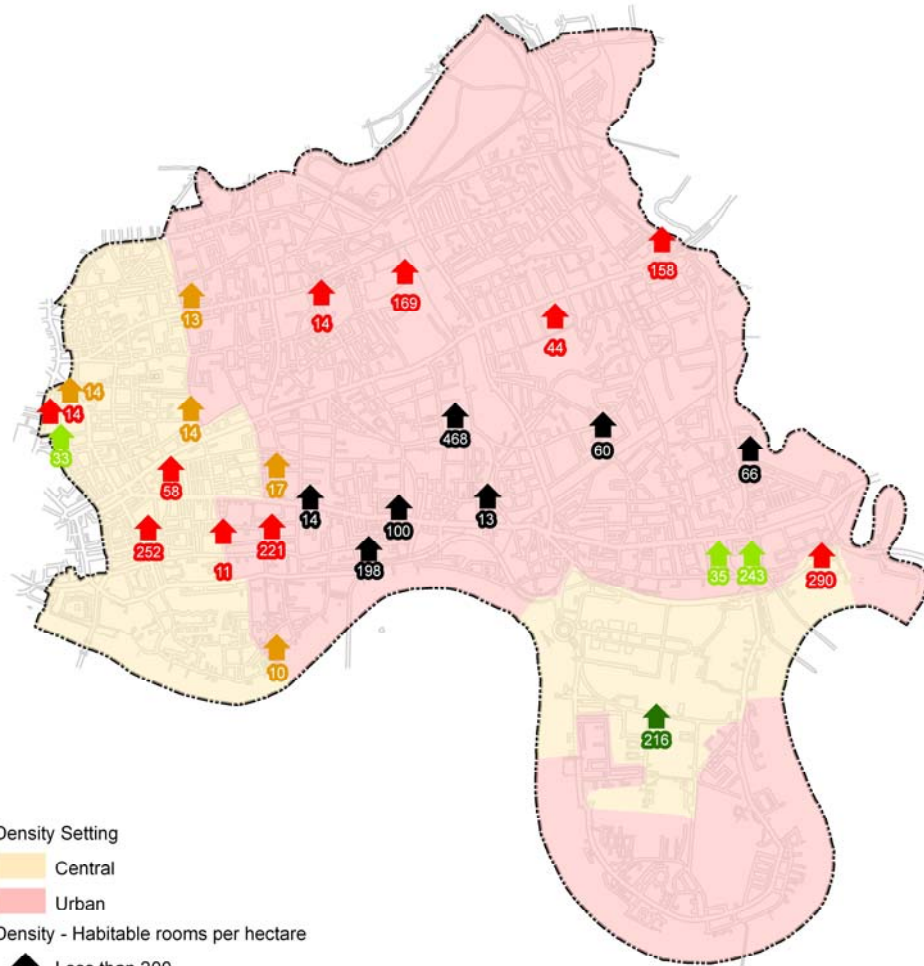
Delivering Sustainable Housing Density

Policy monitored CP20: Sustainable Residential Density

Relevant Indicator: LOI 45

- 5.2.27 The Council seeks to maximise residential densities on individual sites, taking into consideration: the local context; site accessibility; housing mix and type; achieving high quality, well designed homes; maximising resource efficiency; minimising adverse environmental impacts; the capacity of social and physical infrastructure and open spaces; and to ensure the most efficient use of land within the Borough.
- 5.2.28 The average density of new development in the Borough is 579 habitable rooms per hectare (hr/ha) (LOI 45), higher than the 528 hr/ha in 2007/08. Map 4 shows the density of developments of over 10 units that were completed in the monitoring period. The map also distinguishes between areas of the Borough that are central and urban in character, with central areas allowing for higher densities.

Map 4 Residential Density 2008/09



Density Setting

- Central
- Urban

Density - Habitable rooms per hectare

- ▲ Less than 200
- ▲ 201 - 450
- ▲ 451 - 650
- ▲ 651 - 1100
- ▲ Greater than 1100

123 Total number of units completed 2008/09

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Creating liveable and healthy neighbourhoods

5.2.29 Life expectancy is one of the key measures of local health inequality. Life expectancy is an estimate of the average number of years an individual, born today, would be expected to live if current mortality rates continue to apply. The most up to date data available is for 2005/07 which showed that Tower Hamlets had a life expectancy of 75.3 years for men (compared 73.9 for 2002/04) and 80.24 for women (compared to 79.2 for 2002/04). The average life expectancy in England was 77.7 years for males and 81.8 years for females.

5.2.30 The Tower Hamlets Public Health Report, published by NHS Tower Hamlets shows that in 2006 there were a total of 1,181 deaths, 557 of which were in those aged less than 75. These “premature” deaths are important, as they represent deaths that are potentially preventable. The standardised mortality rate for Tower Hamlets between 2004 and 2006 was 723.2 per 100,000 population, which was significantly higher than the England or London average. Mortality rates vary between wards in Tower Hamlets, with Bow East and East India and Lansbury having the highest rates and the wards bordering the Thames, including St Katharine's & Wapping, Blackwall & Cubitt Town and Millwall having the lowest.



Healthy Living

Policy monitored CP28: Healthy Living

Relevant Indicators: LOI 17, LOI 42 and SEI 4

5.2.31 In partnership with Tower Hamlets Primary Health Care, the Borough aims to ensure that appropriate new healthcare facilities are provided to support the current and future population.

5.2.32 During the past monitoring period, Tower Hamlets had the equivalent of 61 whole time GPs per 100,000 population compared to the national requirement of at least 59 GPs per 100,000 population (LOI 17). This figure is an increase to the previous year's figure of 58 GPs (2007/08) and indicates that Tower Hamlets is providing more support to its population.

5.2.33 Eight new and refurbished health facilities opened during the monitoring period (SEI 4). These included a new dental practice (Williams Place) opening on Roman Road as well as a new health centre opening on Mansell Street. Upgrades and refurbishments were carried out at Gill Street Health Centre, Leopald Street Health Centre, Ruston Street Clinic, Spitalfields and Wapping Health Centres and Wellington Way Health Centre. Mile End hospital underwent major improvements to the therapy department and refurbishment to the

wards for the elderly as well as rehabilitation services. The last year has seen a greater number of upgrades and new development relating to health services compared with the previous monitoring period.

5.2.34 Planning obligations secured a total of £1,659 per residential unit for health purposes in 2008/09 (LOI 42).



Community Facilities

Policy monitored CP27: High quality Social and Community Facilities

Relevant indicators: LOI 16, SEI 5 and SEI 6

5.2.35 High quality social and community facilities support growth and require the Council to secure improvements for the provision of new or existing social and community facilities.

5.2.36 45% of respondents to the Council's Annual Residents Survey were satisfied with sports and leisure facilities (LOI 16), compared to 46% last year.

5.2.37 There were a total of 9,284 physical visits to public libraries and Idea Stores recorded per 1,000 population, a slight decrease from 9,711 last year (SEI 5).

5.2.38 Visits to leisure centres increased slightly from 1,704,587 to 1,722,240 (SEI 6). Visitor numbers remain stable overall despite a growing population and a number of campaigns to increase physical activity.

Creating a blue and green grid

5.2.39 The Council seeks to increase and improve the provision of all types of open space in the Borough. It seeks to maintain and improve upon an open space provision standard of 1.2 ha per 1,000 population.

5.2.40 Increasing the provision of publicly accessible open space is one of the major challenges within the Borough. Delivering new publicly accessible open space is extremely challenging for inner London Borough like Tower Hamlets.



Open Space

Policy monitored CP30: Improving the Quality and Quantity of Open Spaces

Relevant Indicator: LOI 22 and LOI 15

5.2.41 There is a total of 246 ha of designated publicly accessible open space in the Borough (LOI 22). There has been no increase from the 246 ha reported last year. This equates to 1.12 ha per 1,000 population, based on ONS estimates for 2008 of 220,500 persons. There has been a fall in the level of open space per 1,000 people from 1.14 ha per 1,000 population reported in 2007/08. This is due to the combination of population growth and no increase in new publicly accessible open spaces. Map 5 shows the existing public open space in the Borough.

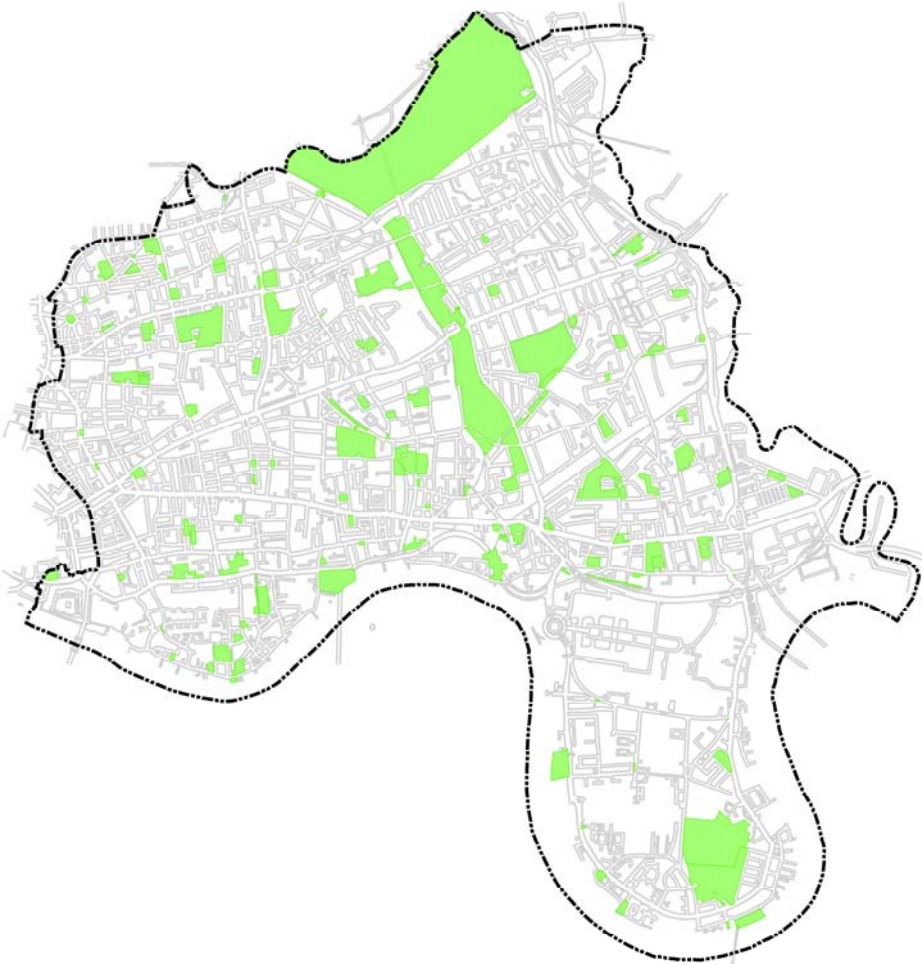
5.2.42 The Council is developing a Green Grid for Tower Hamlets that will be a network of interlinked high quality and multi functional open spaces, waterways and other corridors. The Council will encourage new publicly accessible open space from new developments along the Green Grid.

5.2.43 In addition, the Council is working with partners to deliver the East London Green Grid Programme and to ensure access to the Olympic Park for local residents after the 2012 Olympic and Paralympic Games.

5.2.44 In 2007/08, six parks in the Borough were awarded the Green Flag Award. These included Island Gardens, King Edward Memorial Park, Mile End Park, Millwall Park, Trinity Square Gardens and Weavers Fields (LOI 15). This represents a third of the Borough's open space.

5.2.45 There has been no increase in the award of Green Flag Awards from last year. Green Flag Awards visibly demonstrate a clear improvement to parks and green spaces and rely on independent verification.

Map 5 Public open space 2008/09



 Parks and Open Spaces

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Flood Risk and Sustainable Urban Drainage Systems

Policies monitored: CP37 Flood Alleviation, DEV21 Flood Risk Management, DEV8 Sustainable Drainage

Relevant Indicators: COI E1, SEI 18 and SEI 20

5.2.46 In the monitoring period 2008/09, no decisions were made contrary to the Environment Agency’s advice (COI E1). This included applications subject to the Environment Agency’s sequential tests.

5.2.47 More effective arrangements are underway for the capture of information on Sustainable Urban Drainage Systems (SUDS). Conditions requiring the incorporation of SUDS in development are a priority for the Borough. No records have been identified of any SUDS as part of residential developments completed in the monitoring period (SEI 18). Information was unavailable to effectively monitor performance this year.



Biodiversity and Sites of Nature Conservation (SINCs)

Policies monitored: CP33 Sites of Importance for Nature Conservation, CP36 Water Environment and Waterside Walkways

Relevant Indicator: COI E2, LOI 23 and SEI 19

5.2.48 There has been no change in the areas of biodiversity importance in Tower Hamlets (COI E2). According to Greenspace Information for Greater London (GIGL), there has been no loss or change in the Borough’s Sites of Importance for Nature Conservation. Monitoring shows that Tower Hamlets maintains a strong biodiversity resource. The baseline position regarding sites is shown in the Figure 12. In addition, there has been no reported loss of population of species identified in the Local Biodiversity Action Plan (SEI 19).

Figure 12: Sites of Importance for Nature Conservation

Category	Number of Sites	Area (hectares)
Sites of Metropolitan Importance	5	231.41
Sites of Borough Importance	13	164.62
Sites of Local Importance	28	43.73
Total	46	439.76

5.2.49 The current amount of land designated as Local Nature Reserve is 441.2 ha. There has been no net loss in Local Nature Reserves within the Borough since annual monitoring began (LOI 23).



Sites of Nature Conservation Importance

Policy monitored: CP 33 Sites of Importance for Nature Conservation

Relevant Indicator: LOI 24

5.2.50 The current amount of land designated as Sites of Importance for Nature Conservation (SINCs) is 24.80 ha. There has been no net loss in SINCs within the Borough since annual monitoring began (LOI 24).



Green Chains

Policy monitored: CP34 Green Chains

Relevant Indicator: LOI 25

5.2.51 The current amount of land designated as Green Chain is 16.84 ha. There has been no net loss in Green Chain within the Borough since annual monitoring began (LOI 25).

5.2.52 The Council plans to increase the Green Chain through the implementation of the Tower Hamlets Green Grid.



River Quality

Policy monitored: CP36 Water Environment and Waterside Walkways

Relevant Indicator: LOI 26

5.2.53 Biological river quality is monitored by the Environment Agency. The survey site for the Grand Union Canal in Tower Hamlets is at Solbay Street, Mile End. The biological general quality assessment (GQA) grade for this stretch is (E), reflecting a poor quality, with biology restricted to pollution tolerant species (LOI 26).

Dealing with waste



Waste Management

Policy monitored: CP39 Sustainable Waste Management and Development Control, DEV 15 Waste and Recyclables Storage

Relevant Indicators: COI W1, COI W2, LOI 27 and SEI 17

5.2.54 No new waste management facilities have been developed in the Borough (COI W1). Studies are being conducted to identify opportunities for the location of waste management facilities.

5.2.55 The amount of waste being sent to landfill sites has increased. This is expected with a rising population. Figure 13 shows the amount of municipal solid waste generated and how this was managed in the recording period 2008/09 (COI W2).

Figure 13: Household waste generated and managed

Indicator COI W2	Landfill	Incineration with Energy from Waste	Incineration without Energy from Waste	Recycled/ composted	Other	Total waste arising
Amount of waste arising in tonnes	87,612 tonnes	No Data available	No Data available	15,389 tonnes	Energy from Waste 237 tonnes	105,198 tonnes

5.2.56 15% of household waste has been recycled, re-used or composted by the Borough. This is an increase from figures reported in the last monitoring period of 13.61% (LOI 27).

5.3 Enabling prosperous communities

Delivering Successful Employment Hubs

- 5.3.1 During this period there was evidence that the global economy was heading towards a recession as a result of the credit crunch and the steep rise in oil prices. Nationally it was confirmed in the summer of 2008 that the UK economy was indeed heading towards a recession. The Council commissioned Oxford Economics to examine what this would mean for the Borough's economy. This research has enabled a better understanding of the economic challenges ahead as it indicates that the local economy could begin to recover from the downturn as early as 2011. By December 2008 there were a number of high profile job losses, mostly within the Canary Wharf business district which included Lehman Brothers, HSBC and Citigroup.
- 5.3.2 The data sources normally used to measure and assess the health of the local economy do not show evidence of the full impact of the economic downturn on the Borough's economy, due to a lag in reporting timeframes. Both the latest (2007) Annual Business Inquiry (ABI) and the Annual Population Survey (APS) suggest that the Borough's economy continued to be buoyant and that its labour market was strengthening. In 2007 there were approximately 198,800 jobs and 9,200 VAT registered businesses trading in the Borough.
- 5.3.3 The Business and Financial Services Sector continues to be the largest sector in the Borough providing approximately 109,000 jobs. The number of jobs in this sector increased by 5.2% (6,500 jobs) between 2006 and 2007. The largest sector continues to be Public Administration, Education and Health Sector which now provides 33,000 jobs, with no growth in this sector between 2006 and 2007.
- 5.3.4 Tower Hamlets had the largest population percentage increase in London between 2007 and 2008. 71.2% of the Borough's population are of working age, compared to the regional average of 66.9% and national average of 62%. There continues to be almost 2 jobs for every economically active resident.
- 5.3.5 Analysis of the Annual Population Survey provides an up to date and relevant picture of the Borough's labour market characteristics, providing an indication of the levels of employment and economic inactivity. However it is worth noting that there is a time lag in the data set as the most up to date data for this monitoring period is the January 2008 to December 2008 dataset. At 61.7% Tower Hamlets continues to have one of the lowest employment rates in the country, compared to the national average of 74% and the regional average of 70%. There has been evidence of the labour market strengthening and in fact the Borough's employment rate has increased by 7.5% since 2006.

- 5.3.6 Amongst the Borough's BME working age population there continues to be low levels of employment (47.2%). The employment rate for white working age residents is 77%. Overall, the employment rates for white and ethnic minority groups have increased over the last five years.
- 5.3.7 Unemployment and levels of economic inactivity continue to be considerably higher than the London average. For the period January 2008 to December 2008, Tower Hamlets had an unemployment rate of 12.1%. Although this continues to be the highest in London, it is lower than the 2006 unemployment rate of 14.3%.
- 5.3.8 Analysis of Jobseekers Allowance (JSA) claimants provides a more up to date indication of the likely impact of the economic downturn on the Borough's labour market. Nationally (England and Wales) the number of claimants is now at its highest since 1997. In Tower Hamlets the number of claimants has increased from 7,465 in April 2008 to 9750 in March 2009. This represents an increase of 29% compared to the regional increase of 54% over the same period. Analysis of the occupations of the JSA claimants shows that claimants are more likely to be those who were previously in employment in highly skilled jobs such as managerial and professions role rather than unskilled professions.



Job Creation

Policy monitored: CP7 Job Creation and Growth

Relevant Indicators: LOI 2 and SEI 11

- 5.3.9 17.1% of working age residents claimed out of work benefit in Tower Hamlets within the monitoring period (SEI 11). This rate is within the target of 18.3%. The rate also decreased slightly compared to 2007/08 (17.4%).
- 5.3.10 According to the most recent figures from the Annual Business Inquiry there were 6,155 new jobs in the Borough (for 2006/07) (LOI 2). This represents an increase of 4209 jobs.



Working in the Borough

Policy monitored: CP7 Job Creation and Growth

Relevant Indicators: LOI 3 and SEI 13

5.3.11 39% of residents have a workplace within the Borough (SEI 13), while 61% work outside of the Borough (LOI 3). This is just above the London average of 38.9%. These figures are from the 2001 Census, therefore remain unchanged from the previous years.



Employment floorspace

Policy monitored CP10 Strategic Industrial Locations and Local Industrial Locations

Relevant Indicator: COI BD1

5.3.12 Additional employment floorspace B1(a) and (c) was generated mainly through mixed use schemes. Approximately 6,500 sq m of office floorspace was completed in Spital Square. The increase in B2 floorspace was attributed to the erection of a two storey industrial building in Fish Island. The increase in B8 floorspace was largely due to a development involving change of use from B2 to B8 also in Fish Island. Figure 14 below shows the overall loss / gain of business floorspace by type, including office and industrial development (COI BD1).

Figure 14: Additional Business Floorspace 2008/09

Use class	Gross (sq m)	Net (sq m)
B1 a	16,495	13,142
B1 b	0	0
B1 c	774	774
B2	2,732	7,724
B8	1,720	12,418

5.3.13 It should be noted the Interim Planning Guidance Policy CP10 identifies three industrial areas in the Borough as Strategic Industrial Locations and proposed alternative uses for sites previously safeguarded for employment uses. This was part of a process to ensure the most efficient use of sites.



Workspace for small businesses

Policy monitored: CP9 Employment Space for Small Businesses

Relevant Indicator: LOI 5

5.3.14 Small businesses (1-49 employees) make an important contribution to the local economy. According to the ABI, in 2007 there were around 10,634 small businesses in the Borough, up by 208 compared to 2006 (10,426), an increase of 2% (LOI 5). This trend is consistent with direction of current planning policy which seeks to promote workspace for new small businesses and prevent their loss in order to meet local demand.



Employment land availability

Policy monitored CP10: Strategic Industrial Locations and Local Industrial Locations

Relevant Indicator: COI BD3

5.3.15 Land available for employment uses is made up of designated employment sites (Local and Strategic Industrial Locations), sites allocated in the Interim Planning Guidance and sites for which planning permission has been granted for B1 (a), (b), and (c), B2 and B8 uses but not yet completed. The Borough seeks to protect key locations to remain in industrial use.

5.3.16 The total employment land available has decreased year on year since the monitoring period 2006/07 from 121.67 ha to 104.64 ha (2007/08) to 84.6 ha (2008/09) (COI BD3). This comprises approximately two thirds B1 uses and one third B2/B8 uses. This reflects the trend away from industrial activities in Tower Hamlets. Over the past five years there has been a clear transfer of land from industrial uses to other uses including other types of employment and housing. This reflects government guidance in Planning Policy Statement 3: Housing indicates that local planning authorities should consider whether sites that are currently allocated for industrial or commercial uses could be more appropriately re-allocated for housing uses.



Employment space on previously developed land

Policy monitored: CP9 Employment Space for Small Businesses

Relevant Indicator: COI BD2

5.3.17 All floorspace developed for employment uses in the Borough was completed on previously developed land (COI BD2).



Office Development

Policy monitored: CP8 Tower Hamlets' Global Financial and Business Centre and the Central Activities Zone

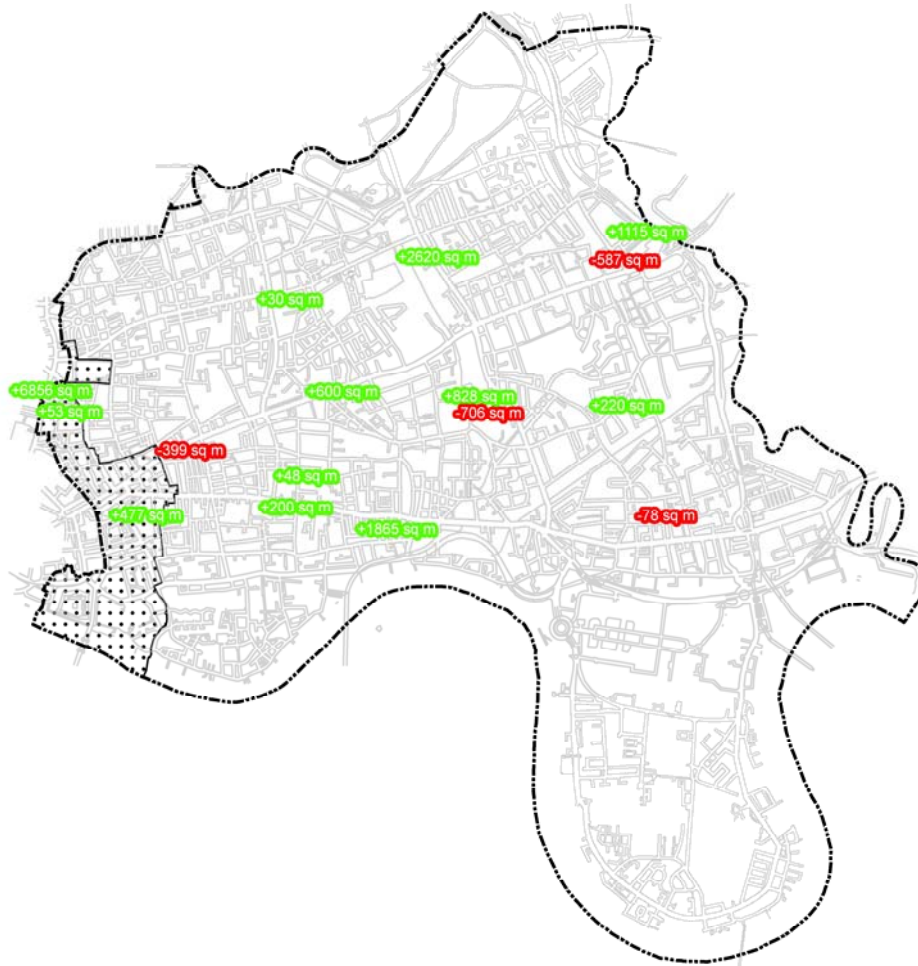
Relevant Indicator: COI BD1

5.3.18 Total completed B1(a) office floorspace was 13,142 sq m (net) in 2008/09 (COI BD1), compared to 7,855 in 2007/08. Almost 7,000 sq m of this floorspace is attributed to the Eden House proposal in Spital Square, which saw the erection of a new office building, comprising 2 and 6 storey buildings.

5.3.19 It should be noted that the Canary Wharf Estate has experienced significant office development in the last financial year. Some of this development is not captured by these figures as planning permission is not required in many cases due to existing permissions granted by the London Docklands Development Corporation. The monitoring team are looking for better ways to monitor this data.

5.3.20 Map 6 shows changes in office floorspace in the Borough (excluding Canary Wharf Estate) during the monitoring period. This also makes reference to the Central Activities Zone (CAZ) which is an area designated in the London Plan and local planning policy (CP8) as making an important contribution to regional employment growth. CAZ uses are primarily commercial office and associated business and the Council promotes the expansion of these uses in local planning policy. The map shows there was no loss of office floorspace in the CAZ.

Map 6 Office floor space completions 2008/09



B1a office floor space Completions

- Net loss (sq m)
- + Net gain (sq m)
- Central Activities Zone

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Vacant employment floorspace

Policy monitored: CP10 Strategic Industrial Locations and Local Industrial Locations

Relevant Indicator: LOI 4, LOI 6

5.3.21 Vacant B1a floorspace (LOI 4) was recorded in Bromley by Bow, Canary Wharf South and Bethnal Green South. This information was collected qualitatively and not quantitatively for the 2009 Employment Land Study. No vacant land was recorded in designated employment areas (LOI 6).

5.3.22 Local Industrial Locations (LIL) and Strategic Industrial Locations (SIL) are policy designations in local planning policy to retain, expand and intensify industrial employment (B1c, B2, B8) and associated industrial activities. No vacant land was recorded in designated employment areas Fish Island SIL, Empson Street/St. Andrew's Way SIL, Gillender Street SIL and Poplar Business Park LIL (LOI 6). This information will be used to inform the forthcoming Site and Place-Making DPD.



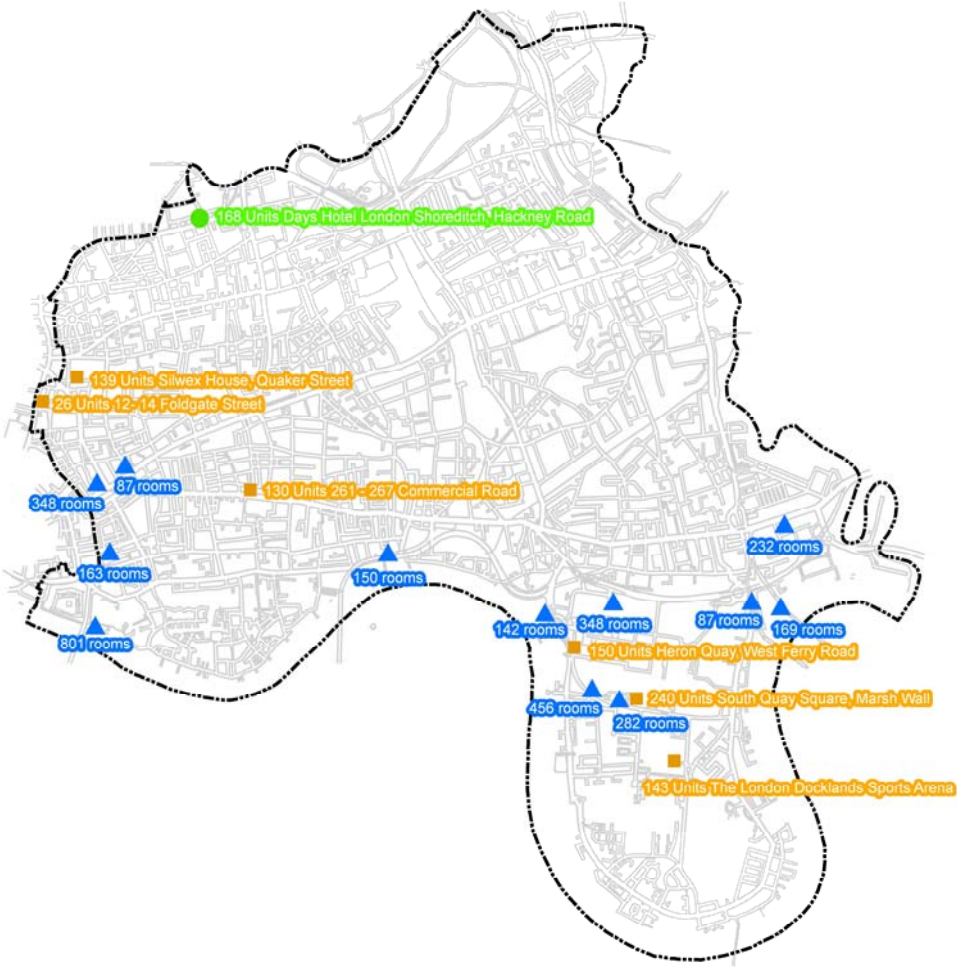
Hotel Development

Policy monitored: CP13 Hotels, Serviced Apartments & Conference Centres

Relevant Indicator: LOI 7

5.3.23 In the monitoring period, the Days Hotel on Hackney Road was completed, coming forward with 168 bedrooms (LOI 7). There are now approximately 3,470 hotel bedrooms in the Borough. While this reflects fewer additional hotel rooms (238 rooms in 2007/08 and 445 in 2006/07) the completion figure exceeds the policy target of 100 rooms per year in local planning policy. Map 7 shows the location of existing hotels and new hotels completed in the monitoring period, together with those given planning approval in the monitoring period.

Map 7 Hotel Developments 2008/09



- ▲ Existing Hotels
- Number of hotel units approved 2008/09
- Number of hotel units completed 2008/09

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Improving Education and Skills

5.3.24 In 2008 59.1% of pupils achieved 5 A* to C grades at GCSE level, compared with the national average of 65.3%. This represents a small drop of 0.4% on the previous year (59.5% in 2007) but remains very close to the national target of 60% pass rate.

5.3.25 One reason why residents cannot access jobs in Tower Hamlets' growth industries is the lack of NVQ3 / NVQ4+ qualification. Tower Hamlets lags behind Inner London and London as a whole. This means that many residents are not adequately qualified to access jobs in the knowledge economy.



Improving Education and Skills

Policy monitored: CP29 Improving Education and Skills

Relevant Indicators: LOI 19, LOI 20, LOI 21 and LOI 40

5.3.26 23.4% of the local resident population have no qualifications (LOI 19). This is below the 25% target but has shown a negative trend compared to 2007/08 increasing by 4.6 percentage points.

5.3.27 8.2% of young people aged 16-18 were not in education, employment or training in 2008/09 (LOI 20). This is an improvement over the last two years allowing the target to be achieved.

5.3.28 58.4 adults per 1,000 population were enrolled in adult education courses. This rate remains substantially below the target of 80 per 1,000 (LOI 21).

5.3.29 Planning Obligations have secured £1,590 per residential unit for educational purposes. This is a significant increase up 40% from 2007/08 (LOI 40).

5.4 Designing a High Quality City

Making connected places



Car-free Development and Travel plans

Policies monitored: CP40 A Sustainable Transport Network, CP 42 Streets for People, DEV 18 Travel Plans

Relevant Indicators: LOI 28, LOI 29

- 5.4.1 Car free developments help to tackle climate change and promote healthier, less car dependant lifestyles while also encouraging greener-city living. The Borough has secured car-free agreements in 96% of approved major residential developments (LOI 28). Map 8 shows the location of these developments.
- 5.4.2 There has been a significant increase in the number of travel plans that have been submitted with major applications rising from 6% to 32% (LOI 29).



Cycle and Pedestrian Network

Policies monitored: CP40 A Sustainable Transport Network, CP42 Streets for People, DEV16 Walking and Cycling Routes and Facilities

Relevant Indicators: LOI 30

- 5.4.3 The total distance of dedicated cycle routes is 53.3km (LOI 30). The Borough has developed a new cycling plan, 'Making Connections' which aims to increase the cycle network and facilities in coming years.
- 5.4.4 The pedestrian walkways are made up of strategic riverside walkways and green chains, totalling 32.5km (LOI 30). The Tower Hamlets Green Grid project aims to improve the pedestrian network.



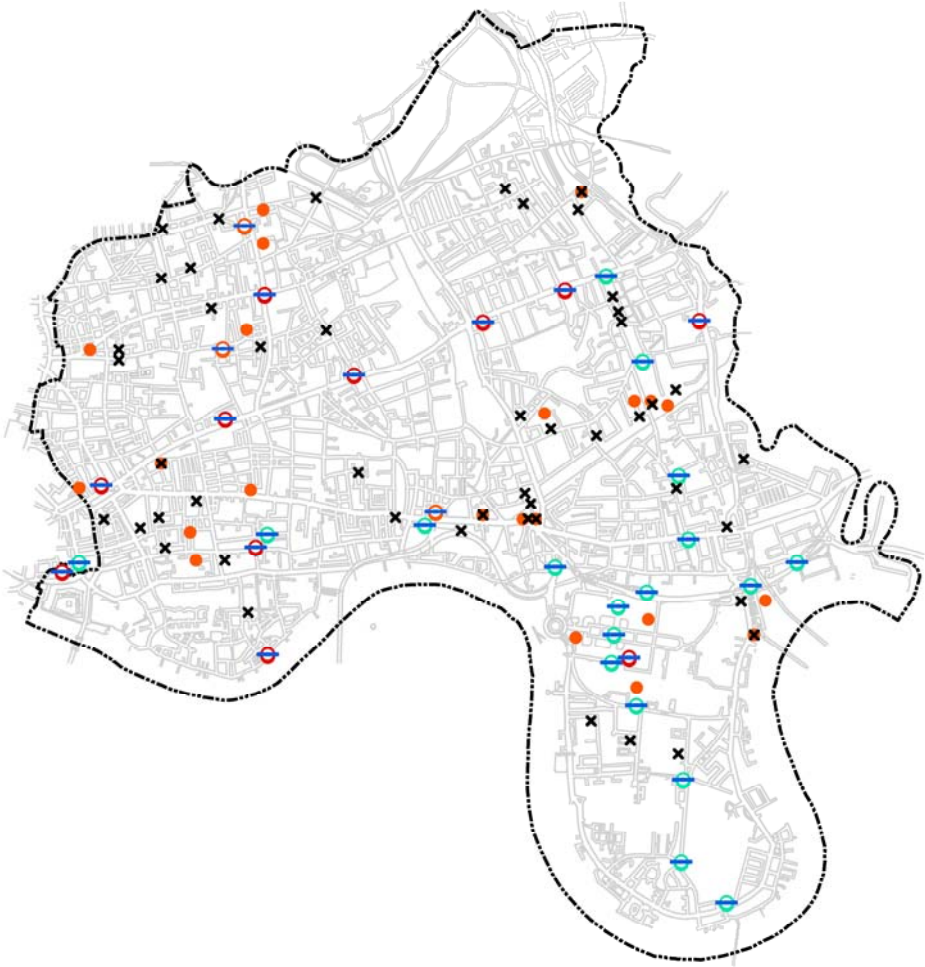
Public Transport

**Policy monitored: CP40 A Sustainable Transport Network;
CP43 Better Public Transport**

Relevant Indicators: LOI 31

- 5.4.5 65% of respondents to the Annual Residents Survey thought public transport was good or better. This figure has fallen from 69% in 2007/08.

Map 8 Car Free Agreements and Travel Plans 2008/09



-  British Rail
-  DLR
-  Underground
-  Travel plans residential
-  Car free agreements signed

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Creating attractive and safe streets and places



Accessibility and Inclusive Design

Policies monitored: CP46 Accessible and Inclusive Environments, DEV3 Accessibility and Inclusive Design, DEV24 Accessible Amenities and Services

Relevant Indicators: LOI 33

5.4.6 The Borough seeks to ensure all development is accessible to the whole population. 41% of all major applications lodged with the Council in the monitoring period, received comments from the Council's access officer (LOI 33). This is a slight improvement from last year.



Public Safety

Policies monitored: CP47 Community Safety, DEV4 Safety and Security

Relevant Indicators: LOI 35 and SEI 9

5.4.7 There has been a drop in the number of domestic burglaries recorded per 1,000 households from 15.98 in 2007/08 to 10.9 in 2008/09 (LOI 35 and SEI 9). This indicates a year on year decrease, well within the target. Based on this indicator and anecdotal evidence, there has been a drop in the prevalence of crime in the Borough, despite a rising population. This monitoring report acknowledges there are other indicators and factors that reflect community safety.



Environmental Well-being

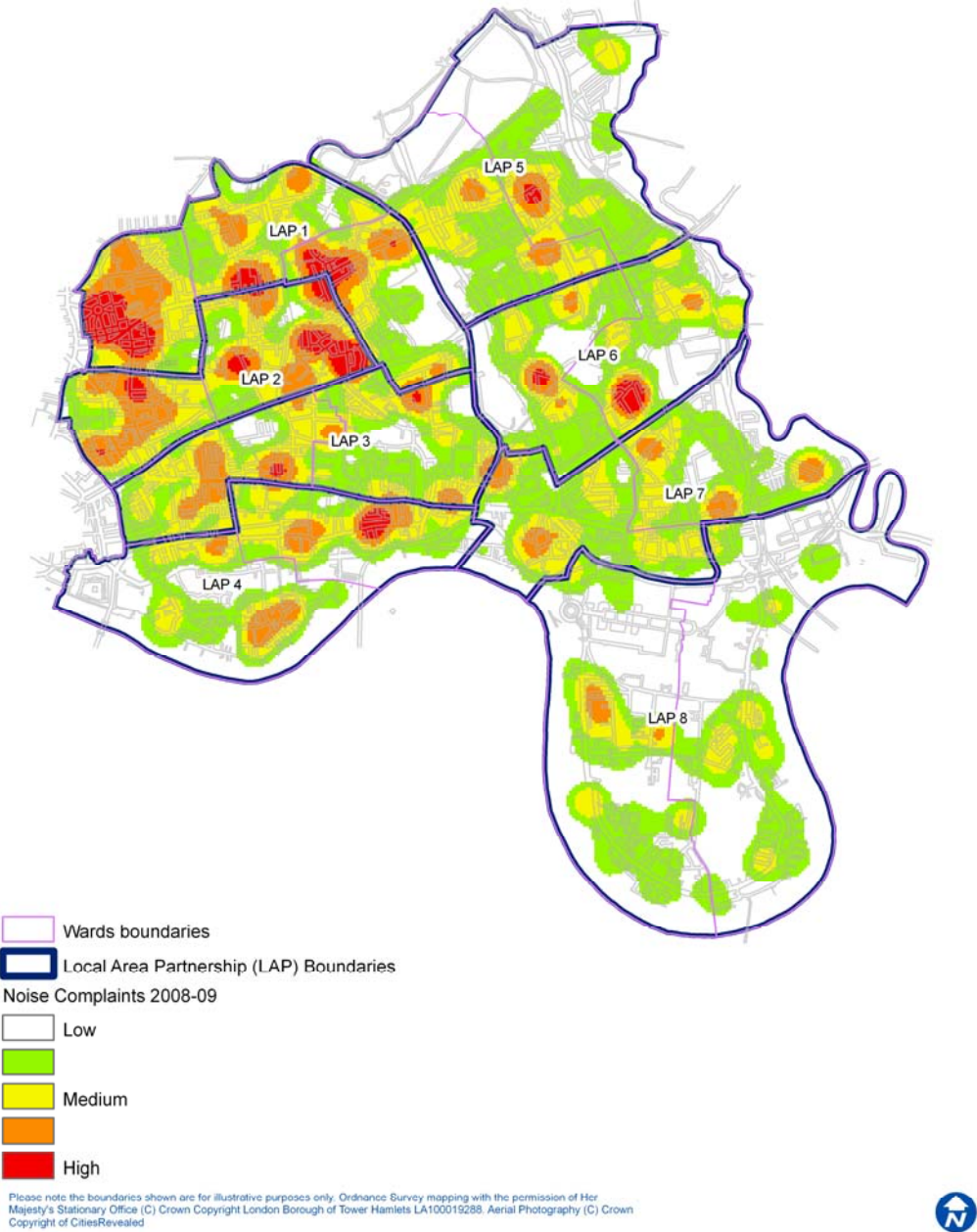
Policies monitored: CP46 Accessible and Inclusive Environments, CP47 Community Safety, DEV3 Accessibility and Inclusive Design, DEV4 Safety and Security

Relevant Indicators: SEI 15, SEI 21

5.4.8 The number of noise related complaints have risen from 7,074 in 2007/08 to 8,015 in 2008/09 (SEI 15). Map 9 identifies noise hotspots in the Borough including the area around Brick Lane and Spitalfields. Policy to address this issue is being put forward through the emerging Core Strategy and Development Management DPD.

5.4.9 The percentage of residents that feel they can influence decisions affecting their local area has fallen to 46% (SEI 21), from 48% in 2007/08.

Map 9 Environmental Health Noise Complaints 2008-09



Creating distinct and durable places



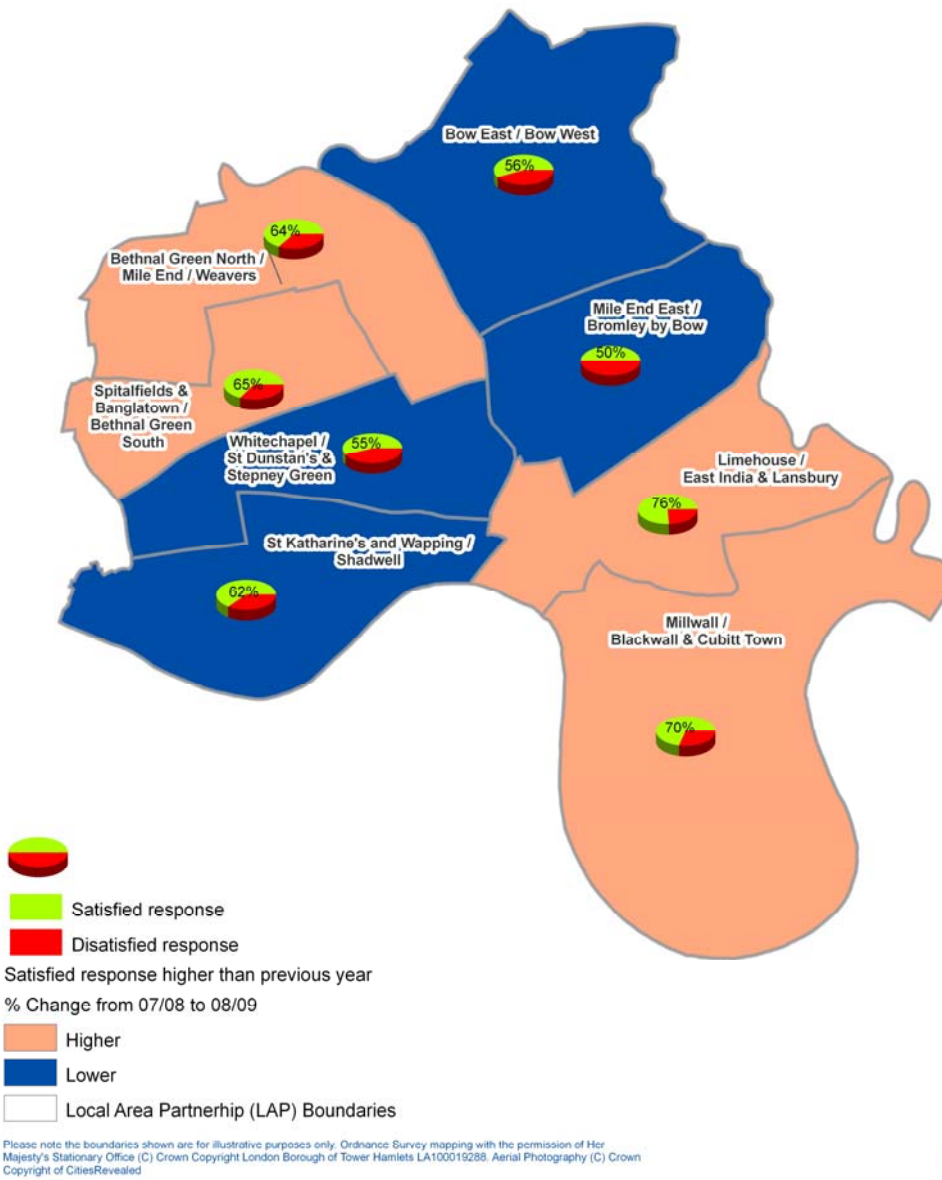
The Built Environment

Policies monitored: CP4 Good Design, DEV2 Character and Design

Relevant Indicators: LOI 1

5.4.10 The level of satisfaction with the built environment has improved as indicated by the Annual Residents Survey. This showed 63% of residents are satisfied with the built environment. Map 10 shows the levels of satisfaction by local area partnership. It shows an improvement in every LAP area.

Map 10 Satisfaction with the Built Environment





Building for Life

Policies monitored: CP4 Good Design, DEV5 Sustainable Design, DEV8 Sustainable Drainage, DEV9 Sustainable Construction Materials

Relevant Indicator: COI H6

5.4.11 The quality of residential design has been assessed in line with the Building for Life criteria. Building for Life is the national standard for well-designed homes and neighbourhoods. Planning officers completed 26 assessments of residential developments completed in the monitoring period. The results are shown in Figure 15 and 16 below (COI H6). Map 11 shows the location of the residential developments assessed with some photographs provided.

Figure 15: Building for Life Assessment Results 2008/09

Very Good	5	16 - 20	City Quarter Commercial Street Tarling Estate 131 Wapping High Street Millwall Fire Station
Good	6	14 - 15.75	Parkview and Eastwood Pan Peninsula Elektron Building Plumbers Row Leven Road Harford Street
Average	10	10 - 13.75	Spital Square Britannia PH Commercial Road British Street Estate Suttons Wharf South Gun Street Bigland Street Ye Olde Hope PH Glasshouse Fields Poplar High Street
Poor	5	Less than 10	Wharfside Point East End Mission Vallance Road Taylor Place Salmon Lane

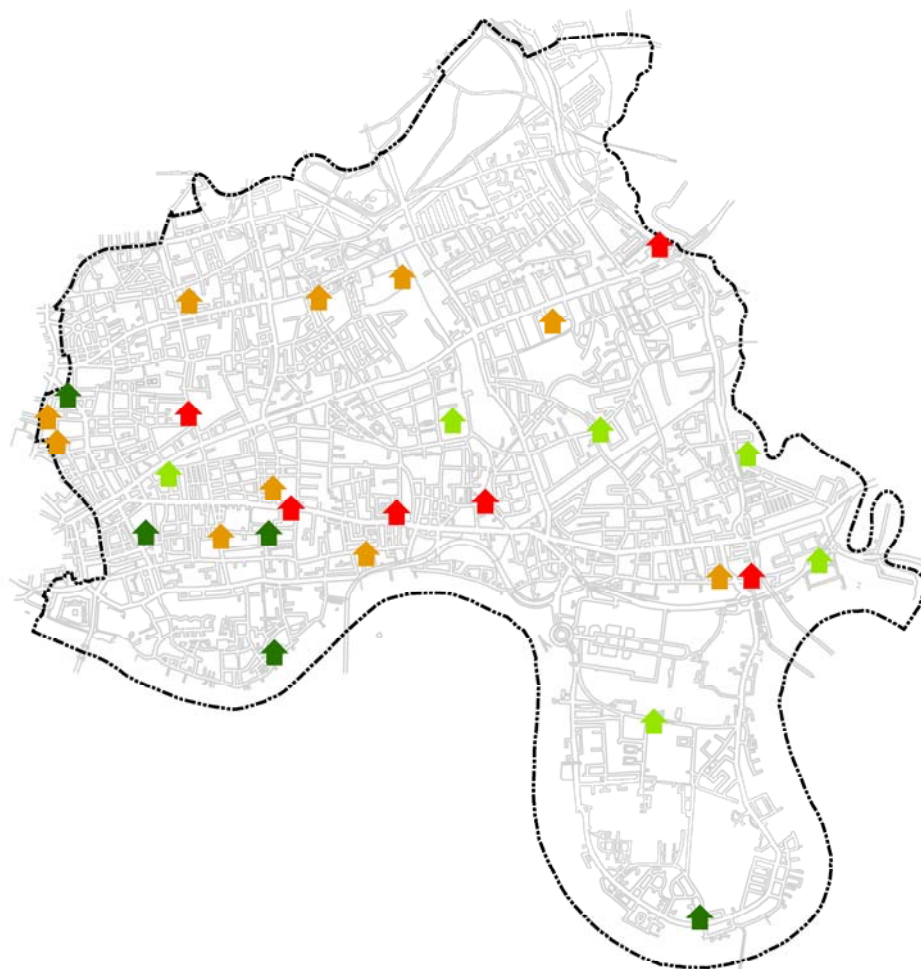
Figure 16: Detailed analysis of Building for Life assessment

Number of sites with a BfL assessment of 16 or more	5
Number of dwellings on those sites	506
% of dwellings of 16 or more	18%
Number of sites with a BfL assessment of 14 to 15	6
Number of dwellings on those sites	1,176
% of dwellings of 14 to 15	43%
Number of sites with a BfL assessment of 10 to 14	10
Number of dwellings on those sites	548
% of dwellings of 10 to 14	20%
Number of sites with a BfL assessment of less than 10	5
Number of dwellings on those sites	528
% of dwellings of less than 10	19%

Design Awards

5.4.12 A number of developments around the Borough have been nominated for national, regional or local design awards indicating innovation and success on the Boroughs streets. Map 12 provides further details.

Map 11 Building for life assessment 2008-09



Building for life scores and planning reference number

-  Very good
-  Good
-  Average
-  Poor

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Map 12 Design Awards Won 2008-09



- ❶ Georgian Group Awards 2008 - 11 Princelet Street
- ❷ 2009 Housing Design Awards - 151 - 157 Gosset Street
- ❸ 2008 Housing Design Award - 452 Hackney Road
- ❹ 2008 RIBA Awards Winner - Richard Feilden House

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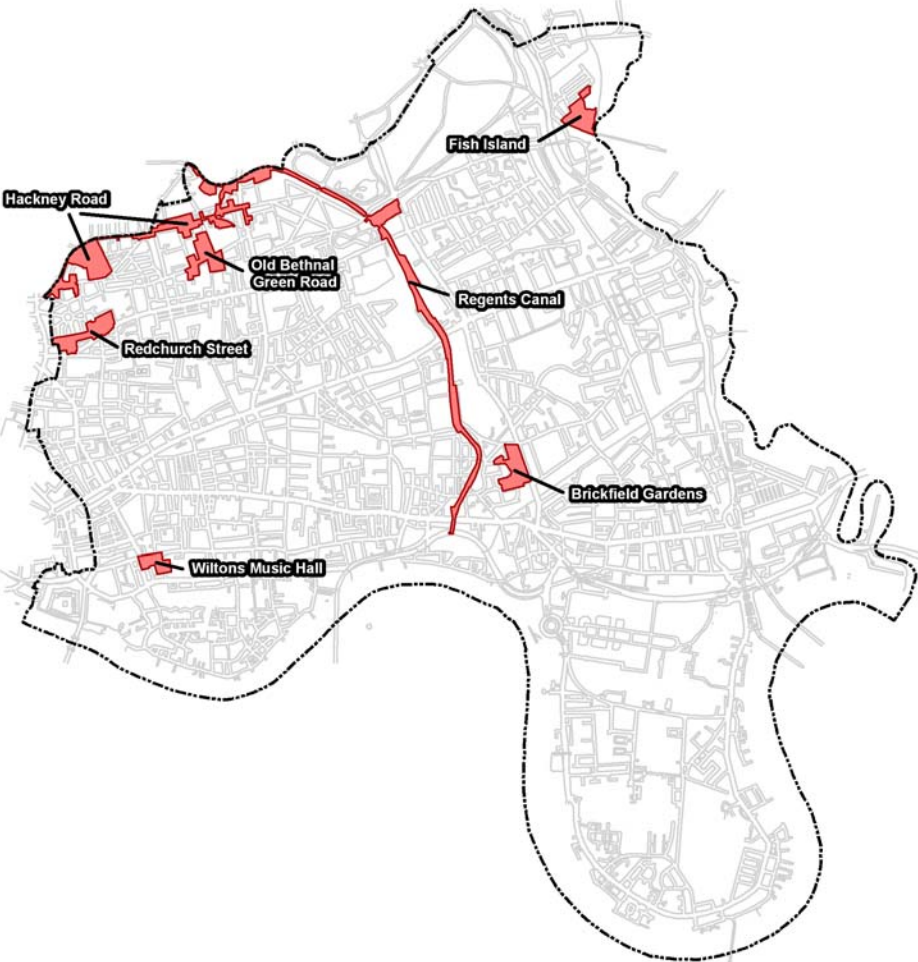
Conservation and Local Heritage

Policies monitored: CP49 Historic Environment, DEV2 Character and Design

Relevant Indicators: LOI 36, LOI 37, LOI 38, LOI 39. SEI 1 and SEI 8

- 5.4.13 Seven new conservation areas have been adopted in the monitoring period increasing the total number of conservation areas to 57 (LOI 36). The designations allow the Borough to increase protection of its local heritage. Map 13 indicates the location of the new conservation areas. The number of up-to-date character appraisals and management proposals for Conservation Areas remains unchanged (LOI 37 & LOI 38).
- 5.4.14 English Heritage has introduced a 'Heritage at Risk' register which now includes waterways and conservation areas. 37 buildings in Tower Hamlets are registered on the heritage at risk register (LOI 39). The Borough has seen an overall decrease in the number of heritage items at risk. Four buildings were removed from the register in the monitoring period including: St Botolphs Hall (Central Foundation School for Girls) in Spital Square, Fire Station Cottages 1-5 Westferry Road, the Former Whitechapel Library and 515 Commercial Road.
- 5.4.16 Two buildings were added to the heritage at risk register including The British Prince public house at 49 Bromley Street and the Gentleman's public convenience in Bow Road.
- 5.4.17 No planning applications were approved that would result in the loss of Listed Buildings or buildings of value in Conservation Areas (SEI 1).

Map 13 New Conservation Areas



 Conservation Areas

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Working towards a zero carbon Borough



Renewable Energy

Policies monitored: CP3 Sustainable Environment, CP38 Energy Efficiency and Production of Renewable Energy, DV6 Energy Efficiency and Renewable Energy

Relevant Indicators: COI E3

5.4.18 Information for renewable energy capacity installed could not be fully captured. Work is on going to enable information collation at the point of submission of applications. It should be noted that priority is given to decentralised energy (Combined Heat and Power (CHP)) which impacts on the count of renewable energy permitted and installed in new developments. Appendix 5 highlights information that has been captured for this monitoring period for permitted developments (COI E3).



Energy Efficiency

Policies monitored: CP3 Sustainable Environment, CP38 Energy Efficiency and Production of Renewable Energy, DEV6 Energy Efficiency and Renewable Energy

Relevant Indicators: SEI 16

5.4.19 In the monitoring period 2007/08 Tower Hamlets achieved an overall improvement in energy efficiency based on figures from 1 April 1996 to 31 March 2008 of 9.71% in existing homes (SEI 16). This is the latest information available.

5.4.20 This is an improvement in energy efficiency but is likely to fall short of our target reduction of 30% by 2010 from 1996 levels. The Council's Private Home Improvement team continues to provide tailored energy efficiency advice to residents. The Council's Sustainability Team also provides energy efficiency advice to Registered Social Landlords, including Tower Hamlets Homes on regeneration projects.



Air Quality

Policies monitored: CP3 Sustainable Environment, DEV11 Air Pollution and Air Quality

Relevant Indicator: SEI 14

- 5.4.21 A key indicator of air quality is the level of particulate matter present. Particulate matter or PM10 has been measured in terms of the number of days where levels are higher or moderate. In the monitoring period there were 5 days recorded at moderate or high levels (Poplar - 4 days, Bethnal Green - 1 day) (SEI 14). This is an improvement from 2007/08. The Borough is within its target of no more than 30 days.

6. Delivering Place Making

- 6.1 Masterplans set out a commitment to monitor development and progress on delivering key infrastructure within their boundaries. This section reports on key implementation projects identified in each of the masterplan areas. Map14 shows these together with other key implementation projects outside of these boundaries.

Aldgate

Housing	13 Approved
	252 Completed at Goodmans Fields
Employment	Loss of 6,086 sq m
Transport and Movement	Works to remove Aldgate Gyrotory completed. Aldgate Station eastern ticket hall and Whitechapel Gallery entrance reopened. New entrance at Aldgate East station on corner of Whitechapel High Street and Leman Street.
Education Provision	None
Health Provision	Planning application submitted for Goodmans Fields including new health facility.
Public Open Space	Construction of new Braham Street park started.
Infrastructure, Services and Waste	None

- 6.2 In addition, works to extend and refurbish Whitechapel Gallery were completed. The Gallery reopened to the public in April 2009. Map 15 shows a summary of key projects in Aldgate.

Millennium Quarter

Housing	649 Approved
	216 Completed
Employment	None
Transport and Movement	Construction started on relocated South Quay station to accommodate DLR 3-car extension
Education Provision	None
Health Provision	None
Public Open Space	Delivery of Millennium Quarter Public Realm Guidance Manual projects.
Infrastructure, Services and Waste	None

Whitechapel

Housing	10 Approved 6 Completed
Employment	None
Transport and Movement	New pedestrian crossing over Whitechapel Road. Extension and upgrading of East London Line continued. Continuing discussions around new Crossrail station in Whitechapel.
Education Provision	None
Health Provision	Royal London Hospital development underway
Public Open Space	Ongoing redevelopment of Royal London Hospital will deliver new areas of public open space in the centre of Whitechapel
Infrastructure, Services and Waste	None

- 6.3 Planning applications were submitted for 17 TfL Cycle Hire Scheme stations in fare zone one, including two each in Aldgate and Whitechapel.

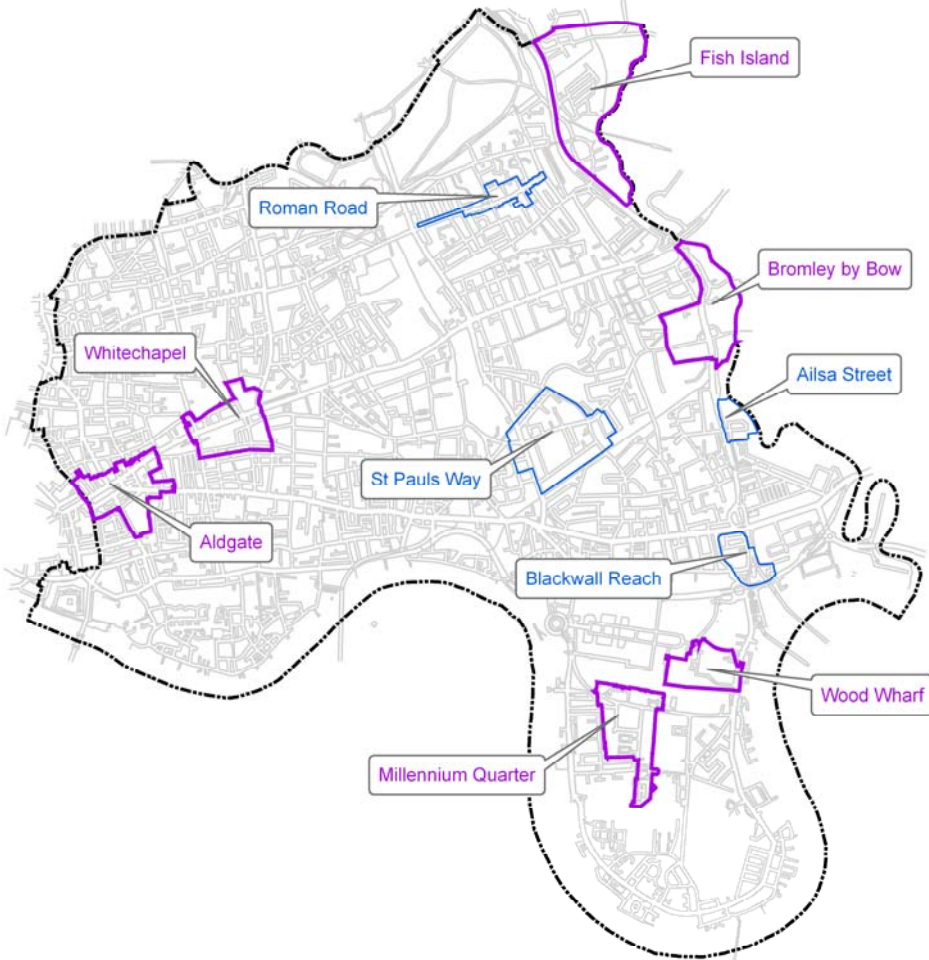
Bromley-by-Bow

- 6.4 The Council intends to consolidate the additional work currently underway within the Masterplan area and present an updated draft to Cabinet in 2010. The draft Masterplan will then be subject to further public consultation. The work currently underway in the area includes the Bromley-by-Bow Land Use and Design Brief, which was approved by the Council's Cabinet as Interim Planning Guidance (IPG) in February 2009. In addition, connectivity studies such as the Bromley-by-Bow Station Integration and Improvement Study and South-East Quadrant Development Framework and Accessibility Strategy are progressing. These studies were commissioned by London Thames Gateway Development Corporation (LTGDC) with the London Borough of Tower Hamlets as a partner organisation. The Council has been working closely with LTGDC and has been feeding into the preparation of these studies.

Fish Island

- 6.5 The Fish Island masterplanning work has reached Stage 2. This work has now ceased, pending agreement though the Core Strategy about the amount of Strategic Industrial Location to be retained in the area. The Council is now going to move forward with an Area Action Plan for the area. However, the masterplanning work has been used to inform further work areas and the development of documents in the area. The Council has been working with key partner agencies, such as the LTGDC, the London Development Agency and Design for London to develop and deliver a number of 'quick win' projects, particularly around public realm which could be delivered pre-2012.

Map 14 Existing Masterplans and Areas of significant change areas 2008/09

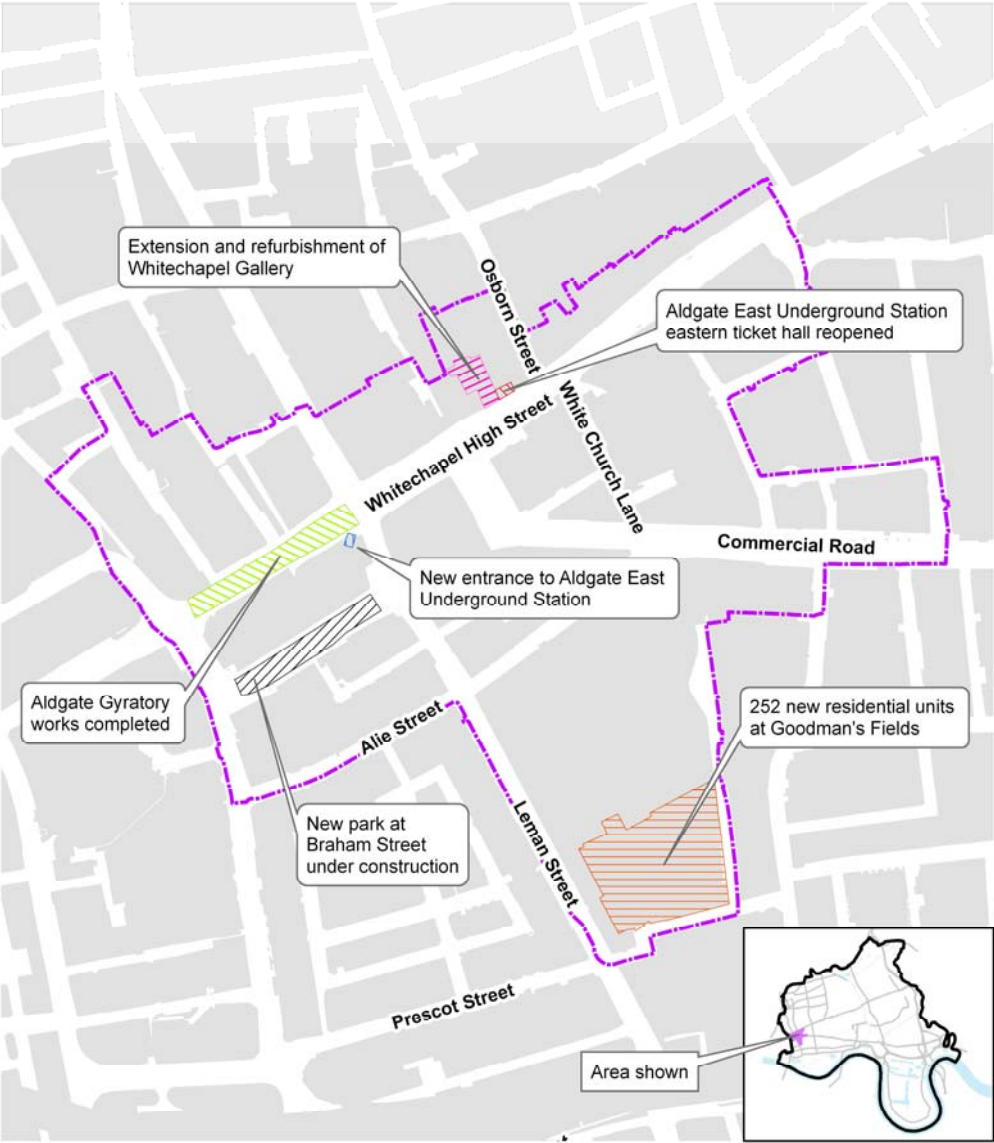


- Areas of Significant Change boundaries
- Masterplans boundaries

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Map 15 Aldgate Masterplan area



 Aldgate Masterplan boundary

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7. Progress on the Local Development Scheme

Compliance with 2006 Local Development Scheme

- 7.1 Tower Hamlets reviewed and revised its LDS which was approved by Government Office for London in December 2007. During 2008-09 Tower Hamlets complied with the revised local development scheme by progressing with the preparation and production work on the Core Strategy. Work on the Site Allocation and Development Management Development Plan Documents has been delayed due to the prioritised work on the Core Strategy. Figure 18 shows a summary of the progress made with the local development scheme.

Future Revision of the Local Development Scheme

- 7.2 Changes to the national plan making process (as set out in the revised Planning Policy Statement 12 and revised regulations) affects the timetable for production of the Tower Hamlets Core Strategy and other development plan documents. The local development scheme has been updated to reflect the changes in the regulations. This is likely to have an impact on all development plan documents and the Statement of Community Involvement. A review of the LDS took place in 2009, responding to the implementation priorities identified in the Core Strategy. Some of the supplementary planning documents necessary to implement the Core Strategy include Bishopsgate Goodsyard Masterplan, Bromley-by-Bow Design Brief and the Planning Obligations SPD.

Figure 17: Progress on the Local Development Scheme

Document	Status
Statement of Community Involvement	Examination held 10 October 2007 Adopted by Council 11 February 2008
Core Strategy DPD	In submission phase - on track
Development Management DPD	Document delayed due to Core Strategy - in preparation phase
Site Allocations DPD	Document delayed due to Core Strategy - in preparation phase
Whitechapel Masterplan	Cabinet approved draft 6 December Approved as Interim Planning Guidance by Cabinet on 4 July 2007
Aldgate Masterplan	Cabinet approved draft 6 December Approved as Interim Planning Guidance by Cabinet on 4 July 2007
Bromley-by-Bow Masterplan	Cabinet approved draft 6 December Approval as Interim Planning Guidance postponed
Fish Island Masterplan	Work has started and reached stage two of the master planning process.

8. Adopted Unitary Development Plan 1998

- 8.1 When the Planning and Compulsory Purchase Act 2004 came into force on 28 September 2004, it enabled Local Planning Authorities to automatically save the policies in adopted Unitary Development Plans (UDPs) for a period of 3 years or until the Authority adopted its Local Development Framework Core Strategy. If Local Planning Authorities need to save policies beyond the three year period then they needed to seek approval from the Secretary of State.
- 8.2 In order to ensure the Council retains appropriate, robust, local planning policies to manage sustainable development, an assessment of the UDP policies was undertaken. As a result of this assessment, recommendations were made to the Council to retain and delete certain policies. These recommendations were based upon the relevance to the national, regional and local policy context and an explanation as to why a policy is to be retained or deleted.
- 8.3 The policies named in the Direction on Saving UDP have been saved as of 27 September 2007. All other UDP policies have been deleted and will not be considered in planning decisions.
- 8.4 The Tower Hamlets Unitary Development Plan (UDP) 1998 is the adopted plan which provides the basis for planning decisions in the Borough. This, along with the Mayor's London Plan, makes up the Tower Hamlets Development Plan.

9. Monitoring the Statement of Community Involvement

Formal Consultation on Options and Alternatives for the Core Strategy

- 9.1 As part of the continuous engagement process, two periods of public consultation were undertaken for the two consultation documents.
- 9.2 These were:
- Options and Alternatives (summer 2008) - set out high-level options for strategic development in the Borough; and
 - Options and Alternatives for Places (winter 2009) - set out preferred options in a place shaping context.
- 9.3 The commentary from both these documents was used to inform the Proposed Submission Version of the Core Strategy.

Who did we invite to take part in Consultations?

- 9.4 To ensure the views of local people, community groups and stakeholders were acknowledged, those detailed as specific consultees, general consultees and Interested Parties were directly invited to take part in two formal rounds of public consultation on the Core Strategy and associated documents. In addition to direct invitations, the council also asked the general public to comment.

Core Strategy Options and Alternatives

- 9.5 On 21 July 2008 the London Borough of Tower Hamlets published its Core Strategy Options and Alternatives paper for public consultation. The six-week consultation period ended on 2 September 2008. 1,252 identifiable comments were received (including late responses) from 88 public, private and community organisations and individuals.
- 9.6 51% of responses were given by the private sector, 37% from the public sector, 11% from the community sector and 1% from others (residents, LBTH employees, etc.).

Options and Alternatives for Places

- 9.7 On 5th February 2009 the London Borough of Tower Hamlets published its Core Strategy Options and Alternatives for Places document for public consultation. The six-week consultation period ended on 19th March 2009. The consultation on the Core Strategy Options and Alternatives for Places followed on from the consultation on the previous Options and Alternatives document in summer 2008.
- 9.8 The Options and Alternatives for Places provided an update of the themes previously consulted on and placed them in a spatial context. It

did this by setting out the themes at a Borough-wide level and at a local 'place' level. It developed the themes by applying them locally to the 24 places of the Borough, identifying delivery options and setting out a proposed implementation and monitoring methodology.

- 9.9 For this consultation phase, 45% of responses were given by the private sector, 26% from the public sector, 7% from the community sector and 22% from others (residents, LBTH employees, etc.).

10. Issues and Actions

- 10.1 The assessment of the Interim Planning Guidance policies indicates the overall outcomes are positive in terms of the implementation of the policies and the contribution towards sustainable development in Tower Hamlets. The Council is continuing to find ways to implement the spatial vision for Tower Hamlets, and to respond effectively to development pressure. This years AMR raises the following significant issues:

Non-Residential Development

- 10.2 The Borough has seen a significant level of retail, office and leisure development over the past year, with a net increase of over 15,000 sq m. However, it is concerning that the majority of this development is located outside of town centres. While a significant proportion of office uses was completed in the Central Activities Zone, a large number of mixed-use developments have been completed outside of town centres with retail and office floorspace. This continuing trend has highlighted the prevalence of town centre uses being provided throughout the borough. The Town Centre Spatial Strategy and the Core Strategy have taken the approach of refocusing on our town centres to maintain the strong role town centres play in Tower Hamlets.
- 10.3 The borough has seen a significant loss in the amount of employment land available. This is a trend showing a year on year decrease of around 20 ha. This is in line with current policy requiring a managed release of employment land in Tower Hamlets. It is important to note that this space is not being lost in areas that have been designated for employment use.
- 10.4 The number of hotel bedrooms completed each year continues to exceed the annual policy target of 100 hotel rooms. Tower Hamlets has been at the forefront of regeneration over a number of years increasing both regeneration and business tourism. In response to this and the 2012 Olympic and Paralympic Games is an increasing demand for hotel development. Further research is required in this area to understand demand for hotels and serviced apartments and where these are most appropriately located.

Housing Delivery

- 10.5 Despite an overall increase in the delivery of affordable housing, the dwelling mix and type that is being delivered gives rise to concern. This year, the number of intermediate homes completed exceeds the number of social rented homes. This has led to a much smaller provision of family size intermediate housing, well below the required target. To ensure new housing contributes to building sustainable communities, the Council is working with the Homes and Communities

Agency on a number of sites around the Borough to deliver new homes that meet the housing needs in Tower Hamlets.

- 10.6 The average residential density has increased to 579 habitable rooms per hectare. This remains high and reflects the high levels of public transport accessibility with Tower Hamlets and the demands economic viability places to maximise the density of sites, particularly those with high land values. Further monitoring will consider development schemes with densities outside the acceptable density ranges set out in the London Plan.

Impacts of an Increasing Population

- 10.7 High levels of population growth, evident from the continuing high levels of housing development, place additional pressure of community infrastructure.
- 10.8 The level of publicly accessible open space per 1,000 people has decreased for the fourth year in a row. The Council is working with key partners through the Healthy Tower Hamlets programme to deliver a Green Grid for Tower Hamlets. This will work to identify opportunities for new open spaces and improve the links between open space, while promoting walking and healthy lifestyles.
- 10.9 The total amount of municipal waste generated has increased significantly, again as a result of continuing population growth. While a higher percentage of all waste is being recycled, in real terms, the amount of waste going to landfill has increased in the past year. While the recycling results are promising, this presents a challenge in terms of waste management, both for the Council and for local people.

Environmental Indicators

- 10.10 It is of particular concern that the number of noise related complaints has risen for the second year. Spatial analysis shows that noise hotspots include the area around Brick Lane and the western end of Bethnal Green Road. Policy to address this issue is being put forward through the emerging Core Strategy and Development Management DPD. In addition, work to implement the Town Centre Spatial Strategy will help to address issues of noise in certain town centres.
- 10.11 Biological river quality is monitored by the Environment Agency and is regularly measured at only one site in Tower Hamlets. This has reported a poor assessment grade of E, with biology restricted to pollution tolerant species. Continuing partnership working with the Environment Agency through the Local Biodiversity Action Plan should help to address this issue.

Additional actions proposed

10.12 Further actions proposed include:

- Further work on coordinating the Annual Monitoring Report programme with Local Area Agreement monitoring;
- Improving data collection on renewable energy;
- Improving data collection on sustainable urban drainage systems;
- Continuing monitoring on student accommodation and the associated impacts;
- Revising the Local Development Scheme by December 2009;
- Revising the Statement of Community Involvement by December 2009;
- Begin work on the Site Allocations and Development Management DPDs in late 2009;
- Embed new policy monitoring targets in the emerging Local Development Framework.

10.13 The Annual Monitoring Report is not a policy making document but provides an assessment and review of current planning policy and the implementation of this in Tower Hamlets. The annual monitoring process has informed the preparation of the Core Strategy, and will inform the Development Management and Site Allocations DPDs. The Council is developing these documents with involvement from statutory and local consultees, together with relevant evidence.

10.14 There is likely to be one further Annual Monitoring Report focussing on the Interim Planning Guidance policies. From 2011, pending the successful adoption of the Core Strategy, monitoring will shift to the policies contained within the Core Strategy. A monitoring framework will be prepared in line with the Core Strategy and the future Development Plan Documents. Work to monitor the Infrastructure Delivery Plan will also form part of this.

Indicator Summary Table

APPENDIX 1

Indicator	Description	Data Source	Target	Traffic Light	2006-07	2007-08	2008-09	Preferred Direction	Direction of Performance
Core Output Indicators									
BD1	Total amount of additional floorspace by type	LBTH Planning Applications Database	No specific target	AMBER	7,211 sq m (B1a) no B2, 165 sq m (B8)	4,020 sqm (B1a), no B1b, -455 (B1c), -3617sqm (B2), -25,757 sq m (B8)	GROSS: 16,495 sq m (B1a), no (B1b), 774 sqm (B1c), 2,732 sqm (B2), 1,720 sqm (B8) NET: 13,142 sqm (B1a), no (B1b), 774 sqm (B1c), -7,724 sqm (B2), -12,418 sqm (B8)	—	—
BD2	Total amount of employment floorspace on previously developed land - by type	LBTH Planning Applications Database	100%	GREEN	100%	100%	100%	Higher	►
BD3	Employment land available - by type	LBTH Planning Applications Database	N/A	RED	121.67	104.64	84.6	Higher	▼
BD4	Completed floorspace for 'town centre uses' (A1, A2, B1a, and D2)	LBTH Planning Applications Database	No specific target	AMBER	10,288 sq m with 632 in town centres	9,214 sq m with 1,407 in town centres	Within Town Centres NET: -13(a1), 0 (a2,b1a,d2), Total -13 GROSS: 62 (a1), 0 (a2,b1a,d2), TOTAL 62 Boroughwide NET: 1973 (a1),0 (a2), 13142 (b1a), 540 (d2) Total 15,655 GROSS: 3147(a1), 0(a2), 16495(b1a),540(d2) TOTAL 20,182	—	►
H1	Plan period and housing targets	LBTH Planning Applications Database	31,500	N/A	31,500	31,500	31,500	N/A	N/A
H2(a)	Net additional dwellings in previous years	LBTH Planning Applications Database	N/A	N/A	1,630 dwellings (01/02), 1,108 dwellings (02/03), 2,181 dwellings (03/04), 2,465 dwellings (04/05), 2,477 dwellings (05/06)	1,179 dwellings (02/03), 2,992 dwellings (03/04), 2,465 dwellings (04/05), 2,575 dwellings (05/06), 2,370 dwellings (06/07)	2,992 dwellings (03/04), 2,465 dwellings (04/05), 2,575 dwellings (05/06), 2,370 dwellings (06/07), 2,335 dwellings (07/08)	N/A	N/A

Indicator Summary Table
APPENDIX 1

H2(b)	Net additional dwellings for the reporting year	LBTH Planning Applications Database	3,150 Annual London Plan delivery target	GREEN	2,254 dwellings (2006-2007) (Net) , 330 vacancies brought back into use, 1 non-self contained unit, 2,585 dwellings (2006-2007) (Total)	2,037 dwellings (2007-2008) (Net), 2,115 (2007-2008)(Gross)	2,839 dwellings (2008-2009) (Net), 2,979, (2008-2009)(Gross)	Higher	▲
H2(c)	Net additional dwellings in future years	LBTH Planning Applications Database	N/A	N/A	3,530 dwellings (07/08), 3,791 dwellings (08/09), 3,781 dwellings (09/10), 3,462 dwellings (10/11), 3,457 dwellings (11/12), 3,455 dwellings (12/13), 3,557 dwellings (13/14), 3,555 dwellings (14/15), 3,322 dwellings (15/16), 1,689 dwellings (16/17)	2,370 dwellings (07/08); 2,037 dwellings (08/09); 2,969 dwellings (09/10); 2,969 dwellings (10/11); 2,969 dwellings (11/12); 2,969 dwellings (12/13); 2,969 dwellings (13/14); 2,969 dwellings (14/15); 2,969 dwellings (15/16); 2,969 dwellings (16/17); 2,969 dwellings (17/18); 1,970 dwellings (18/19); 1,970 dwellings (19/20); 1,970 dwellings (20/21); 1,970 dwellings (21/22); 1,970 dwellings (22/23); 1,970 dwellings (23/24);	2,839 dwellings (08/09); 4,425 dwellings (09/10); 4,667 dwellings (10/11); 2,208 dwellings (11/12); 1,170 dwellings (12/13); 1,211 dwellings (13/14); 4,677 dwellings (14/15); 3,708 dwellings (15/16); 3,496 dwellings (16/17); 5,884 dwellings (17/18); 3,386 dwellings (18/19); 4,969 dwellings (19/20); 1,336 dwellings (20/21); 2,734 dwellings (21/22); 824 dwellings (22/23); 2,864 dwellings (23/24); 43 dwellings (24/25)	N/A	N/A
H2(d)	Managed Delivery Target	LBTH Planning Applications Database	N/A	N/A	2,891 average dwellings per year	2,503 average dwellings per year	See Figure 10	N/A	N/A
H3	New and converted dwellings -on previously developed land	LBTH Planning Applications Database	100%	AMBER	100%	97%	97.48%		
H4	Net additional pitches (Gypsy and Traveller)	LBTH Planning Applications Database	No net loss	AMBER	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	—	▶
H5	Gross affordable housing completions	LBTH Planning Applications Database	1,688	GREEN	1047	534	1,555	Higher	▲
H6	Housing Quality-Building for Life Assessment	LBTH site visits	Scores of Over 14/20	GREEN	Not collected	Very Good 1, Good 1, Average 5, Poor 5	Very Good 5, Good 6, Average 10, Poor 5	Higher	▲

Indicator Summary Table
APPENDIX 1

E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Environment Agency	Fewer than previous year	GREEN	4 permissions granted contrary to the advice of the Environment Agency	3 permissions granted contrary to the advice of the Environment Agency	No application was granted contrary to Environment Agency's advice	▼	▼
E2	Changes in areas of biodiversity importance	Greenspace Information for London	No Loss	GREEN	No recorded change	No recorded change	No recorded change		
E3	Renewable energy generation	LBTH Planning Applications Database	Need to set a target	AMBER	Manchester Road - solar panels installation - up to 0.8KW capacity	Elektron Development Aspen Way - 3 wind turbines (12,000 kWh/annum) and photo voltaic modules (4,993 kWh/annum)	7 sites across the Borough	Higher	►
W1	Capacity of new waste management facilities by waste planning authority	LBTH Waste Management	N/A	AMBER	No new waste management facilities	No new waste management facilities	No new waste management facilities	Higher	►
W2	Amount of municipal waste arising, and managed by management type by waste planning authority	LBTH Waste Management	Need to set a target	AMBER	Recycling (9,866 tonnes) 11.72%, Composting or Treatment by Anaerobic Digestion (154 tonnes) 0.18%, Used to recover heat, power and other energy sources (7712.48 tonnes) 9.16%, Landfill (66,445 tonnes) 78.94%	Recycling (11,147 tonnes) 13.61%, Composting or Treatment by Anaerobic Digestion (100 tonnes) 0.12%, Used to recover heat, power and other energy sources (0 tonnes) 0%, Landfill (70,146 tonnes) 85.62%	Total recycled/composted/reused - 15389 tonnes; Total Landfilled - 87,612 tonnes; Energy from waste 237 tonnes.	Higher	▲
Local Output Indicators									
LOI 1	Level of satisfaction with Built Environment	LBTH Annual Residents Survey	Monitor trend	AMBER	66%	61%	63%	Higher	▲
LOI 2	Number of new jobs created	Annual Business Inquiry	Monitor trend	AMBER	7,520 new jobs (2004-05)	10,364 new jobs (2005-06)	6,155 new jobs (2006-07)	Higher	▼
LOI 3	Percentage of residents working outside of the Borough	Census 2001	Reduction in the percentage of residents from the previous year	AMBER	61%	61%	61%	Lower	►

Indicator Summary Table

APPENDIX 1

LOI 4	Amount of vacant B1a office floor space	LBTH Council Revenue Support	Not more than 25%	N/A	Not collected	Not collected	Not collected - can refer to qualitative assessment from report. Vacant B1a floorspace in Bromley-by-Bow, Canary Wharf South and Bethnal Green South source	Lower	N/A
LOI 5	NI 171 New business registration rate - Registration rate per 10,000 resident adults	BERR New business registration rate	Not below 2004/05 levels (92.1)	GREEN	103.1	94	124.6 (2007-08)	Higher	▲
LOI 6	Vacancy levels in Strategic Industrial Locations and Local Industrial Locations	LBTH Industrial Land Review	Not more than 25%	GREEN	Some vacancies were recorded at Fish Island. Low vacancy levels were recorded for Empson Street/St. Andrew's Way, Gillender Street and Poplar Business Park.	Some vacancies were recorded on Bethnal Green Rd , Chrisp St (Market Rd and East India Dock Rd), and Roman Rd East and West.	No vacancy levels were recorded for Fish Island, Empson Street/St. Andrew's Way and Gillender Street or Poplar Business Park	Lower	▶
LOI 7	Number of new hotel rooms	LBTH Planning Applications Database	100 rooms per year	RED	445 new hotel bedrooms completed	238 new rooms	168 new rooms	Lower	▼
LOI 8	Town Centre Vacancy rates	LBTH Town Centre Health Checks	Not more than 8%	AMBER	District Centres Bethnal Green (0%), Chrisp Street (0%), Crossharbour (0%), Isle of Dogs (0%), Roman Road West (2.7%), Roman Road East (14.9%), Watney Market (0%), Whitechapel (0%)	Major centre: Canary Wharf (0%) and District Centres Bethnal Green (1.5%), Chrisp Street (4.9%), Crossharbour (0%), Roman Road East (14.0%), Roman Road West (6.5%), Watney Market (5.9%), Whitechapel (7.4%)	Major centre: Canary Wharf (0%) and District Centres Bethnal Green (0%), Chrisp Street (0%), Crossharbour (0%), Roman Road East (19.0%), Roman Road West (3.1%), Watney Market (0%), Whitechapel (0.7%)	Lower	▲
LOI 9	Number of applications approved for changes of use to A3, A4 and A5	LBTH Planning Applications Database	Monitor trend	GREEN	17	15	11	Lower	▼

Indicator Summary Table
APPENDIX 1

LOI 10	Percentage of social rented housing completions for family housing	LBTH Planning Applications Database and London Development Database	45%	RED	18.12%	25.48%	35.02%	Higher	▲
LOI 11	Percentage of intermediate and market housing completions for family housing	LBTH Planning Applications Database and London Development Database	25%	RED	2.54 % (Intermediate) 4.22% Market)	15.87 % (Intermediate) 2.53% Market)	6.86% (Intermediate) 3.44% (Market)	Higher	▲
LOI 12	Percentage of total housing completions that are affordable (calculated by habitable rooms)	LBTH Planning Applications Database and London Development Database	50:50	GREEN	40.98%	29.36%	56.63%	No Change	▲
LOI 13	Percentage of affordable housing completions that are intermediate	LBTH Planning Applications Database and London Development Database	80:20	RED	38.50%	11.33%	57.31%	Higher	▲
LOI 14	Number of residential dwellings lost	LBTH Planning Applications Database and London Development Database	No net loss	AMBER	356	76	140	No net Loss	▶
LOI 15	Amount of eligible open spaces managed to Green Flag standard	Green Flag Award website: http://www.greenflagaward.org.uk/award/	1 additional park/year	AMBER	5 parks- Island Gardens, King Edward Memorial Park, Mile End Park, Trinity Square Gardens and Weavers Fields	6 parks- Island Gardens, King Edward Memorial park, Mile End Park, Millwall park, Trinity Square Gardens and Weavers Fields	6 parks- Island Gardens, King Edward Memorial park, Mile End Park, Millwall park, Trinity Square Gardens and Weavers Fields	Higher	▶

Indicator Summary Table

APPENDIX 1

LOI 16	Percentage of people asked who think that leisure and sports facilities are good, very good or excellent	TH Indicator: Annual Residents' Survey	At least 50%	AMBER	43%	46%	45%	Higher	▼
LOI 17	Number of General Practitioners per 1,000 population	Tower Hamlets Primary Care Trust	At least 59 per 100,000 population	GREEN	Not collected	58	74.6	n/a	▲
LOI 18	Percentage of population reporting good health, aged under 75	Census 2001	At least 92%	AMBER	67.90%	67.90%	67.90%	Higher	▶
LOI 19	Percentage of population aged 16-74 with no formal qualifications	Annual Population Survey (NOMIS)	No more than 25%	GREEN	25.60%	18.80%	23.40%	Lower	▲
LOI 20	Percentage of young people aged 16-18 not in education, employment or training	Local Area Agreement (Connexions)	No more than 10%	GREEN	12.00%	10.38%	8.20%	Lower	▼
LOI 21	Enrolments on adult education courses per 1,000 adult population	Tower Hamlets Index Indicator 042	80	GREEN	74.87	55	58.4	Higher	▲
LOI 22	Area of land designated as Open space	LBTH Parks Team and GIS	1.20 ha/1000 population	RED	244 ha; 1.15 ha/1000 pop	246 ha; 1.14 ha/1000 pop	246 ha; 1.12 ha/1000 pop	Higher	▼
LOI 23	Area of land designated as Local Nature Reserves	LBTH GIS Team	No net loss	AMBER	24.8 ha	24.8 ha	24.8	Higher	▶
LOI 24	Area of land designated as Sites of Nature Conservation Importance	LBTH GIS	No net loss	AMBER	441.2 ha	441.2 ha	441.2	Higher	▶
LOI 25	Area of land designated as Green Chain	LBTH GIS	No net loss	AMBER	16.8 km	16.8 km	16.84	Higher	▶

Indicator Summary Table
APPENDIX 1

LOI 26	Biological River Quality	Dept for Env, Food and Rural Affairs	No drop below 2004 levels	N/A	0%	Data not available		Higher	▶
LOI 27	% of household waste which has been sent by the authority for recycling, re-use and composting	NI Indicator 192	30% by 2016	AMBER	11.72%	13.61%	15%	Higher	▲
LOI 28	Number of Car-free agreements signed	LBTH Planning applications database	At least 60% of all major residential applications	GREEN	57%	83%	96%	Higher	▲
LOI 29	Number of travel plans submitted with applications	LBTH Planning applications database and London development agency	100% of all major applications	AMBER	5%	6%	32%	Higher	▲
LOI 30	Total distance of cycle and pedestrian networks	LBTH Geographic Systems	Increase of at least 1% per annum	AMBER	Pedestrian - 32.5 km, Cycle - 53.3 km,	Pedestrian - 32.5 km, Cycle - 53.3 km,	Pedestrian - 32.5 km, Cycle - 53.3 km,	Higher	▶
LOI 31	Level of satisfaction with public transport	LBTH Annual Residents Survey	At least 80%	AMBER	65%	69%	65%	Higher	▼
LOI 32	Percentage of Authority buildings in which all public areas are suitable for and accessible to disabled people	Best Value Performance Indicator BV156	100%	—	54.32%	63%	Indicator deleted	N/A	N/A
LOI 33	Percentage of major applications with comments from Council's Access Officer	LBTH Planning Applications Database	100%	AMBER	50%	40%	41%	Higher	▲
LOI 34	Perception of Safety	LBTH Annual Survey	10% improvement over the lifetime of the plan	N/A	Data not available	Data not available	Data not available	N/A	N/A
LOI 35	Number of domestic burglaries per 1,000 households	National Indicator NI 16	No more than 18.5	GREEN	16.95	15.98	10.9	Lower	▼

Indicator Summary Table
APPENDIX 1

LOI 36	Total Number of Conservation Areas	LBTH Conservation and Design Team	Not below 50	GREEN	50	50	57	Higher	▲
LOI 37	Conservation Areas with up-to-date appraisals	LBTH Conservation and Design Team	100%	GREEN	35	50	50	Higher	▶
LOI 38	Conservation Areas with published management proposals	LBTH Conservation and Design Team	100%	GREEN	35	50	50	Higher	▶
LOI 39	Proportion of Listed Buildings at Risk	English Heritage Buildings at Risk Register	Less than previous year	GREEN	30 Buildings	39 Buildings	37 Buildings	Lower	▼
LOI 40	Financial contribution for education per residential unit	S106 records	Increase the amount	GREEN	£588 per residential unit	£969 per residential unit	£1,590 per residential unit	Higher	▲
LOI 41	Number of affordable housing units secured	LBTH Development Schemes team and LBTH Planning Applications Database	Increase in the number of units secured the previous years	AMBER	550 units	1,489 units	1,311 units	Higher	▼
LOI 42	Financial contribution for health per residential unit	S106 records	Increase the amount	AMBER	£1,226 per residential unit	£2,957 per residential unit	£1,659 per residential unit	Higher	▼
LOI 43	Student accommodation completed and approved	London Development Database	TBC	—	Not previously recorded	Not previously recorded	447 Bed spaces	—	▶
LOI 44	Wheelchair accessible homes completed	London Development Database	TBC	—	Not previously recorded	Not previously recorded		N/A	N/A
LOI 45	Residential Density	LBTH Planning Applications Database and London Development Database	Monitor trend	RED	570 hr/ha	528 hr/ha	579 hr/ha	Monitor trend	▲
Significant Effects Indicators									
SEI 1	Life Expectancy at Birth	London Health Observatory	10% reduction in the gap between Tower Hamlets and the England average	AMBER	Male 74.9, Female 79.9 (Period 2003-2005)	Male 75.2, Female 80.2 (Period 2004-2006)	Male 75.3, Female 80.4 (Period 2005-2007)	Reduce gap	▼

Indicator Summary Table
APPENDIX 1

SEI 2	Percentage of all housing units that are affordable (calculated by dwellings)	LBTH Planning Applications Database	50%	GREEN	39.20%	25.25%	52.19%	—	▲
SEI 3	Proportion of Local Authority homes which were non-decent at 1 April each year	Best Value Performance Indicator 184a	No more than 60%	GREEN	61.74%	58.95%	57.61%	Lower	▼
SEI 4	Number of new or redeveloped primary care facilities	LBTH Planning Applications Database and Primary Care Trust	10	GREEN	A new walk-in centre was opened at Canary Wharf, the dental practice at St Peter's Community Centre was reopened, a new surgery was opened at Cable Street, and an extension was completed to the St Stephen's Health Centre.	The new Barkantine Health and well-being Centre was opened on the Isle of Dogs, Pinchin St opened in 2007 as part of the Whitechapel Health Centre, and the Albion Health Centre was expanded. St Peters Centre in Wapping was also refurbished involving major improvements	A new dental practice (Williams Place) was opened at Roman Road together with a new health centre at Mansell Street. Refurbishments and upgrade work were carried out to a number of GP practices and health centres including: Gill Street, Leopald Street, Ruston Street Clinic, Spitalfields and Wapping Health Centres and Wellington Way. Major improvements to facilities at the Mile End Hospital include, the therapy department (phase 2 continues through 2009/10) and a refurbishment of the wards for older people and rehab services.	Higher	▲
SEI 5	Number of physical visits to public library premises/1000 population	TH Index Indicator	10,000	AMBER	9,182	9,711	9,285	Higher	▲
SEI 6	Number of visits to Leisure Centres	Sport & Physical Activity service - GLL	1,500,000	GREEN	1,451,307	1,704, 587	1,722,240	Higher	▲
SEI 7	Percentage of New homes built on previously developed land	Best Value Performance Indicator 106	100%	GREEN	100%	100%	100%	—	▲

Indicator Summary Table
APPENDIX 1

SEI 8	Percentage of proposals approved that would result in the loss of Listed Buildings or buildings of value in Conservation Areas	LBTH Planning Applications Database	Less than 5% of relevant planning applications	GREEN	0.67% (1out of 149)	2.63% (1out of 38)	0% (0 out of 35)	Lower	▼
SEI 9	Number of domestic burglaries per 1,000 households	Best Value Performance Indicator 126	No more than 18.5	GREEN	16.95	15.98	10.9	Lower	▼
SEI 10	The percentage of hate crime cases with identified perpetrators investigated by the Community Safety Service resulting in formal action.	Local Performance Indicator LPSAHC1 Excelsis	70 in 2008/09	—	N/A	35	Indicator to be reported in AMR 2009/10	Higher	►
SEI 11	LAA NI152: Working age people on out of work benefits	NOMIS (JSA and benefit data)	Target 18.3% in 08/09	GREEN	18.30%	17.40%	17.10%	Lower	▲
SEI 12	Percentage of children living in households with relative low income	Department for Work and Pensions	Reduction in the number recorded the previous year	—	59%	66% (IMD 2007)	Indicator to be reported in AMR 2009/10	Lower	►
SEI 13	Percentage of residents whose workplace is within the Borough	Census 2001	Higher than the London Average	AMBER	39%	39%	39%	Higher	►
SEI 14	Number of days when air pollution is moderate or high for PM10	London Air Quality Network	No more than 35 days per year	GREEN	Poplar- 10 days, Bethnal Green - 9 days	Poplar- 10 days, Bethnal Green - 10 days	Poplar - 4 Days, Bethnal Green - 1 Day	Lower	▼
SEI 15	Number of Noise-related complaints to Environmental Health	LBTH Environmental Health	Reduction in the number of compliant received the previous year	RED	3,917	7,074	8,015	Lower	▲

Indicator Summary Table
APPENDIX 1

SEI 16	Percentage Improvement in domestic energy efficiency	LBTH Energy Efficiency	30% reduction in domestic energy consumption by 2010 from 1996 levels	RED	9.22% Overall improvement in energy efficiency from 1 April 1996 to 31 March 2007	9.71% Overall improvement in energy efficiency from 1 April 1996 to 31 March 2008 - This info not reported last year	Data to come	Higher	▲
SEI 17	% of household waste which has been sent by the authority for recycling, re-use and composting	NI Indicator 192	30% by 2016	RED	11.72%	13.61%	15%	Higher	▲
SEI 18	Number of SUDS installed	LBTH BC	Increase in the number of SUDS installed in the previous year		Data not available	Data not available	Data not available		
SEI 19	Population of identified species in Tower Hamlets Biodiversity Action Plan	LBTH Local Biodiversity Partnership	model1	GREEN	No reported losses	No reported losses	No reported losses		
SEI 20	Percentage of approved planning applications that do not meet the sequential test for managing flood risk	Development Control and Environment Agency	0%	GREEN	Not collected	Not collected	0%	—	▶
SEI 21	Percentage of residents that feel they can influence decisions affecting their local area	LBTH Annual Residents Survey	80%	AMBER	41%	48%	46%	Higher	▼

Housing Completions 2008/09
APPENDIX 2

Reference	Address	Description	Completion Date	Net Gain
PA/01/00771	508 Roman Road, St. Stephens Road	Extensions with some demolition to provide ground floor snack bar and 2 x two bedroom houses, 3 x one bedroom flats and one studio flat in a three storey development.	24/03/2009	5
PA/01/01255	Land at and rear of 43-47 Vallance Road	Demolition of existing building and redevelopment of the site together with adjoining land at rear to provide a five storey building with three commercial units for retail, service, office or light industry (A1, A2, B1) at ground floor, one B1 unit (office/light industry) at first floor and 14 flats (12 x one bedroom, 2 x three bedroom) on the upper three floors.	25/03/2009	14
PA/02/01093	46-50 Gun Street	Redevelopment to provide a basement plus part 4 and part 5 storey building fronting Brushfield Street and Gun Street (providing two units on the basement and ground floors, to be used for either Class A1, A2 or B1 use only, and 12no. flats on the upper floors) and a basement plus 7 storey building fronting Steward Street (providing two units on the basement and ground floors to be used for either Class A1, A2 or A3 use, and 21no. flats on the upper floors).	10/10/2008	33
PA/03/00154	Site North of Copenhagen, Copenhagen Place,	Demolition of existing storage warehouses and construction of a new mixed use development comprising 4 commercial/office units and 110 residential units with associated car parking and landscaping.	20/08/2008	110
PA/03/00680	159 Commercial Street	Redevelopment of the site including refurbishment of the street facades plus the creation of a 4th floor extension. Use of the site at basement level for storage purposes, on the ground floor level as offices (Class B1) and on the upper 4 floors residential (3 one-bed, 7 two-bed and 4 three-bed flats).	01/02/2009	14
PA/03/01078	Britannia Public House, 2 Digby Street	Demolition of the existing public house and construction of a 5 storey block of 14 flats (8x1 bed, 5x2 bed, 1x3 bed)	16/12/2008	13

Housing Completions 2008/09
APPENDIX 2

PA/04/00350	Site at 3-5 and 19-25 Payne Road	Retention and refurbishment of No. 25 Payne Road, the demolition of the remaining buildings, and the redevelopment of the site to provide new buildings up to 16 storeys high to provide 158 no. flats and 15 commercial units to accommodate Class B1, A1, A2 and D1 uses, with associated landscaping, car parking, and cycle storage	28/10/2008	158
PA/04/00367	Millwall Fire Station, 461 Westferry	Demolition of existing single storey recreation room & construction of a new building up to five storeys containing 21 new residential units	29/07/2008	9
PA/04/00510	East of Poplar Business Park and Southwest of Junction of Prestons Road	The erection of two buildings rising to 13 and 25 storeys for use as 1,084 sq. m of Class A1 (Shop) with 243 residential units above (131 x 1 bedroom, 82 x 2 bedroom and 30 x 3 bedroom).	30/01/2009	243
PA/04/00538	West of Brinsley House, Site East of Watney Street	Redevelopment of site to provide four buildings comprising 672sqm of commercial space (A1, A3 or B1) and 221 residential units plus an internal access road, car & cycle parking, gym and amenity space	04/06/2008	177
PA/04/00954	327-335 Commercial Road	Redevelopment and works to the site including the erection of a new shop front, rear bin store, new residential access to the upper floors, 2 additional floors over the smaller existing building and 1 additional floor over the taller existing building, in connection with the use of the basement and ground floor as an art gallery and ancillary café (Class D1), 4 artists studios (Class B1) at ground floor level, 4 x 1 bed live/work units (mixed Class B1/C3 use) at first floor level and 13 flats (Class C3) at 2nd to 4th floor levels, consisting of (3 x 1 bedroom, 9 x 2 bedrooms and 1 x 3 bedrooms units).	28/10/2008	17
PA/04/00973	Elektron Building, Aspen Way	Demolition of the Electrical Switch House and the erection of a 25-storey building (81.55 metres AOD) plus two 22-storey buildings (73.3 metres AOD) to provide 437 one and two bedroom residential units and 229 sq.m of commercial floorspace (Use Classes A1 to A5, B1 (a), D1 and D2), together with associated car parking, landscaping and infrastructure works.	29/08/2009	290

Housing Completions 2008/09
APPENDIX 2

PA/04/01098	St.Botolphs Hall and Rear of 35-38 Spital Square	(i) Erection of a five storey building plus plant enclosure on part of roof; restaurant on the ground floor and 14 flats on the upper floors (4 studios, 4 one-bedroom and 6 two-bedroom flats); use of part of roof as terrace; (ii) internal and external alterations to St Botolphs Hall together with the change of use of the public hall to a restaurant, including the erection of a single storey glazed link to the above new building; (iii) the creation of new courtyard to the south of St Botolph's Hall to be used as a seating area for the proposed restaurants; and (iv) the erection of a four storey building to provide Use Class B1 office space.	28/01/2009	14
PA/04/01524	17-19 Plumbers Row	Demolition of existing building and construction of a building up to eight storeys to provide commercial space on lower and ground floor with 58 residential apartments above.	18/08/2009	58
PA/04/01577	21 Ridgen Street	Demolition of existing building and erection of two houses (1x3 bed and 1 x 4 bed) together with associated landscaping works.	03/04/2008	2
PA/04/01730	516-518 Roman Road	Erection of a third floor extension to provide two additional 1 bedroom flats with roof terraces.	18/06/2008	2
PA/04/1757	71a Fairfield Road	Demolition of existing building and construction of a part 3 and part 5 storey building to provide 8 flats.	30/06/2008	9
PA/04/1916	Former Goodmans Fields, North of Hooper Street	Amendments to Phase 1 of the Goodmans Fields Masterplan to form 252 residential units with associated works. Reduction in the basement car park to 108 car parking spaces (from 150).	01/10/2008	252
PA/05/00757	99 Alpha Grove	Demolition of three-storey 4-bedroom dwelling house. Redevelopment by erection of a three-storey building to provide 3 x 3 bed flats	24/04/2008	2
PA/05/00801	Suttons Wharf South, Palmers Road	Demolition of warehouse at south end of existing cash and carry premises and construction of a 9 and a half storey building containing 169 residential units, 2620sq.m of office, and a café/bar/shop, together with a semi underground car-park, access road and landscaped areas including public open space and canalside walk	16/06/2008	169

Housing Completions 2008/09
APPENDIX 2

PA/05/1423	4-4a Whitman Road	Demolition of the existing buildings including the walls separating the site from the street and from the school and construction of a part two and part three storey building containing five flats.	27/03/2009	5
PA/05/1778	260-268 Poplar High	Demolition of existing health centre and redevelopment of site comprising the erection of a 6 storey building to create community facilities on the ground floor, and 35 residential flats at rear of ground floor and floors above.	19/02/2009	35
PA/05/1782	70 Marsh Wall	Erection of two buildings of 48 storeys and 39 storeys to provide 820 residential units, retail (Class A1), food and drink (Class A3, A4), business (B1) and leisure (D2) uses with new vehicular access, parking, open space and landscaping	27/02/2009	216
PA/05/02098	East End Mission, 583 Commercial Road	Refurbishment of buildings on Commercial Road for community and retail use on the ground floor with residential above. Demolition of buildings at rear and erection of two, four to five storey plus basement buildings to provide 100 residential units.	23/07/2008	45
PA/05/2109	131 Wapping High Street	Amendment during course of construction of development permitted by appeal - APP/E5900/A/02/1083758, (Application Reference PA/01/0865), for conversion of existing warehouse building, currently occupied by retail use and London Music School to provide 10 residential units.	01/09/2008	10
PA/06/00212	170a Swaton Road	Re-development of a vacant site by erection of a new two storey building containing two one-bed roomed flats.	19/12/2008	2
PA/06/00222	265-267 Whitechapel Road	Refurbishment of residential units and conversion to 6 self contained flats	02/10/2008	4
PA/06/00303	101-103 Whitechapel Road	Conversion of upper floors to form 4 x one bedroom and 1 x two bedroom units.	17/10/2008	5
PA/06/00906	Ye Olde Hope Public House, 2 Pollard Row	Demolition of existing public house and erection of a five storey building comprising 13 flats	23/09/2008	13
PA/06/00946	96-100 Salmon Lane	Construction of a part three and part four storey building to provide 13 flats with cycle and refuse storage	22/01/2009	13
PA/06/00953	86 Bow Road	Change of use from B1 to 8 residential units (1 x 1 bed, 4 x 2 bed and 3 x 3 bed).	10/10/2008	8

Housing Completions 2008/09
APPENDIX 2

PA/06/01012	British Street Estate and Merchant Street	Refurbishment of existing buildings, demolition of four 4-bed flats and shops on Merchant Street, erection of 185 residential units (161 new build flats in six blocks up to 6-storeys high containing 1,2 & 3 bedroom units, the conversion of pram store to provide 19 one bedroom affordable units and five new build 3 and 5 bed affordable town houses on infill sites); a community centre and cultural / education facility of 546sqm and 6 retail units providing 494sqm, reconfiguration of existing car parking, associated servicing and landscaping	11/12/2008	44
PA/06/01096	Land Bounded by Bow Common Lane	Development of 78 residential units comprising one, two and three bedroom apartments and three and four bedroom town houses in blocks ranging in height from 3 to 6 storeys and the creation of 220 sq.m. of ground floor business/commercial space.	08/01/2009	78
PA/06/01527	Car Park Rear of 21 Prescott Street near Chamber Street	Erection of a 6 storey building to provide 477 sq.m of class B1 accommodation and 9 residential units (2 x 1-bedroom, 6 x 2-bedroom and 1 x 3-bedroom)	18/02/2009	9
PA/06/01727	Barley Mow Public House, 42 Headlam Street	Demolition of existing two storey public house building. Re-development of site by erection of part 3 and part 4 storey building to create 3 x 1 bedroom flats and 5 x 2 bedroom flats accommodation	23/05/2008	5
PA/06/01809	Land bounded by Schoolhouse Lane and Cable Street, Glasshouse Fields	Erection of a part four / part 7 storey building to provide 198 residential units; 1865 sq.m of B1 floorspace; 220 sq.m of A1 floorspace; 31 car parking spaces; 118 cycle parking spaces and associated landscaping. (Amendment to planning permission PA/03/1731)	19/02/2009	198
PA/06/01979	51 Redchurch Street	Change of use from factory storage (Class B8 use) space to form a 1 x two bedroom residential unit at first floor level and the infill of a small void on the eastern elevation	20/11/2008	1
PA/06/02135	455 Roman Road	Erection of two storey rear extension plus additional second floor, and the conversion of building and retention of shop and storage use at basement and ground floor level. The conversion of building to provide 5 flats at ground, first and second level consisting of 2 x 2 bed flat, 2 x 1 bed flat and 1 x studio flats	02/04/2008	4

Housing Completions 2008/09
APPENDIX 2

PA/06/02193	Orion Point, 7 Crews Street	The merging of 3 x 1 bed flats (numbers 25, 26 and 34 Orion Point) to create one three-bedroom flat and the installation of air conditioning units on the roof of the existing building	21/05/2008	-2
PA/06/02224	497-499 Roman Road	Construction of a first and second floor rear extension and internal alterations to create 1 x 1 bedroom flat and 3 x 2 bedroom units. 2. Proposed changes for a new shop front and window replacements on front elevation	25/06/2008	2
PA/06/02304	North End of 84 Leven Road	Demolition of existing factory building and warehouse to construct a new four to eight storey building comprising 66 affordable residential units (25 x one bedrooms, 23 x 2 bedrooms and 18 x 3 bedrooms) and 774sqm of commercial space comprising of 25 artist studios.	04/03/2009	66
PA/06/02306	Car Park Adjacent to 13 Edinburgh Close	Construction of two semi-detached two storey dwellings comprising of 1 x two bedroom and 1 x three bedroom units within an existing car parking and turning area.	09/04/2008	2
PA/07/00279	97 Roman Road	Demolition of the facade to the building, redevelopment of property to provide a three storey building (basement, ground, first and second floor) to accommodate retail at basement and part ground floor and four residential units (3 x studio flats and 1 x 2 bed) on part ground and upper floors. The proposal would also involve alterations to the shopfront	26/08/2008	3
PA/07/00982	Land at two site adjoining Each Canon Street Road and Bigland Street	Amendments to planning consent PA/05/192 (Refurbishment of Norton House, including construction of a new 5-storey block of 10 flats and a new 5-bedroom house): Changes to the new apartment block footprint and elevations.	15/12/2008	11
PA/07/01114	John Tucker House, 40 Mellish Street	The conversion of the existing two storey warden's flat into 2 x 1 bedroom flat with associated internal and external works	01/09/2008	1
PA/07/01159	96-97 and 102-103 Cudworth Street	Conversion of existing supported housing units (4 x 4 bedroom flats) into 8 x 1 bedroom self-contained flats.	13/11/2008	4

Housing Completions 2008/09
APPENDIX 2

PA/07/01247	British Gas Site, Harford Street	Redevelopment to provide two to six storey buildings comprising 532 residential units, including 96 affordable housing units and 119 key worker units, 2110 sq. m. for business use (Class B1) and community use (Class D1) with associated access, open space, landscaping and car parking	12/09/2008	468
PA/07/01333	36-40 Copperfield Road	Conversion of the vacant 2nd floor office to form 8 residential flats comprising 2 x 1 bedroom and 6 x 2 bedroom	22/10/2008	8
PA/07/01518	Swift House, 1 Deancross Street	Change of use of the premises from 17 residential units (Class C3 use) to a hostel (Class C2) and comprising 14 units at first and second storey and office and support facilities at ground floor level and the erection two rear extensions at ground floor level	09/12/2008	-17
PA/07/02023	52 Cyprus Street	Conversion of disused Public House including the demolition of existing rear extension and erection of a single storey rear extension to provide x5 residential units (3 x 1-bed, 1 x 2-bed, 1 x 3-bed).	22/10/2008	4
PA/07/02190	91 Roman Road	Demolition of existing building and erection of a three-storey building plus basement, comprising retail unit (Use Class A1) at ground and basement level, 1no. studio flat at ground floor, with 2no. studio flats at first floor level and 1no. two bedroom flat at second floor level (total of four flats), with roof top terrace	26/08/2008	3
PA/07/03084	302 Devons Road	Change of use of ground floor unit from non-residential institution (D1) to two bedroom apartment (C3)	03/09/2008	1
PA/07/03293	Northesk House	Conversion of two ground floor flats to form one larger four bedroom flat.	19/02/2009	-1
2008/09 TOTAL NET ADDITIONAL HOMES				2839
2008/09 TOTAL GROSS HOMES				2979

Five Year Housing Supply

APPENDIX 3

Application Reference	Site Name / Address	Date of Development	Residential Units
	Bow Lock	2014	294
	13 Solebay Street	2014	149
	30-40 Marsh Wall, London, E14 9TP	2013	96
	Blackwall Trading Estate, Lanrick Road	2014	206
	Buildings between Vallance and Selby Street	2014	192
	Cygnets Street Car Park	2014	150
	Elizabeth Wharf, Maroon Street, E14	2012	47
	Land off Chrisp street	2014	430
	Peterlee Business Estate, Junction of Hackney Road/ Clare Street	2014	160
	Peugeot Site, 454-490 Mile End Road	2014	58
	LAND AT 1 MASTMAKER ROAD 64 MARSH WALL AND 2 MILLHARBOUR, LONDON, E14	2014	444
	202 TO 208 COMMERCIAL ROAD, LONDON	2011	53
	Land between Furze Street, Devons Road and Bow Common Lane (split by EDAW into 3)	2013	57
	Land between Furze Street, Devons Road and Bow Common Lane (split by EDAW into 3)	2014	119
	443-451 Westferry Road	2014	150
	The Eric and Treby Estates, Mile End, Treby Street, E3	2014	119
	Currie/Dunkeld Site, East India Dock Road	2012	212
	St. Anne's Row	2014	732
	Gun Wharf- Units 1 To 23, 241 Old Ford Road	2012	94
	71 Carmen Street And 134 To 156 Chrisp Street, CARMEN STREET, London	2013	71
PA/01/01756	251-253 COMMERCIAL ROAD, LONDON, E1 2BT	2010	14
PA/02/01330	20 Millharbour (Indecon Court), E14 (Phase 1)	2010	364
PA/03/00493	62-66 Cavell Street, & land south of Newark Street London, E1 2JA	2011	11
PA/03/00659	Lantern's Court, 22 Millharbour, E14 9TU	2011	639
PA/03/01370	35 Woodseer Street	2010	13
PA/03/01431	238-244 HACKNEY ROAD, LONDON, E2 7SJ	2010	14
PA/04/00447	MULLBERRY SIXTH FORM COLLEGE, 226 CABLE STREET, LONDON, E1	2010	34
PA/04/00510	Poplar High Street/Preston Road, E14 9RL	2010	243

Five Year Housing Supply

APPENDIX 3

PA/04/00551	31-39 Millharbour, E14 9TX	2010	512
PA/04/00562	4 Roach Road, E3 2PA	2012	40
PA/04/00602	UNITS 5 - 6, 41 QUAKER STREET, LONDON, E1 6SN	2010	27
PA/04/00774	DEVONS WHARF, LEVEN ROAD, LONDON, E14 0LL	2011	37
PA/04/00993	10-20 Dock Street, E1 8JP	2012	89
PA/04/01038	82 WEST INDIA DOCK ROAD AND 15 SALTER STREET, LONDON, E14	2014	120
PA/04/01098	ST. BOTOLPHS HALL AND LAND AT REAR OF 35 TO 38 SPITAL SQUARE	2012	14
PA/04/01119	148-150 COMMERCIAL STREET, LONDON, E1 6NU	2011	13
PA/04/01203	744 WICK LANE AND 46-52 FAIRFIELD ROAD, FAIRFIELD ROAD, LONDON, E3	2010	146
PA/04/01847	63-69 Manilla Street, E14	2011	11
PA/05/00229	1 Commercial Street And 111 To 120 Whitechapel High Street, Commercial Street, London	2011	217
PA/05/00236	69 FAIRFIELD ROAD, LONDON, E3 2QA	2010	61
PA/05/00566	Control House, 47 Mowlem Street & 29 Wadeson Street, London, E2 9HE	2011	12
PA/05/01723	46-51 Gillender Street, E14 6RN	2010	12
PA/05/01727	SUTTONS WHARF (Northern), PALMERS ROAD, LONDON	2010	419
PA/05/01756	190 TO 194, COMMERCIAL ROAD, LONDON, E1	2010	11
PA/05/01781	4 Mastmaker, E14 9UB	2010	190
PA/05/01866	Car Park At South East Junction Of Prestons Road And Yabsley Street, Prestons Road, London, E14	2014	141
PA/05/02094	Former Arbour Square Police Station and Magistrates Court, including Land bounded by East Arbour Street, Aylward Street and West Arbour Street, E1	2010	60
PA/06/00266	120-132 Crisp Street	2010	66
PA/06/00432	Rodwell House, 100 Middlesex Street, London	2010	1,185
PA/06/00893	1-3 Muirfield Crescent & 47 Millharbour	2014	143
PA/06/01439	22-28 Marsh Wall, 2 Cuba street & 17-23 Westferry Road	2010	805
PA/06/01791	Mary Jones House, 8 Garford Street,	2010	58
PA/06/01860	Payne Road and Payne Road Studios, E3 2SP	2011	29
PA/07/00241	Site Bounded By Blackwall Way St Lawrence Street And Gaselee Street, Blackwall Way,	2014	133
PA/07/00297	Greenheath Business Centre, Site Bounded By 41 To 65 Three Colts Lane And 14 To 20 Glass Street, Three Colts Lane, EC2	2014	203
PA/07/00298	Phoenix Business centre, 2-10 Bow Common Lane, E3	2011	157
PA/07/00472	381c Old Ford Road, London, E3 2LU	2011	14
PA/07/01201	61-75 Alie Street & 16-17 Plough Lane	2013	235

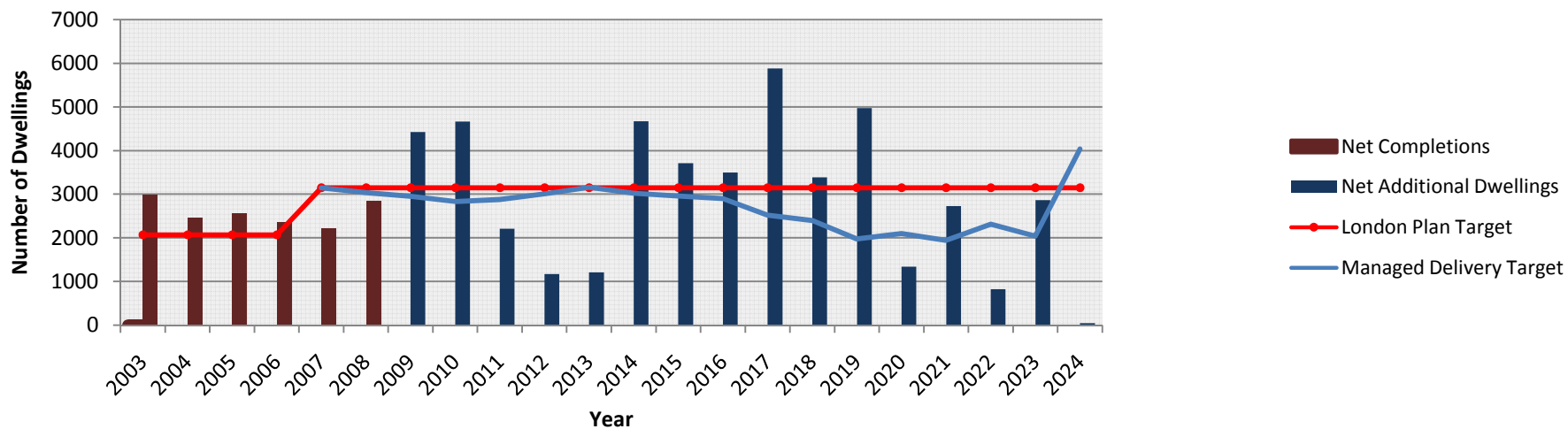
Five Year Housing Supply

APPENDIX 3

PA/07/02193	32-42 Bethnal Green Road	2013	360
PA/07/02265	80 BACK CHURCH LANE, London, E1 1LX	2011	59
PA/07/02294	Parmiter Industrial Centre, Parmiter Street, London	2010	106
PA/07/02706	Caspian Works and Lewis House, Violet Road, London	2012	148
PA/07/02763	Fidelis House, 10 Gun Street, London E1 6AH	2010	21
PA/07/03280	34, Bow Common Lane, London, E3 4AX	2010	31
PA/07/03282	20 Millharbour (Indescon Court), E14 (Phase 2)	2014	546
PA/07/03295	7-9, Blondin Street, London	2010	25
PA/08/00042	Land bounded by Limehouse Cut and St Annes Row and Commercial Road, St Anne Street, London	2011	233
PA/08/00083	452 Hackney Road, London, E2 9EG	2010	18
PA/08/00112	Site At South Of 7, Holyhead Close, (Crossways Estate Phase 5) E3	2011	59
PA/08/00146	St Georges Estate, Cable Street, London	2011	193
PA/08/00153	SOTHERBY LODGE, 41 Sewardstone Road, London, E2 9JQ	2011	40
PA/08/00305	Former Bishop Challoner School	2012	214
PA/08/00681	151-157 Gosset Street, London, E2 6NR	2010	51
PA/08/01088	94 Fairfield Road, London, E3 2QP	2010	86
PA/08/01161	St Andrew's Hospital, Devas Street, E3 3NT (Phase 1a)	2011	195
PA/08/01161	St Andrew's Hospital, Devas Street, E3 3NT (Phase 2 and 3)	2013	384
PA/08/01669	60 Portree street and Lanrick House	2012	64
PA/08/01898	St Thomas House, 4 West Arbour Street, London	2012	40
PA/08/02093	The Bede Estate, Bow Common Lane, London	2011	236
PA/09/00203	Gladstone Place	2012	89
PA/09/00357	Royal Charlie Public House	2014	20
			13,543

Year	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
H2c Net Additional dwellings - future years		4,425	4,667	2,208	1,170	1,211	4,671	3,708	3,496	5,884	3,386	4,969	1,336	2,734	824	2,864	43
Hectares			9.0027	14.116	7.8496	3.0512	24.733										
Target			3,150	3,150	3,150	3,150	3,150										
H2d Managed Delivery Target	3,037	2,951	2,836	2,881	3,012	3,163	3,026	2,957	2,898	2,524	2,401	1,973	2,101	1,943	2,315	2,041	4,039

London Borough of Tower Hamlets Housing Trajectory



Renewable Energy Capacity Installed by Type

APPENDIX 5

Location	Solar Photovoltaics	Biomass						Other
		Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal Biomass	Plant Biomass	
PA/08/02090 – South Quay Square	Solar PV to reduce 1004,956 kg CO2/annum							0.140MW gas fired CHP (low carbon technology)
PA/08/01799 – Isle of Dogs cross rail								1MWe CCHP (low carbon technology)
PA/08/02207 – 602 Commercial Rd	261m2 of solar PV rated at 25.2 kWp							
PA/08/02295 – Leven Rd phase 3	Solar PV rated at 865 kWh/annum							
PA/08/01808 – St Paul's Way							600kW wood pellet biomass boiler	
PA/07/03088 – Heron Quays								400kWe gas fired fuel cell
PA/07/02193 – 32-42 Bethnal Green Rd							270 kW wood pellet biomass boiler	70kWe gas fired CHP