



Enabling  
prosperous  
communities

5

# Delivering successful employment hubs

## Where we want to be

### SO15















To support the thriving and accessible global economic centres of Canary Wharf and the City Fringe which benefit the regional and local economies.

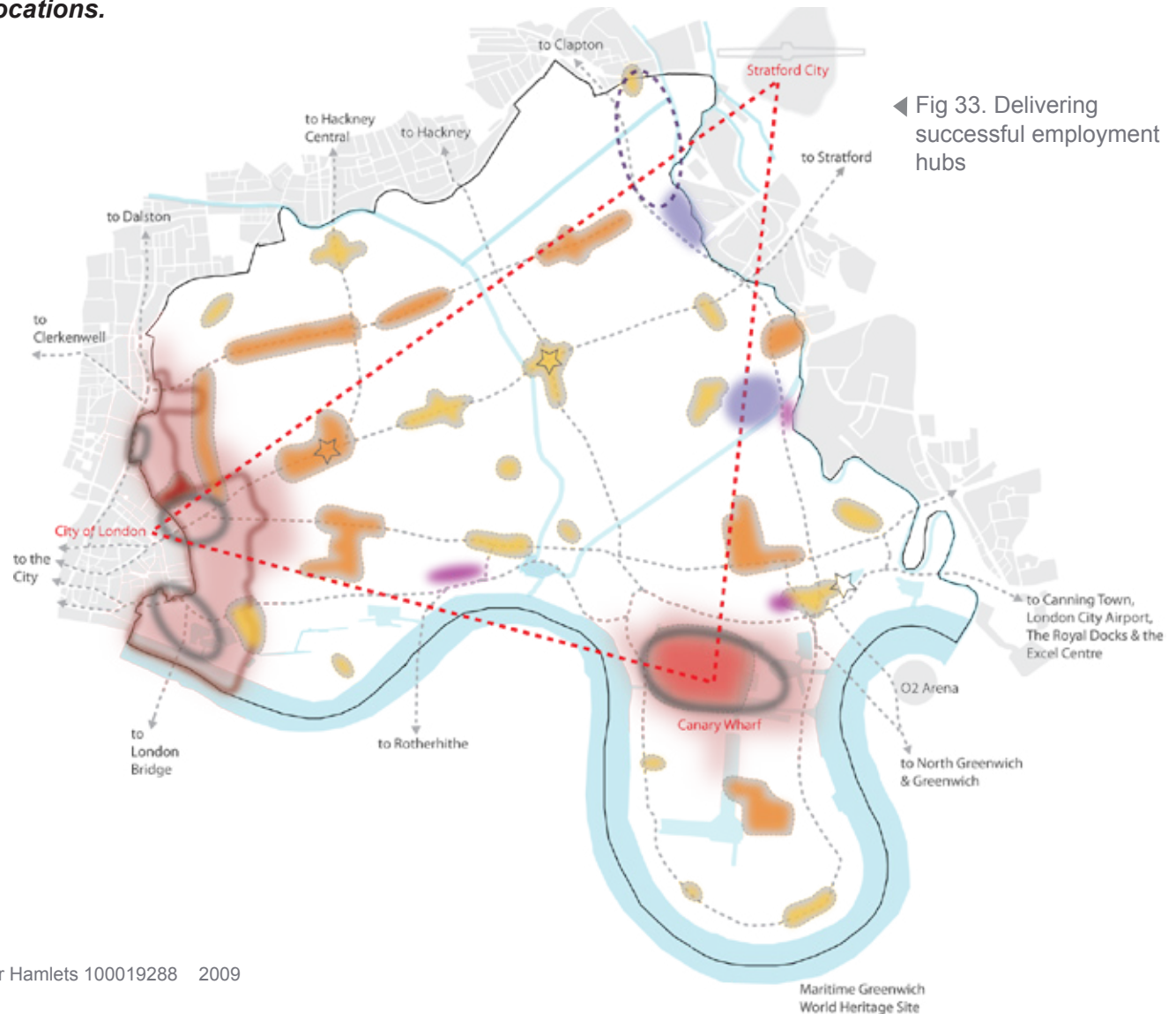
### SO16

To support the growth of existing and future businesses in accessible and appropriate locations.

## What it will look like

*Delivering a range and mix of employment uses, sites and types in the most appropriate location for that particular use. Office, workspace and commercial uses to be located in accessible locations, close to other similar uses, to public transport and a wider support network of shops and services, while also providing for industrial land in appropriate locations.*

-  Three economic anchors - the City of London, Canary Wharf and Stratford City
-  Preferred Office Location
-  Local Office Location
-  Focusing employment uses in and around town centres
-  Central Activity Zone
-  Tower Hamlets Activity Area
-  Central Activity Zone Frontage
-  Major Centre
-  District Centre
-  Neighbourhood Centre
-  Strategic Industrial Location
-  Managed release of SIL once a comprehensive regeneration framework is in place
-  Local Industrial Location
-  Main street



◀ Fig 33. Delivering successful employment hubs

## How we are going to get there

SP06

1. Seek to maximise and deliver investment and job creation in the borough, by:
  - a. Supporting, maximising and promoting the competitiveness, vibrancy and creativity of the Tower Hamlets economy; the three economic anchors of the City of London, Canary Wharf and Stratford; and their role in delivering job growth across the region and sub-region.
  - b. Promoting the creation of a sustainable, diversified and balanced economy by ensuring a sufficient range, mix and quality of employment uses and spaces, with a particular focus on the small and medium enterprise sector.
  - c. Ensuring job opportunities are provided in each place in, and at the edge of, town centres.
  
2. Focus larger floor-plate offices and intensify floorspace in Preferred Office Locations (POL) in the following areas which will be defined in the Site and Placemaking DPD:
  - Canary Wharf
  - Bishopsgate road corridor
  - Aldgate
  - Around Tower Gateway public transport interchange
  - a. These locations are not appropriate locations for housing.
  - b. Development in POL will need to conform to criteria set out in the Development Management DPD.
  
3. Support the provision of a range and mix of employment uses and spaces in the borough, by:
  - a. Designating locations through the Site and Placemaking DPD in Whitechapel, Mile End and Blackwall as Local Office Locations (LOL) to accommodate additional demand for secondary office space in the borough.
  - b. Retaining, promoting and encouraging flexible workspace in town centre, edge-of-town centre and main street locations.
  - c. Encouraging and retaining the provision of units (of approximately 250sq m or less) suitable for small and medium enterprises.



## SP06

4. Concentrate hotels, serviced apartments and conference centres, to attract visitors and promote tourism in the borough, in the following locations:
  - Central Activities Zone (CAZ)
  - City Fringe Activity Area
  - Canary Wharf Activity Area
  - Major and district centres
5. Ensure a managed approach to industrial land for the borough in order to assist in creating sustainable communities. This will be achieved through:
  - a. Safeguarding and intensifying industrial land in the following areas:
    - Fish Island South (SIL)
    - Empson Street / St. Andrews Way (SIL)
    - Gillender Street (LIL)
    - Poplar Business Park (LIL)
    - The Highway (LIL)
  - b. In the case of LIL, intensification through a mixed use approach will only be acceptable if:
    - i. There is no overall net loss of employment floorspace;
    - ii. There is no detrimental impact upon the quality and usability of that floorspace; and
    - iii. Appropriate access arrangements; and
    - iv. Mitigation of environmental impacts have been considered from the outset.
  - c. Continuing to implement the consolidation and managed release of industrial land in the following places:
    - Bromley-by-Bow
    - Poplar Riverside
    - Poplar (Limehouse Cut)
    - Bow Common (Limehouse Cut)
    - Leamouth



## SP06

- d. Working with the GLA and partners to coordinate a managed, phased release of strategic industrial land in Fish Island North and Fish Island Mid, only once the Fish Island Area Action Plan is in place to deliver the wider regeneration set out in the place vision.
- e. Work with partners across the sub-region, to deliver a phased, managed and co-ordinated release of 20 to 50 Ha of industrial land, over the lifetime of the plan.

See [Fish Island vision for further information \(p.102\)](#)

### Programme of Delivery

This strategy will be implemented through a number of key projects including:

-  Aldgate Masterplan  
Fish Island Area Action Plan  
Poplar Area Area Action Plan
-  Town Centre Spatial Strategy  
Development Management DPD  
Sites and Placemaking DPD  
Proposals Map  
LBTH Regeneration Strategy  
Employment Strategy

Please refer to the Programme of Delivery (Appendix two) for full implementation and delivery details and the Monitoring Framework (Appendix three) for full plan, monitor and manage details.

### Key supporting evidence base

- PPG4: Industrial, Commercial Development and Small Firms, 1992
- PPS6: Planning for Town Centres, 2005
- GLA London Plan, 2008
- City Fringe Opportunity Area Planning Framework (draft) 2006
- Lower Lea Valley Opportunity Area Planning Framework, 2007
- LBTH Employment Land Study, 2009
- LBTH Small and Medium Office and Workspace Study, 2006

## Why we have taken this approach

- 5.1 Tower Hamlets has a diverse employment sector including commerce and business, creative and cultural industries, warehousing and some industrial uses<sup>113</sup>. As the UK economy continues to shift to a knowledge- and service-based economy, these structural changes will continue to shape and influence the employment activities within the borough<sup>114</sup>.
- 5.2 Employment activities are distributed in different locations within the borough with commerce and business within Canary Wharf and the City Fringe; creative and cultural industries also in the City Fringe; and industrial and warehousing largely within eastern areas. There are also pockets of other employment uses throughout the borough<sup>115</sup>.
- 5.3 The economic restructuring of Tower Hamlets' economy means that businesses and organisations have different locational and premise requirements<sup>116</sup>. They want to be located in areas of high public transport accessibility, close to similar uses, and supporting uses, such as shops, leisure and entertainment uses, and other services. Providing for the needs and fostering the growth of these sectors will require a restructuring of the borough's employment land, from edge-periphery locations to accessible, central locations within our town centre hierarchy<sup>117</sup>. There has been a shift from businesses needing large amounts of land for relatively low job densities to operating on small amounts of land with much higher job densities.
- 5.4 The differing current and potential needs for these employment uses need to be understood within a spatial framework to ensure successful and sustainable local and sub-regional economies. This spatial understanding enables the Council to identify locations and infrastructure suitable for the different types of employment. In applying this understanding to the location of large floor-plate office space, suitable areas for Preferred Office Locations include Canary Wharf and areas of the City Fringe, because of the existing context, infrastructure, concentration of activity and high levels of accessibility<sup>118</sup>. Employment space provision for small and medium enterprises is identified as a significant need<sup>119</sup>, these are best located in accessible, appropriate town centres and edge-of-town centre areas but can also offer local employment opportunities outside of these areas. In addition, with an increased demand for secondary office space across the borough, a number of areas have been identified as suitable locations to accommodate this demand, as they have relatively high public transport accessibility levels<sup>120</sup>. These areas can support specialist sectors including the research, medical, innovation and knowledge sectors as can be seen at Whitechapel.
- 5.5 Hotels and related tourism uses contribute a significant amount to the borough's economy, with over one half of this spend coming from overseas visitors<sup>121</sup>. The more accessible locations within the borough (such as the CAZ, Tower Hamlets Activity Areas, Canary Wharf and District town centres) and areas with existing tourism infrastructure provide an opportunity to deliver a range of tourism-related services, including hotels, serviced apartments and conference facilities<sup>122</sup>. This will enable the borough to help reduce visitor accommodation pressures on central London and help visitors to access tourist destinations within and outside of the borough.
- 5.6 Since 1998 approximately 130 to 140 Ha of industrial land<sup>123</sup> has been released for other uses, assisting in the wider regeneration of places such as Bromley-by-Bow, Leamouth and Poplar Riverside. However, the borough still has a number of sites currently designated for industrial uses as Strategic Industrial Locations (SIL) and Local Industrial Locations (LIL)<sup>124</sup>. These locations provide an important sub-regional role for servicing central London. Industrial and warehousing related employment activities have been in decline in recent years which is a trend indicated to continue<sup>125</sup>. An opportunity exists for further managed release of identified SIL for alternative appropriate uses, which will help to capture the opportunities presented by the Olympic Legacy<sup>126</sup>.

# Improving education and skills










## Where we want to be

### SO17

To improve education, skills and training in the borough and encourage and facilitate life-long learning.

### SO18

To promote the growth and expansion of further and higher education establishments as drivers of improved skills and a key part of the wider knowledge economy.

-  Secondary school
-  Area of search for new secondary school
-  Primary school
-  Area of search for new primary school
-  Idea Store
-  Areas of search for new Idea Store
-  Library
-  Universities as employment hubs
-  Main street

## What it will look like

*This spatial strategy sets out a framework to deliver prosperous communities that have access to a network of high-quality, accessible and innovative educational, learning and training facilities, assisting in creating sustainable places.*

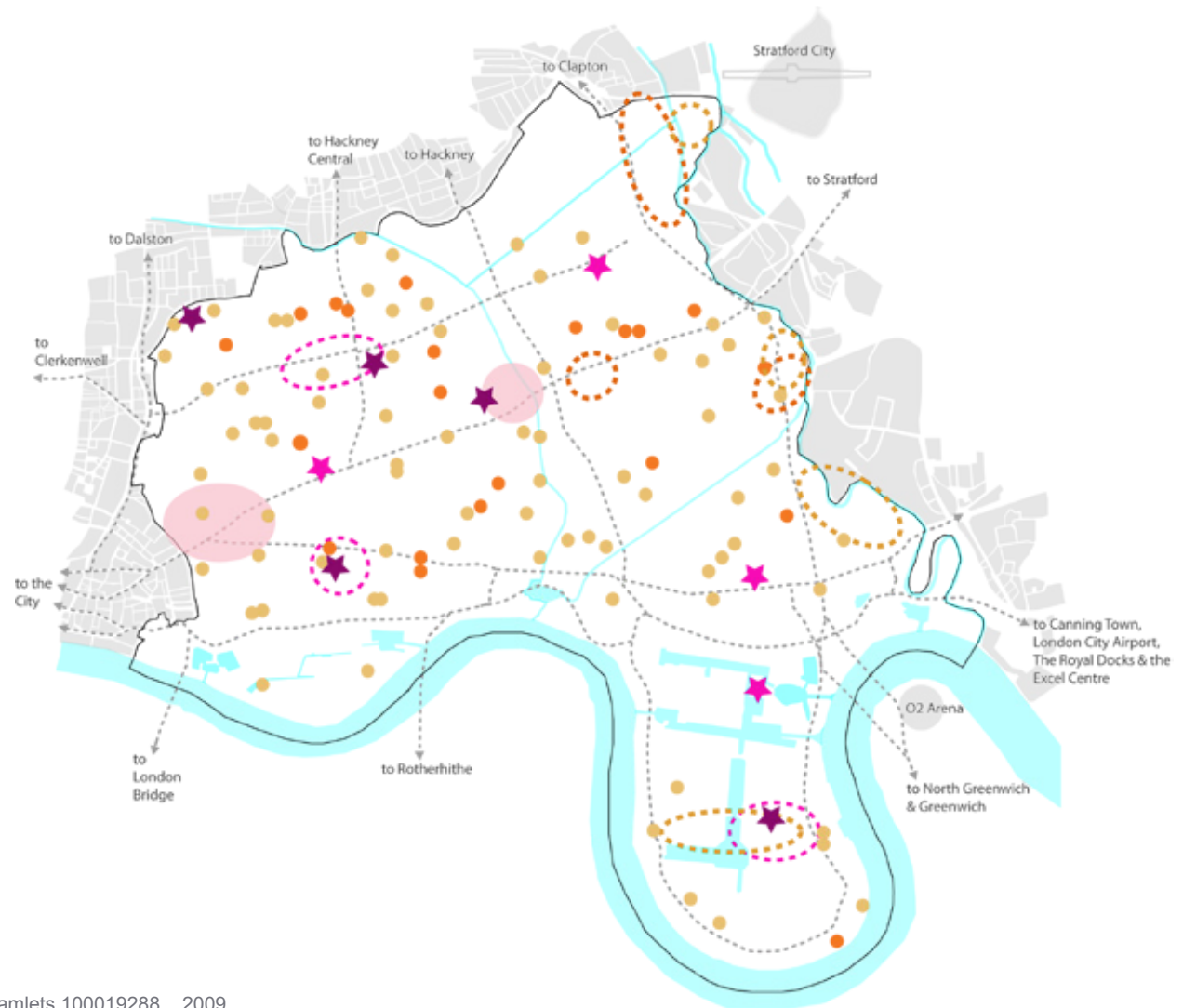


Fig 34. Improving education and skills ►

## How we are going to get there

SP07

1. Support investment for the continued improvement and expansion of existing primary and secondary schools through:
  - a. The Building Schools for the Future programme.
  - b. The Primary Strategy for Change Programme.
  - c. Seeking to secure improvements for all schools in the borough by utilising planning obligations from developments.
  
2. Increase provision of both primary and secondary education facilities to meet an increasing population by:
  - a. Identifying three areas of search for a new secondary school: in Fish Island; Mile End; and Bromley-by-Bow.
  - b. Identifying areas of search to deliver at least four new primary schools in the following places:
    - Fish Island
    - Bromley-by-Bow
    - Poplar Riverside
    - Cubitt Town / Millwall
  - c. Using the Sites and Placemaking DPD to identify the most suitable sites for new schools within the areas of search, and secure these sites through:
    - i. Using Compulsory Purchase Order Powers (CPO) where necessary, and justified.
    - ii. Using Corporate Assets where required.
    - iii. Working with local education providers to secure land and deliver new schools.
  - d. Using the Pupil Place Planning process and the Population Growth and Change Model to identify future needs for additional school places throughout the lifetime of the plan, as part of the plan, monitor and manage approach.
  - e. Developing a network of Children Centres that combine childcare and nursery education, alongside family support and health and well-being services for young people aged 0-5 years old.





## SP07

3. Ensure school facilities and Children Centres are located in order to maximise accessibility for pedestrians, cyclists and public transport users, and ensure they promote inclusive access for all users. In addition:
  - a. Primary schools should be located to be integrated into the local movement routes, the neighbourhood they serve, and be easy to access on foot or by bicycle.
  - b. Secondary schools should be located in highly accessible locations, to be integrated into the secondary and main movement routes, as they generate trips from a wider catchment area.
  - c. Support the co-location and clustering of services within multi-use facilities to maximise the potential of sites, particularly the use of schools after hours.
4. Support the growth and expansion of further and higher education facilities in the borough through:
  - a. Promoting universities as employment hubs for the innovation sector and the wider knowledge economy.
  - b. Supporting London Metropolitan University as a key regeneration anchor in the City Fringe area and major contributor to the academic, creative and cultural and knowledge economy prosperity of that area. This will be achieved through working with LMU through the continued implementation of the Aldgate Masterplan.
  - c. Promoting the area around Queen Mary University London as a place for local office and the knowledge economy, to help reinforce the academic role of this area.
  - d. Work with universities to better integrate buildings and campuses into the surrounding areas to improve accessibility.

## SP07

5. Support the wider skills training and education of residents within the borough by:
  - a. Supporting the role and growth of Idea Stores and libraries in accessible locations, and providing new Idea Stores in the following places:
    - Shadwell
    - Bethnal Green
    - Crossharbour
  - b. Supporting and working with the Skillsmatch job brokerage service to increase the number of local people obtaining access to employment opportunities.
  - c. Support local universities and colleges, which provide further opportunities for improving skills and training for local people.
  - d. Support developments that promote local enterprise, and the employment and skills training of local residents.

### Programme of Delivery

This strategy will be implemented through a number of key projects including:

- Fish Island Area Action Plan & Poplar Area Area Action Plan  
Legacy Masterplan Framework (LMF)  
St Pauls Way Transformation Project  
Bromley-by-Bow Masterplan  
Wood Wharf Masterplan
- Building Schools for the Future and Primary Strategy for Change programme - to deliver primary and secondary schools  
Children centres  
Idea Stores
- Idea Store Strategy  
Sites and Placemaking DPD

Please refer to the Programme of Delivery (Appendix two) for full implementation and delivery details and the Monitoring Framework (Appendix three) for full plan, monitor and manage details.

## Why we have taken this approach

- 5.7 The current levels of education and qualification-achievement in the borough contribute to limiting the social and economic opportunities for local people<sup>127</sup>. This factor, alongside many others, means there is a need to improve the quality of primary, secondary, further, higher and life-long education.
- 5.8 These aims are set out in the Community Plan to achieve 'A Prosperous Community' which looks to build on the borough's recent improvements in educational achievement<sup>128</sup>. By working closely with education providers, this strategy sets out the spatial framework to ensure educational, skills and training services are well-integrated in the borough.
- 5.9 Education infrastructure needs to meet the needs of local people. The Mayor's housing targets for the borough<sup>129</sup> indicate a growth in population that will lead to a demand for school places and associated facilities. Forward planning is necessary to ensure future educational needs are met by ensuring that new schools and Children Centres are delivered in the right location, at the right time.
- 5.10 Schools play an important role in creating and supporting inclusive and vibrant neighbourhoods. Ensuring that schools are well placed, integrated, prominent and accessible to local communities is central to the Big Spatial Vision and creating sustainable, healthy and well-connected communities.
- 5.11 To deliver these aspirations, the national Building Schools for the Future programme is currently being implemented to deliver new and refurbished secondary schools across the borough. This is accompanied by the Primary Strategy for Change, which sets forth aims to improve primary school facilities.
- 5.12 In addition to schools, Children Centres also need to be delivered to

provide a range of services for children under five. Current delivery of these services will see 24 centres provided by 2010.

- 5.13 Tower Hamlets is also home to many further and higher educational establishments, which provide important opportunities for local people to gain and refine skills for employment. The universities within the borough also have a role as hubs for the knowledge sector in their local areas, which provide important support for small and medium enterprises. As a result, the Council continues to support the role and growth of these establishments.
- 5.14 Accompanying these learning facilities, lifelong learning facilities such as Idea Stores and libraries provide valuable opportunities to continue to help expand the skills of local people<sup>130</sup>. The Skillsmatch programme, meanwhile, helps to match the skills of local people with employment opportunities.

### Key supporting evidence base

- GLA London Plan, 2008
- LBTH Employment Strategy, 2008
- LBTH Planning for Population Change and Growth Capacity Assessment - Baseline Report, 2009
- LBTH A Library and Lifelong Learning Development Strategy, 2002
- LBTH Children and Young People's Plan, 2009
- LBTH Community Plan, 2008

