



Meeting of the

# CABINET

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Wednesday, 1 December 2010 at 5.30 p.m.

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## SUPPLEMENTAL AGENDA – SECTION ONE

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### VENUE

Committee Room, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

#### Members:

Mayor Lutfur Rahman (Mayor)	– (Mayor)
Councillor Ohid Ahmed (Deputy Mayor)	– (Deputy Mayor)
Councillor Alibor Choudhury	– (Cabinet Member for Resources)
Councillor Rabina Khan	– (Cabinet Member for Housing)
Councillor Rania Khan	– (Cabinet Member for Regeneration)
Councillor Oliur Rahman	– (Cabinet Member for Children's Services)

[Note: The quorum for this body is 3 Members].

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact:

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# **LONDON BOROUGH OF TOWER HAMLETS**

## **CABINET**

**WEDNESDAY, 1 DECEMBER 2010**

**5.30 p.m.**

**6 .1 Local Development Framework Annual Monitoring Report 2009-2010 / Local Development Scheme (LDS) 2010 (CAB 055/101) Appendices 1&2 (Pages 1 - 114)**

Note: Appendix 1 and 2 to the report have been circulated on a compact disc in conjunction with this agenda to the Mayor and members of the Cabinet and made available in the two Group rooms, Council Website and put on deposit at the Town Hall Mulberry Place. Should members of the Authority or members of the public wish to have a full copy of this appendix they should contact Mr M. Bell Strategic Planning Manager, Strategic Planning, Development and Renewal on the following number 0207 364 5375 or by email [michael.bell@towerhamlets.gov.uk](mailto:michael.bell@towerhamlets.gov.uk).



LDF  
TOWER  
HAMLETS

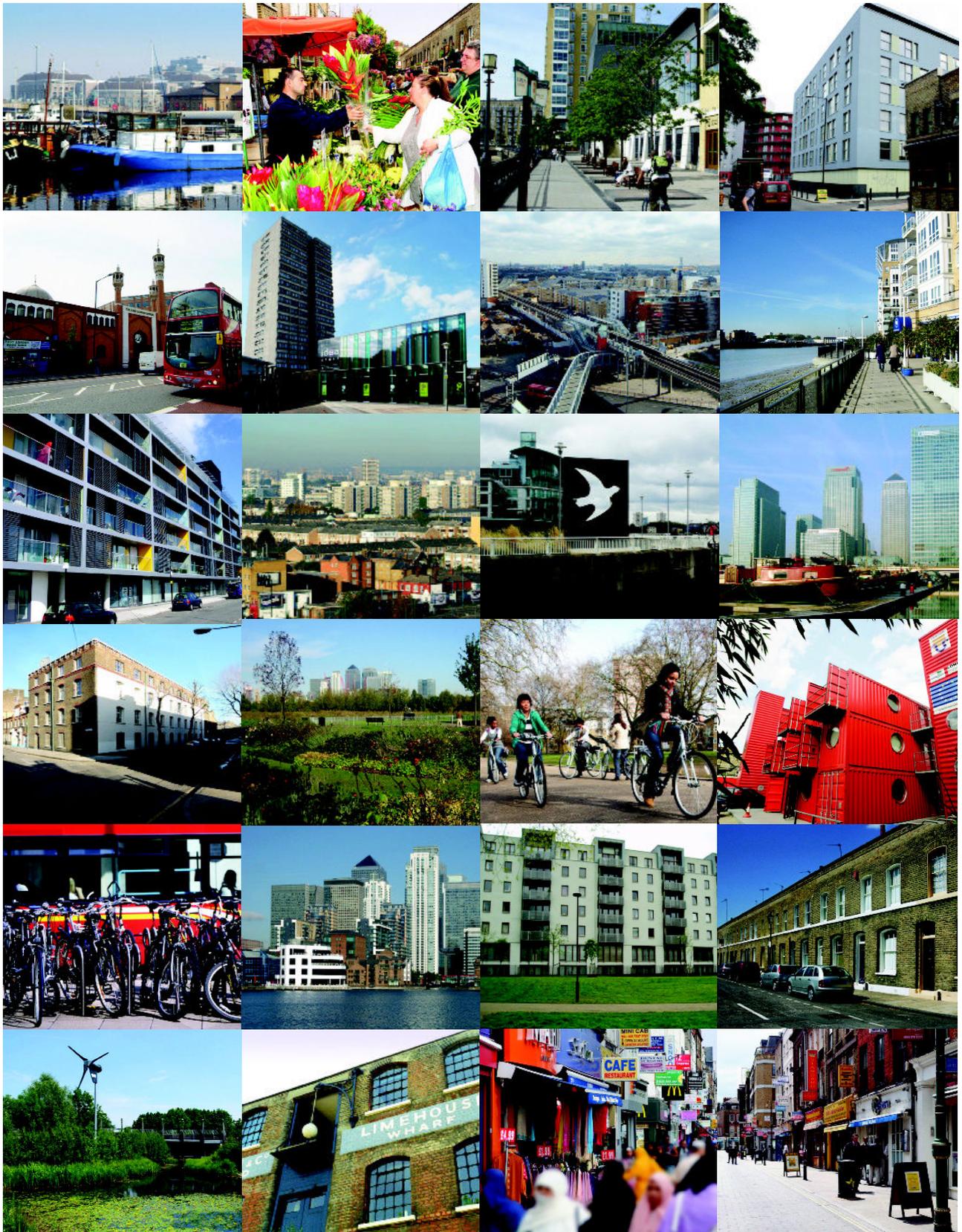
# ANNUAL MONITORING REPORT

1st April 2009 - 31st March 2010



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# Introduction

## What is the Annual Monitoring Report?

Prepared annually by the London Borough of Tower Hamlets, the Annual Monitoring Report is an important element of the Local Development Framework (LDF). Used to assess the performance and effectiveness of key policies in the LDF, the AMR is the primary tool for identifying policies are performing as intended but more importantly those which need to be reviewed.

Monitoring is a key component of an effective planning system. Under the plan-monitor-manage approach, monitoring plays a crucial role in understanding policy implications and formulating policies that are robust and effective, ensuring the planning system continues to deliver high quality, sustainable places.

The AMR also monitors the implementation of the Local Development Scheme which is the Council's 3 year 'project plan' for the preparation of Development Plan Documents (DPD). It also monitors the implementation of the Statement of Community Involvement (SCI), which sets out how the Council will engage with local communities in preparing planning documents and deciding planning applications.

This is the sixth iteration of the AMR. The information presented in this report relates to the monitoring period April 2009 to March 2010, unless otherwise stated.

## The Indicators

Policies are assessed using a series of indicators covering a wide range of spatial planning matters. The indicators have been aligned to the Council's Interim Planning Guidance (IPG) policies and include:

- **Contextual indicators:** These provide the background for the borough and the social, economic and environmental context in which development is occurring.
- **Core Output Indicators (COI):** Required by the Department of Communities and Local Government, these indicators are used to monitor key areas of spatial planning.
- **Local Output Indicators (LOI):** Identified by the Council, these indicators monitor the effectiveness and performance of a broad range of policies in the LDF in achieving the spatial vision set out in the 2010 Core Strategy.
- **Significant Effects Indicators (SEI):** These indicators are linked to the LDF's Sustainability Appraisal and measure the effects of implementing the policies in the 2010 Core Strategy.

A summary of indicator performance is set out in the Snapshot section, with a more detailed table in Appendix 1 setting out the current and past performance of the indicators.

## Structure of the AMR

Section 1: Provides a brief introduction on the role of the AMR and describes the four sets of indicators used to assess planning policy.

Section 2: Sets out the context for the borough, providing information on employment, population, health etc.

Section 3: Explains the role of the Community Plan and its relationship with the Local Development

Framework. It also looks at the progress and achievements of the 2012 Olympic and Paralympic Games within the borough.

Section 4: Provides an analysis of planning applications received by the Council as well as a breakdown of appeal decisions.

Section 5: Presents data on contextual, core output, local output and significant effects indicators, highlighting the key policies and findings. Additional information has been introduced in this iteration of the AMR, setting out the implications on policy. This is particularly important for policies that have been identified as not performing as intended.

The section is structured to reflect the overarching themes of the 2010 Core Strategy and is set out 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 management.
- **Enabling Prosperous Communities:** Analyses delivery of jobs and employment spaces as well as the 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.

A traffic light system has been used to indicate the overall performance of the policy. These are highlighted using the following symbols:



Performance is on target



Performance is improved but remains off target



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



Performance is off target

Section 6: Details the progress of the made on the delivery and implementation of Tower Hamlets master plans. This is now linked to the Core Strategy theme Delivering Placemaking.

Section 7: Reports on progress against the delivery of the LDF against the delivery of the Local Development Scheme (LDS).

Section 8: Provides an update on the transition from the adopted Unitary Development Plan (UDP) to the LDF in more detail.

Section 9: Reviews how the Council has consulted with communities in line with the Statement of Community Involvement.

# Snapshot

The 2009/10 monitoring period has seen an overall improvement in policy performance with a large number of policies performing better than the 2008/09 period. As Fig 1 highlights, although the number of indicators assessed as 'red' has risen slightly, the number of indicators assessed as 'green' has risen considerably, from 32 to 44. Furthermore, a number of indicators assessed as 'amber' are also showing signs of improvement towards their target.

A summary of key findings from the report are provided below.

- Vacancy levels for majority of the borough's town centres are between 0% and 7%, this is low in comparison to the London average of 10%
- 14 applications approved for change of use to A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaway) compared to 11 changes of use in the 08/09 monitoring period
- 2,452 net additional homes completed according to the London Development Database against 2,839 completions in the previous period
- Based on the Affordable Housing Team, 1,754 gross affordable homes completed, of which 1,219 (69%) are social rented and 535 (31%) intermediate
- 335 student bedrooms delivered, lower than the 447 completed in the last monitoring period
- New public open space created at Braham Street, Aldgate
- Open space standard of 1.20 hectares per 1,000 population continues to drop, currently at 1.05 hectares per 1,000 population.
- Recycling levels increased from 15% to 26.5%
- Net loss of 33,129 sqm across all employment use classes, almost offsetting the previous periods gain of 33,731 sqm
- 100% of major developments (10 units and more) approved are 'car-free', up from 96%
- Number of Travels Plans submitted with major applications increased to 75.93%, up from 32% in the 08/09 period
- Additional Conservation Area, Limehouse Cut, adopted
- Number of listed buildings at risk has risen from 37 to 49

**Fig 1: Indicator Performance 2008/09 and 2009/10**

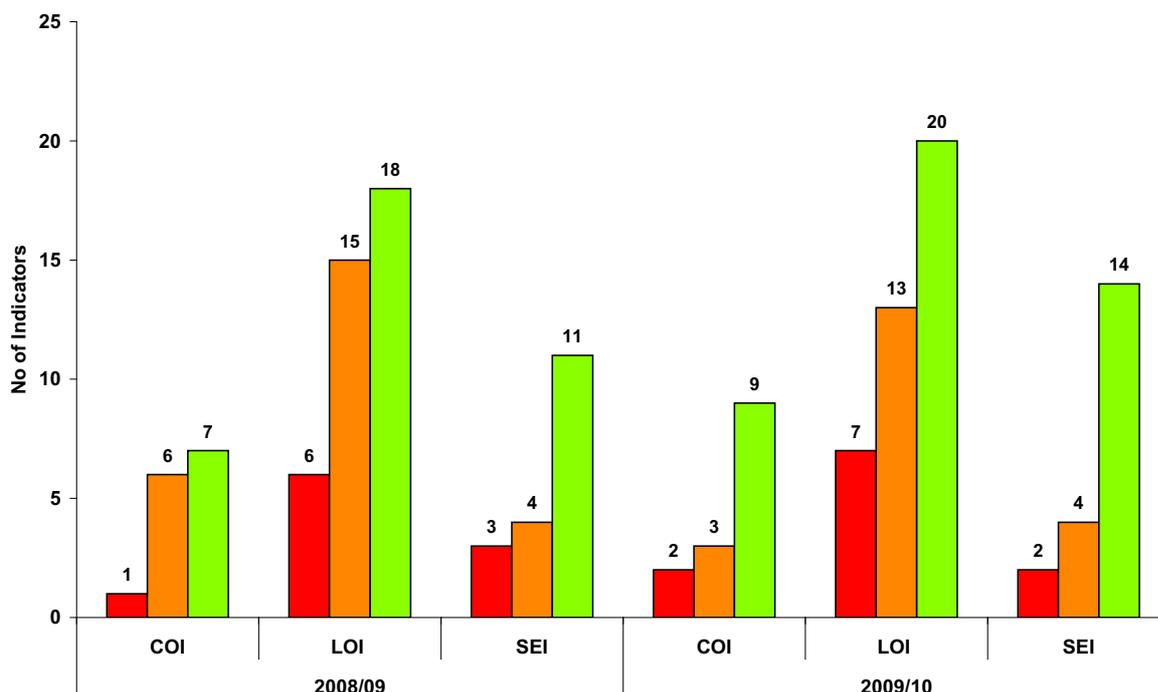


Fig 2: Indicator Performance Summary 2008/09 and 2009/10

Core Output Indicators							
		2008 2009	2009 2010			2008 2009	2009 2010
COI BD1	Total amount of additional employment floorspace by type	A	R	COI H3	New and converted dwellings on previously developed land	A	G
COI BD2	Total amount of employment floorspace on previously developed land by type	G	G	COI H4	Net additional pitches for Gypsy and Traveller	G	G
COI BD3	Employment land available by type	R	A	COI H5	Gross affordable housing completions	G	G
COI BD4	Total amount of floorspace for town centre uses	A	R	COI H6	Housing quality - Building for Life Assessments	G	G
COI H1	Plan period and housing targets	N/A	N/A	COI E1	Number of planning application granted contrary to EA advice on flooding and water quality grounds	G	G
COI H2a	Net additional dwellings in previous years	N/A	N/A	COI E2	Change in areas of biodiversity importance	G	G
COI H2b	Net additional dwellings for the reporting year	G	A	COI E3	Renewable energy generation	A	G
COI H2c	Net additional dwellings in future years	N/A	N/A	COI W1	Capacity of new waste management facilities by waste and planning authority	A	A
COI H2d	Managed delivery targets	N/A	N/A	COI W2	Amount of municipal waste arising and managed by management type by waste planning authority	A	G

Local Output Indicators							
		2008 2009	2009 2010			2008 2009	2009 2010
LOI 1	Satisfaction levels with the built environment	A	G	LOI 24	Area of land designated as Sites of Nature Conservation Importance	G	G
LOI 2	Number of new jobs created	A	A	LOI 25	Area of land designated as Green Chains	G	G
LOI 3	Percentage of residents working outside the borough	A	A	LOI 26	Biological river quality	N/A	A
LOI 4	Amount of vacant B1a office floor space	N/A	N/A	LOI 27	Percentage of household waste which has been sent by the authority for recycling	A	G
LOI 5	New business registration rate (NI 171)	G	G	LOI 28	Percentage of car-free development approved in residential schemes	G	G
LOI 6	Vacancy levels in Strategic Industrial Locations and Local Industrial Locations	G	G	LOI 29	Number of travel plans submitted with applications	A	G
LOI 7	Number of new hotel rooms	R	R	LOI 30	Total distance of cycle and pedestrian network	A	A
LOI 8	Town Centre vacancy rates	A	A	LOI 31	Levels of satisfaction with public transport	A	A
LOI 9	Number of applications approved for changes of use to A3, A4 and A5	G	A	LOI 32	Percentage of Authority buildings which all public areas are suitable for and accessible to disabled people	DELETED	
LOI 10	Percentage of social rented housing completed for family housing	R	G	LOI 33	Percentage of major applications with comments from Council's Access Officer	A	A
LOI 11	Percentage of intermediate and market housing completions for family housing	R	R	LOI 34	Perception of safety	NO DATA	
LOI 12	Ratio of affordable housing completions to market housing completions	G	R	LOI 35	Number of domestic burglary per 1,000 households	G	G
LOI 13	Ratio of social rented completions to intermediate housing completions	R	A	LOI 36	Total number of Conservation Areas	G	G
LOI 14	Number of residential dwellings lost	A	G	LOI 37	Conservation Areas with up to date appraisals	G	G
LOI 15	Amount of eligible open spaces managed to Green Flag Award status	A	A	LOI 38	Conservation Areas with published management proposals	G	G
LOI 16	Percentage of respondents satisfied with sports and leisure facilities	A	A	LOI 39	Proportion of Listed Buildings at risk	G	A
LOI 17	Number of General Practitioners per 1,000 population	G	G	LOI 40	Financial contribution secured for education per residential unit	G	G
LOI 18	Percentage of population reporting good health, aged under 75	A	A	LOI 41	Number of affordable housing units secured	A	G
LOI 19	Percentage of population aged 16-74 with no formal qualifications	G	G	LOI 42	Financial contribution secured for health per residential unit	A	R
LOI 20	Percentage of young people 16-18 not in education, employment or training	G	G	LOI 43	Student accommodation completed and approved	N/A	R
LOI 21	Enrolments on adult education courses per 1,000 adult population	G	R	LOI 44	Wheelchair accessible homes completed	NO DATA	
LOI 22	Area of land designated as Open Space	R	R	LOI 45	Residential density	R	TBC
LOI 23	Area of land designated as Local Nature Reserves	G	G				

R	Red
A	Amber
G	Green

### Significant Effects Indicators

		2008 2009	2009 2010			2008 2009	2009 2010
SEI 1	Life expectancy at birth	A	A	SEI 12	Percentage of children living in households with relative low income	N/A	G
SEI 2	Percentage of all housing units that are affordable	G	R	SEI 13	Percentage of residents whose workplace is within the borough	A	A
SEI 3	Proportion of Local Authority homes which were non-decent at 1 April each year	G	G	SEI 14	Number of days when air pollution is moderate or high for PM10	G	G
SEI 4	Increase in the number of new or redeveloped primary care facilities	G	G	SEI 15	Number of noise related complaints to Environmental Health	R	G
SEI 5	Number of physical visits to public library premises per 10,000 population	A	A	SEI 16	Percentage improvement in domestic energy efficiency	R	G
SEI 6	Number of visits to Leisure Centres	G	G	SEI 17	Percentage of household waste recycled	R	G
SEI 7	Percentage of new homes built on previously developed land	G	G	SEI 18	Number of SUDS installed	NO DATA	
SEI 8	Percentage of proposal approved that would result in the loss of Listed Buildings of value in Conservation Areas	G	G	SEI 19	Population of identified species in Tower Hamlets Biodiversity Action Plan	G	G
SEI 9	Number of domestic burglaries per 1,000 households	G	G	SEI 20	Percentage of planning applications approved that do not meet the sequential test for managing flood risk	G	G
SEI 10	% of hate crimes cases investigated by Community Safety service resulting in formal action	N/A	R	SEI 21	Percentage of residents that feel they can influence decisions affecting their local area	A	A
SEI 11	Working age people on out of work benefits	G	G				

R
A
G

**Red**

**Amber**

**Green**

# This is Tower Hamlets

Located in the heart of the East End, Tower Hamlets is a borough defined by its diversity and its marked contrasts. Covering just over 8 square miles, Tower Hamlets is one of the smallest yet most densely populated of the London boroughs. And whilst the borough has experienced spectacular regeneration and economic growth, it still continues to suffer from high levels of deprivation.

Despite regeneration and the ongoing successes, Tower Hamlets still faces strong challenges. Foremost amongst these is the need to provide good quality affordable homes in places that are safe and encourage healthy and sustainable living. Continuing to improve education and skills as well as providing opportunities for employment and enterprise also continues to remain a high priority.

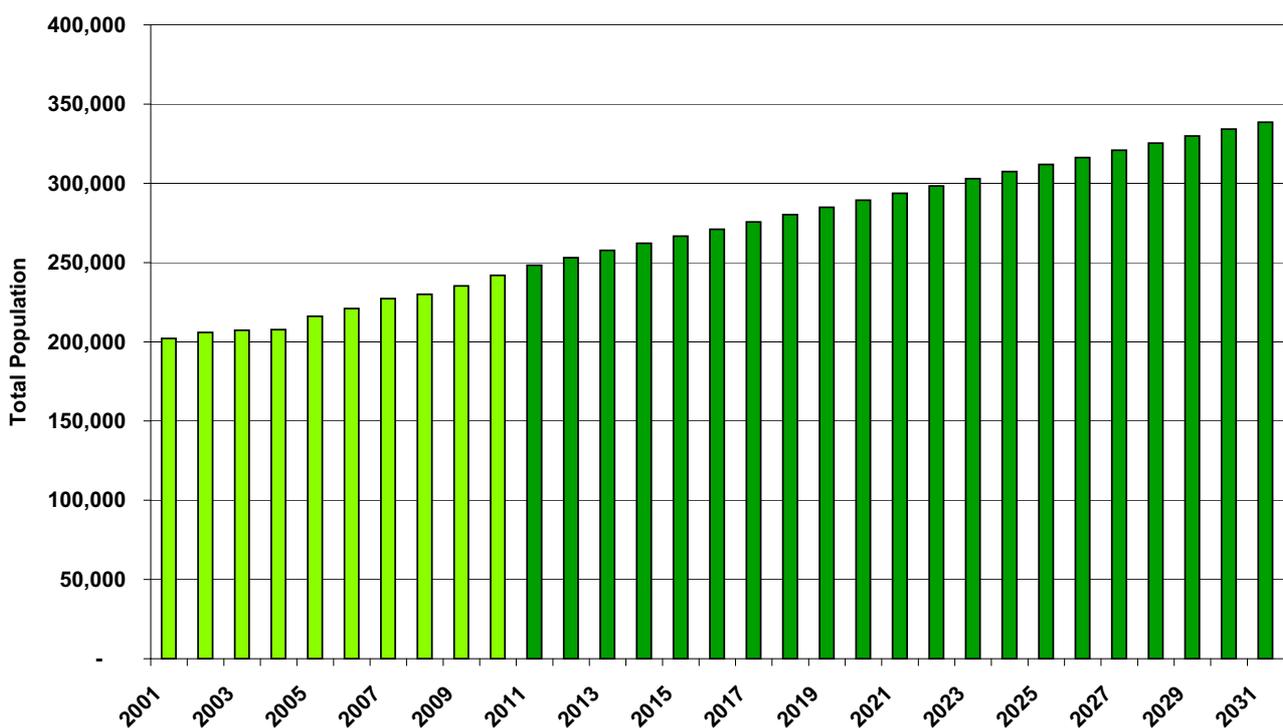
The borough is home to Canary Wharf, the UK’s second largest business district with more than 103,500 employees. Despite the impact of the financial recession across the UK, Tower Hamlets continued to have one of the strongest local economies in the country with 1.33 jobs per economically active resident.

## Population

Tower Hamlets continues to have one of the fastest growing populations in London. Population estimates published by the Office for National Statistics (ONS) in July 2010 confirm this trend. The 2009 mid year population estimates indicate that Tower Hamlets currently has an estimated population of 234,800, an increase of about 8000 on the previous year’s estimates.

In addition, according to the latest (2009) round of GLA population projections published in June 2010, the population of Tower Hamlets is estimated at 235,215. This is expected to increase to 266,646 by 2015, rising to 338,382 by 2031. Of the current population, 118,030 are female and 117,185 are male. Fig 3 shows annual population projections to 2031.

**Fig 3: Tower Hamlets Population Projection 2001 to 2031**



The number of homes in the borough has increased almost two fold since the last population census in 2001. As of September 2009, there were over 100,995 homes in the borough, which is an increase of about 28%.

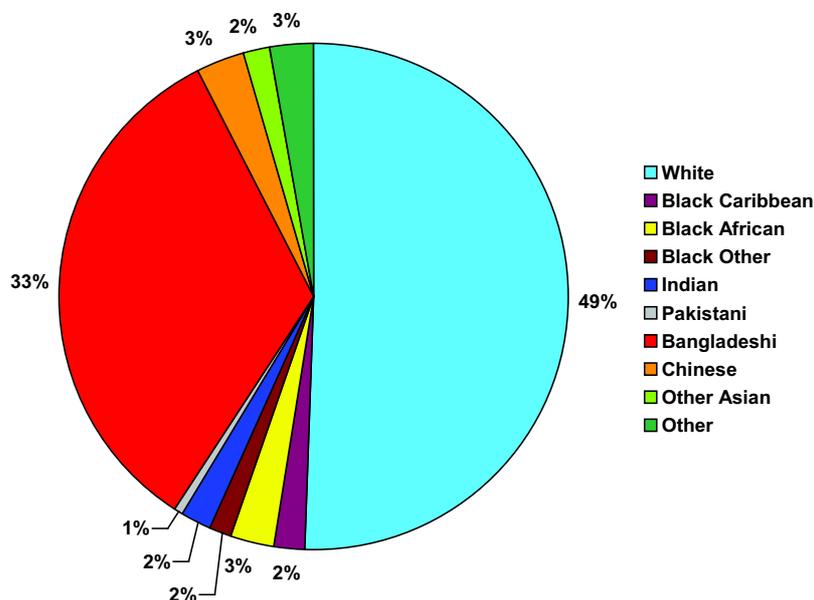
It is also worth noting that Tower Hamlets is the eighth most ethnically diverse borough in England and Wales, with White (British, Irish and Other White) making up 51.4% of the borough's population compared to 71.2% of London's population and 91.3% of the England and Wales population (2001 Census: Ethnicity Theme Tables). Fig 4 provides a breakdown of the borough's population by ethnicity.

48.6% of the borough population is made of a diverse breakdown of Black and Minority Ethnic groups and people of mixed heritage. Of these, 36.6% are people of Asian or Asian British backgrounds compared to the London and England & Wales average of 12.1% and 4.4% respectively.

People of Bangladeshi origin make up the single largest minority ethnic group in the borough, accounting for 33.4% of all residents. This average is unequalled across the UK and sets Tower Hamlets apart in comparison to both London, which has 2.2% of the Bangladeshi population, and England and Wales which has only 0.5%.

Further details of the Borough's statistics are discussed throughout the AMR and form part of the contextual indicators.

**Fig 4: Population Projection by Ethnicity**



## **Achievements in 2009/10**

Tower Hamlets has had significant achievements and improvements over the last year, a few of which are outlined below.

In January 2010 the Council was assessed by the new Equality Framework for Local Government and awarded the highest rating level of 'excellent'. The new framework assesses progress against five domains (including knowing your community and community engagement), and is the national measure of performance on equality for local authorities.

In addition, the Council has also received further recognition for its efforts to promote equality:

- The Council was ranked 7th nationally in the Stonewall Workplace Equality Index for the second consecutive year. The index identifies the top 100 employers in the country for fairness on lesbian, gay and bisexual issues. NHS Tower Hamlets was also ranked in the top 100 at number 45.
- In September the Council was ranked joint 5th nationally in the Employers' Forum on Disability Standard. Strengths specifically identified in the assessment were in relation to providing an accessible built environment, accessible information and recruitment and selection.

As in previous years, the Council and Tower Hamlets NHS have continued to implement 'Workforce to Reflect the Community' strategies. For the Council, this included creating a Local Graduate Career programme and work-based apprenticeships to help give local people access to opportunities with the Council, as well as other initiatives. NHS Tower Hamlets will refresh its strategy later in 2010 in conjunction with local health and social care partners to improve representation of equalities groups at all levels within the organisation and Tower Hamlets Community Health Services.

## **'You Decide' Participatory Budgeting**

The Tower Hamlets Partnership's innovative participatory budgeting (PB) scheme 'You Decide!' was further developed and refined during 2009/10. Fairer local voting rules were introduced and the decision making process was more effectively planned and communicated. 'You Decide' has enabled local people to directly influence how £4.8m has been spent over the last two years with 1,585 local people taking part in the decision making process. The Council's approach to PB has been recognised as best practice by the Government and was also identified as a national exemplar at the Local Government Information Unit National Empowerment Conference 2009/10.

# Community Plan and the 2012 Games

Following the initial refresh and publication of the Community Plan in 2008 the Tower Hamlets Partnership has undertaken a second refresh. The 2020 Vision of the Community Plan is based on extensive consultation with local residents, businesses, the third sector and key stakeholders.

The Local Development Framework (LDF) has been developed alongside the Community Plan. This is to ensure the LDF reflects the ambitions, aspirations and priorities set in the Community Plan and the Local Area Agreements.

The new Community Plan retains the vision to “improve the quality of life for everyone living and working in Tower Hamlets”. The plan 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 Local Area Agreement sets key targets for the next three years through to 2012 on priority national indicators and is used to monitor the implementation of the Community Plan in Tower Hamlets.

## The Community Plan

The four themes of the 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 with the emphasis on recognising everyone having a part to play in making this a reality.

The Tower Hamlets Partnership has begun to make progress against the ambitious targets and aspirations set out in the 2020 Community Plan.

Key achievements during 2009/10 include the launch of the Housing Strategy and the Overcrowding Strategy as well as reducing the number of households in temporary accommodation by over 1,000 to currently less than 2,000.

## A Great Place to Live

Under this theme, major estate renewal programmes have continued across the borough with key partners and include:

- The demolition and refurbishment of the Ocean Estate which has so far delivered improvements to over 100 homes. A development consortia were appointed during 2009/10 and HCA gap funding of £40m has been secured for the project.
- The Council supporting the strategically important Blackwall Reach regeneration project by

providing an additional £13 million of funding over the next three years. The project will ensure the delivery of much needed new homes and the improvement of existing ones.

- The Council, by December 2009, successfully signing 20 legal agreements with developers securing investments worth £179,000 for affordable housing as well as strategic and local transport, education, health, leisure initiatives.

## **A Healthy Community**

The latest available data showed that 2,716 people have been helped to quit smoking (4 week quits), well in excess of the 2009/10 target. The Council, in conjunction with NHS Tower Hamlets, has also issued 98 Smoke Free Awards to businesses which support smoking cessation programmes for staff. The Smoke Free Team was highly commended on its work under the partnership working strand of the 2009/10 Local Innovation Awards.

The borough has also seen the biggest reduction in teenage pregnancy in London, and the third biggest reduction in the country. Tower Hamlets under 18 conception rate in 2008 was 33.5% (per 1000 female 15-17) which compares well to both the London average of 44.6% and the England average of 40.4%.

## **A Prosperous Community**

Tower Hamlets is one of the most improved education authorities in the country and is rapidly closing the gap with national averages on a number of key stages. Four of the borough's secondary schools and seventeen primary schools are rated as 'outstanding', with none placed under special measures.

GCSE results in the Borough continue to improve faster than the national average. Nearly half of Tower Hamlets pupils achieved 5 A\*-C GCSEs including English and Maths. The rate of improvement in Tower Hamlets was almost twice the national rate of change and the borough is making good progress towards the 2010 targets.

The latest performance data available for 2008 shows child poverty has reduced in the borough to 48%, a 3.4% point reduction from the baseline and 1.9% better than the 2008 target. This equates to 1,300 children lifted out of poverty in 2008.

The Council has continued to help local businesses by supporting 112 small and medium businesses in obtaining £4.95 million in contracts through the East London Business Place and the Compete For procurement system.

## **A Safe and Supportive Community**

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**

The Council's London 2012 Olympic and Paralympic Games Legacy Strategy is now rooted in the 2020 Community Plan. The strategy is beginning to deliver a wide range of improvements, including a number of projects being delivered under one of four overarching themes - creating and sharing prosperity, a socially cohesive community, a transformed environment and the Games experience.

## High Street 2012

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 and the Olympic Park.

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, creating a sense of well being and community against a backdrop of historical assets.

Proposals for the route have been developed in consultation with local communities. They include a series of measures for the length of the street, such as better lighting and way-finding, more trees and restored historic buildings as well as short, medium and long term improvements to places along the route, including Aldgate, Whitechapel, Mile End and Bow.

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.

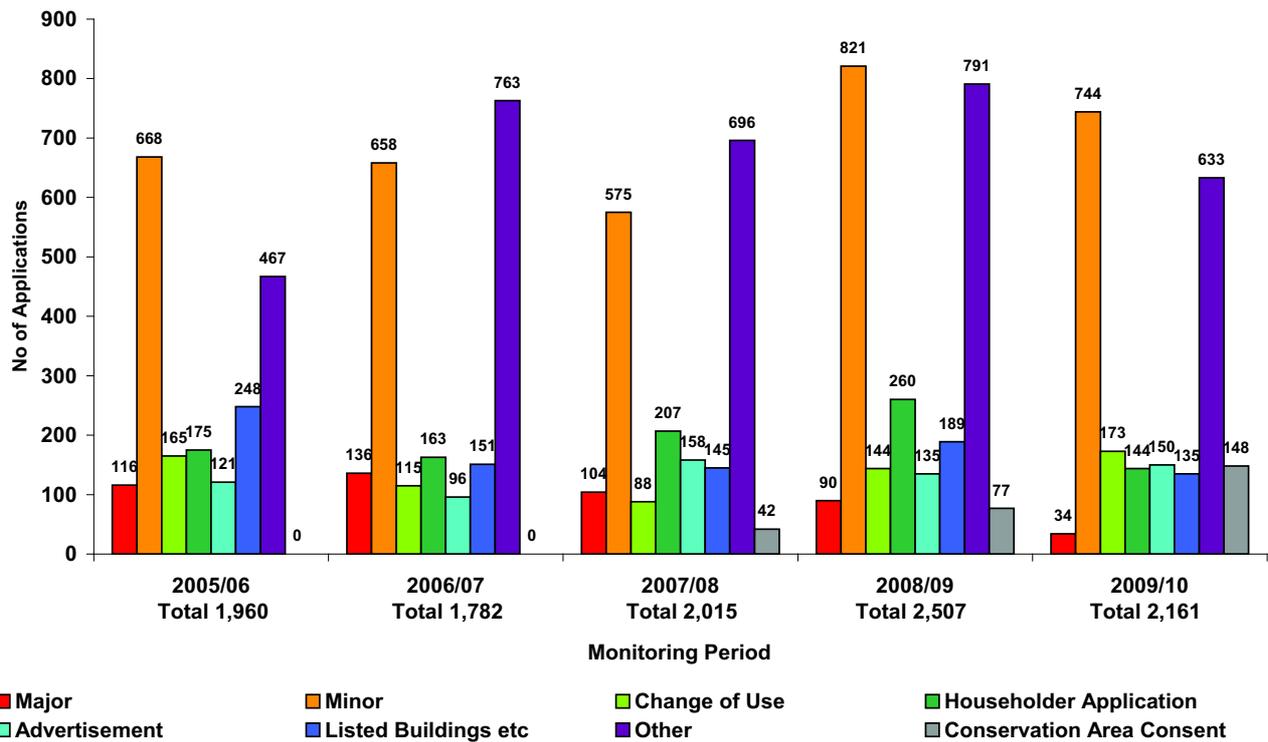
The first phase of improvement works in Aldgate has now completed, which saw the rejuvenation of six historic buildings. Restoration and improvement work has also begun on 15 listed buildings on Mile End Road and is scheduled to be complete in March 2011. Further improvements are scheduled for Whitechapel Market and Bow, which will see over 60 buildings restored.

In 2009/10 the Council secured £10.8m for delivery of High Street 2012 schemes. This includes over £6m for implementation of public realm improvements in Aldgate, Whitechapel, Mile End West, Mile End, Ocean Green and Bow; and £4.6m for the restoration and enhancement of four groups of historic buildings along the route. Delivery of the first works to historic buildings is now underway; detailed design of four public realm schemes has also begun and works are expected to begin by early 2011.

# Planning in Tower Hamlets

During the 2009/10 monitoring period, a total of 2,161 planning applications were received by the London Borough of Tower Hamlets. This was lower than that recorded for the previous monitoring period when 2,507 applications were received. Fig 5 provides a breakdown by type of application. (A major application is defined as 10 residential units and above, or 1,000 sqm or above. Minor applications include applications below these thresholds (defined for major) and that do not feature in the other categories).

**Fig 5: Planning Applications Lodged 2009/10**



During the monitoring period 46 appeals were determined by the Planning Inspectorate relating to the decisions made by the London Borough of Tower Hamlets. This is an increase of 4 from 2008/09 when 42 appeals were determined.

Of the 46 appeals, 39 were dismissed and 7 were upheld by the Planning Inspectorate. The appeals are broken down by issue in Fig 6.

**Fig 6: Planning Appeals Decided 2009/10**

<b>Issue</b>	<b>Dismissed</b>	<b>Allowed</b>	<b>Number of Appeals</b>
Amenity/Conservation	24	5	29
Housing Provision	3	0	3
Road Safety	1	1	2
Design	11	0	11
Other	0	1	1
<b>Total</b>	<b>39</b>	<b>7</b>	<b>46</b>

# Progress Against the LDF Core Strategy

## Refocusing on our Town Centres

Town centres refer to those centres designated in the Interim Planning Guidance (IPG) Proposals Map. In 2008 the Council commissioned a Town Centre Spatial Strategy for the borough. 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 retain their vitality and viability. The IPG 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 indicators:** COI BD4

Fig 7 shows the amount of completed retail, office and leisure development in the borough as a whole and in its town centres during the 2009/10 monitoring period (**COI BD4**). There was 5,333 sqm (gross) of such uses completed in the borough, however taking into consideration the existing use, there was a net loss of 11,026 sqm. Of this total, 186 sqm (gross) were completed in town centres, which once again taking into consideration existing use resulted in a net loss of 233 sqm.

**Fig 7: Completed Retail, Office and Leisure Development 2009/10 (sqm)**

Total Borough					
	A1	A2	B1a	D2	Totals
<b>Net</b>	1,287	-33	-12,280	0	-11,026
<b>Gross</b>	1,700	26	3,607	0	5,333

In Town Centres					
	A1	A2	B1a	D2	Totals
<b>Net</b>	10	0	-243	0	-233
<b>Gross</b>	186	0	0	0	186

### Policy Implications

With a significant net loss of retail, office and leisure floorspace across the borough and in its town centres, it is clear that existing policies were not performing as intended in maintaining and delivering such uses.

However, the policies have been strengthened in the Core Strategy with the rejuvenation of town centres now a key overarching spatial policy theme. The policy has been formulated to deliver a hierarchy of interconnected, vibrant and inclusive town centres, the key objective being to create town centres that act as hubs for a range of uses including retail, commercial and leisure. Furthermore, the policy also encourages, as a priority, the provision of 16,000 sqm of comparison retail floorspace by 2025 and 17,000 sqm floorspace of convenience retail by 2015 at a number of identified town centres across the borough.



## Town Centre Vacancy Levels

Policies monitored: CP16 Vitality and Viability of Town Centres

Relevant indicators: LOI 8

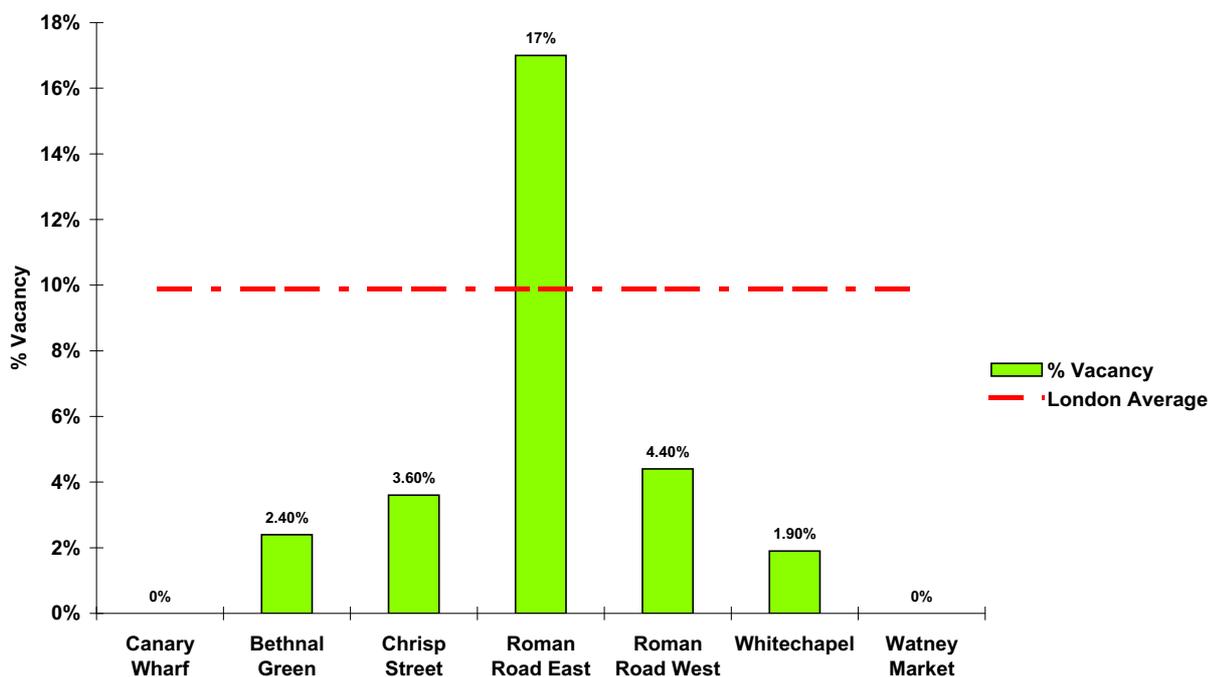
Vacancy levels (LOI 8) in the borough's town centres are summarised in Fig 8.

Fig 8: Town Centre Vacancy Levels

Town Centre Type	Town Centre	2010	2009	2008	2007	2006	Total Units
Major	Canary Wharf	-	-	4	-	-	225
District	Bethnal Green	3	-	4	-	2	126
District	Chrip Street	4	-	4	-	1	110
District	Roman Road East	40	44	32	35	27	237
District	Roman Road West	5	3	7	3	5	113
District	Whitechapel	2	1	6	-	-	104
District	Watney Market	-	-	2	-	-	34

Despite the slight increase in vacancy levels across the borough's town centres, levels are still considered to be low in comparison to the London average (see Fig 9). 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 17%. This itself is an improvement compared to the 19% reported the previous year (an implementation group has been established for Roman Road East to improve the vitality and viability of the town centre). The Town Centre Spatial Strategy provides recommendations on how to manage the performance of the borough's town centres.

Fig 9: Town Centre Vacancy Rates



### Policy Implications

The high rate of occupancy levels in all but two of the borough's town centres is testament to the continuing effectiveness of the town centre policies.

The policy, as mentioned before, has been strengthened in the Core Strategy, where town centres now play a central role in achieving the long term vision for the borough. The new Core Strategy policy has applied a redefined hierarchy to the borough's town centres which included designating new ones. The policy also provides greater emphasis on ensuring the scale and type of uses within town centres are consistent with the redefined hierarchy as well as identifying centres where additional floorspace needs to be provided.

Performance of the new policy in decreasing vacancy levels will continue to be monitored.



### Town Centre Vitality

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

**Relevant indicators: LOI 9**

Borough-wide, there were a total of 14 applications approved for changes of use to A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaway) (**LOI 9**) of which 3 were in town centres with a further 3 in Central Activities Zone (CAZ). This compares with 11 borough-wide in the previous monitoring period and 15 in the 2006/07 period.

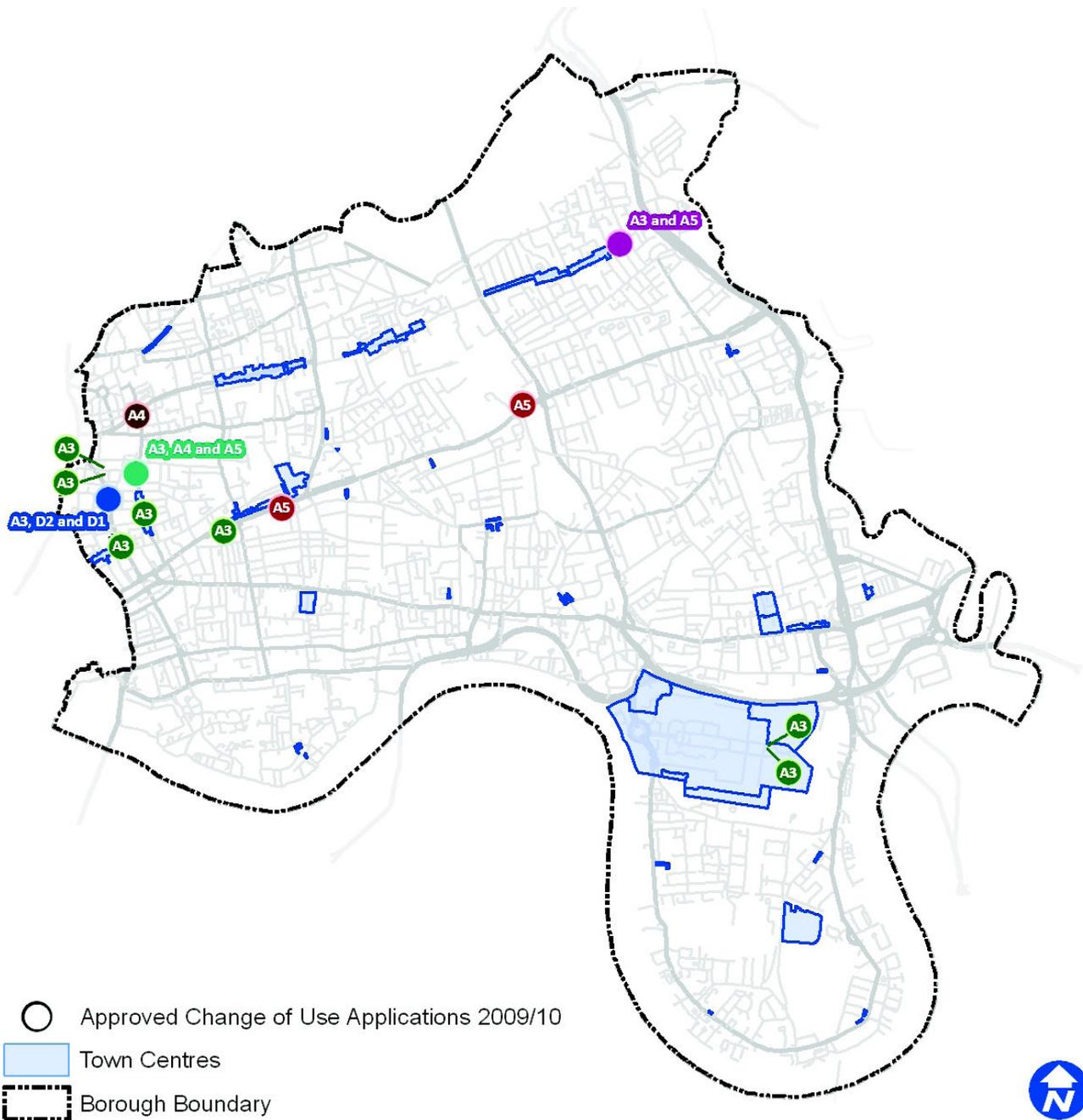
Although this represents a slight increase from the previous monitoring period, the year on year decrease in previous monitoring periods might be reflective of the importance being placed on delivering a 'healthier borough'.

This trend is monitored in spatial terms (see Fig 10) 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.

### Policy Implications

Despite a slight increase in the number of change of use applications in the 2009/10 monitoring period, this is against a steady reduction over the last 4 monitoring periods. Nevertheless, as mentioned earlier, town centre policies have been strengthened and expanded in the Core Strategy to maintain and increase the provision and range of shops and services available and ensure continued vitality and viability of all of the borough's town centres.

Fig 10: Change of use applications in proximity to Town Centres



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## Issues and Actions

Whilst the borough's town centres continue to experience low levels of vacancy in comparison to the London average, the priority is to ensure that there is a delivery of office, retail and leisure floorspace with the designated town centres.

With a continuing net loss of office, retail and leisure floorspace across the borough and its town centres, this is an issue that needs to be addressed with priority to ensure the borough's town centres is able continue providing a wide range of shops and services and maintain and improve their vitality and viability.

Policy action to remedy this has already been taken in the Core Strategy. With the rejuvenation of town centres as an overarching theme running across the Core

Strategy, the Council has strong policies in place to deliver successful town centres.

# Strengthening Neighbourhood Wellbeing

## Urban Living for Everyone

With a large and growing population in the borough, housing continues to remain the dominant land use in Tower Hamlets. In the last 24 years, the number of homes in the borough has increased from 62,000 in 1985 to 100,288 homes in 2009 (LBTH Housing Strategy, 2009).

Data from the last Household Survey carried out in 2009 suggests that the owner occupied and private rented sector have grown significantly since 2001. Despite the high demand for affordable housing in the borough, the affordable sector has reduced from 52.5% to 41.5% of the total stock. Approximately 59% of the borough's housing stock now in the market sector.

The need for affordable housing within the borough continues to be driven by the high cost of market housing and low household incomes. The average house price in Tower Hamlets in March 2010 was approximately £341,000, a rise of 10.7% from the previous year (Land Registry House Price Index). In contrast 32.5% of households have an income of below £20,000 per annum with 20% earning under £15,000 per annum.



### Delivery of Housing Target

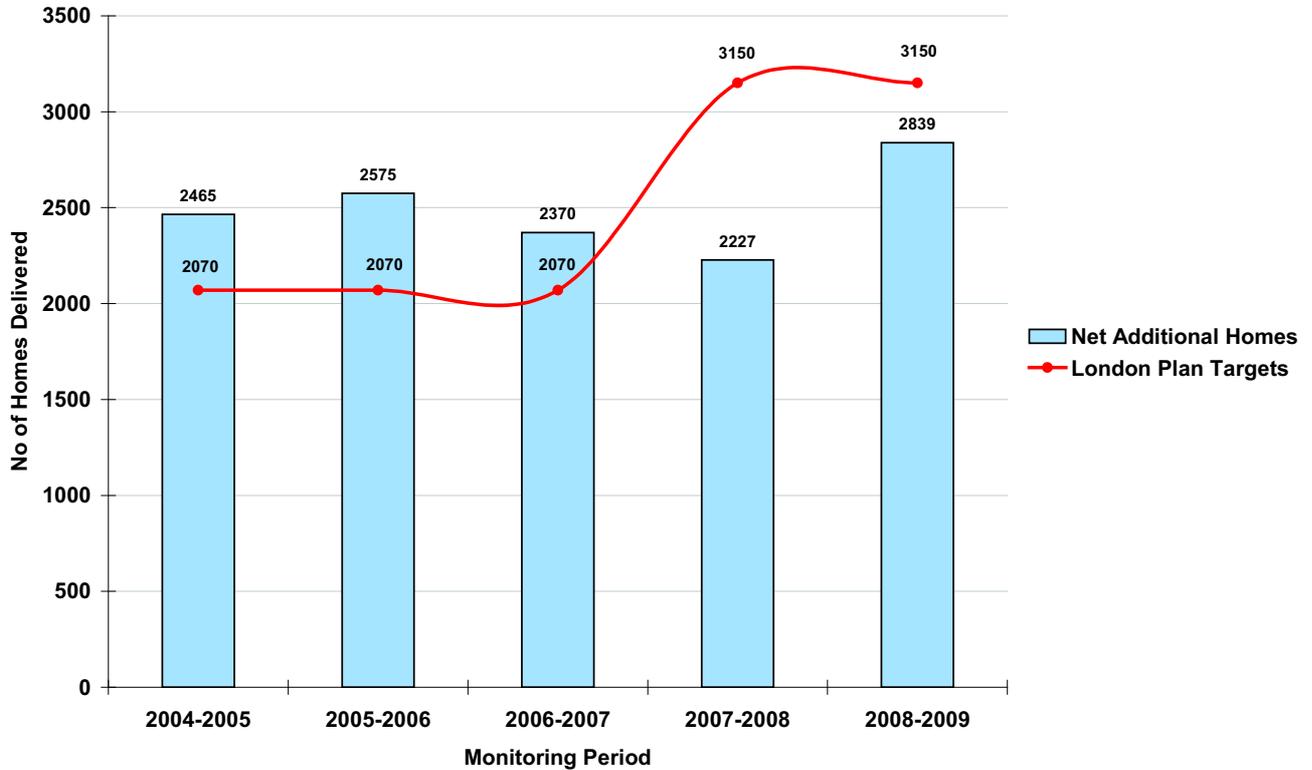
**Policies monitored: CP19 New Housing Provision**

**Relevant indicators: COI H1, COI H2a, H2b, H2c, H2d, COI H3 and SEI 7**

The replacement London Plan 2009 has revised the housing delivery targets for the borough downwards from those initially set in the 2007 London Plan. The new housing delivery target for Tower Hamlets for the plan period 2011 to 2021 is set at 28,850 (**COI H1**) which equates to 2,885 new homes being delivered each year. With a strong performance in delivering housing in the past, Tower Hamlets remains on track to meet the London Plan target over the plan period.

The Council's performance in delivering homes against London Plan targets over the last 5 years is set out in Fig 11 (**COI H2a**).

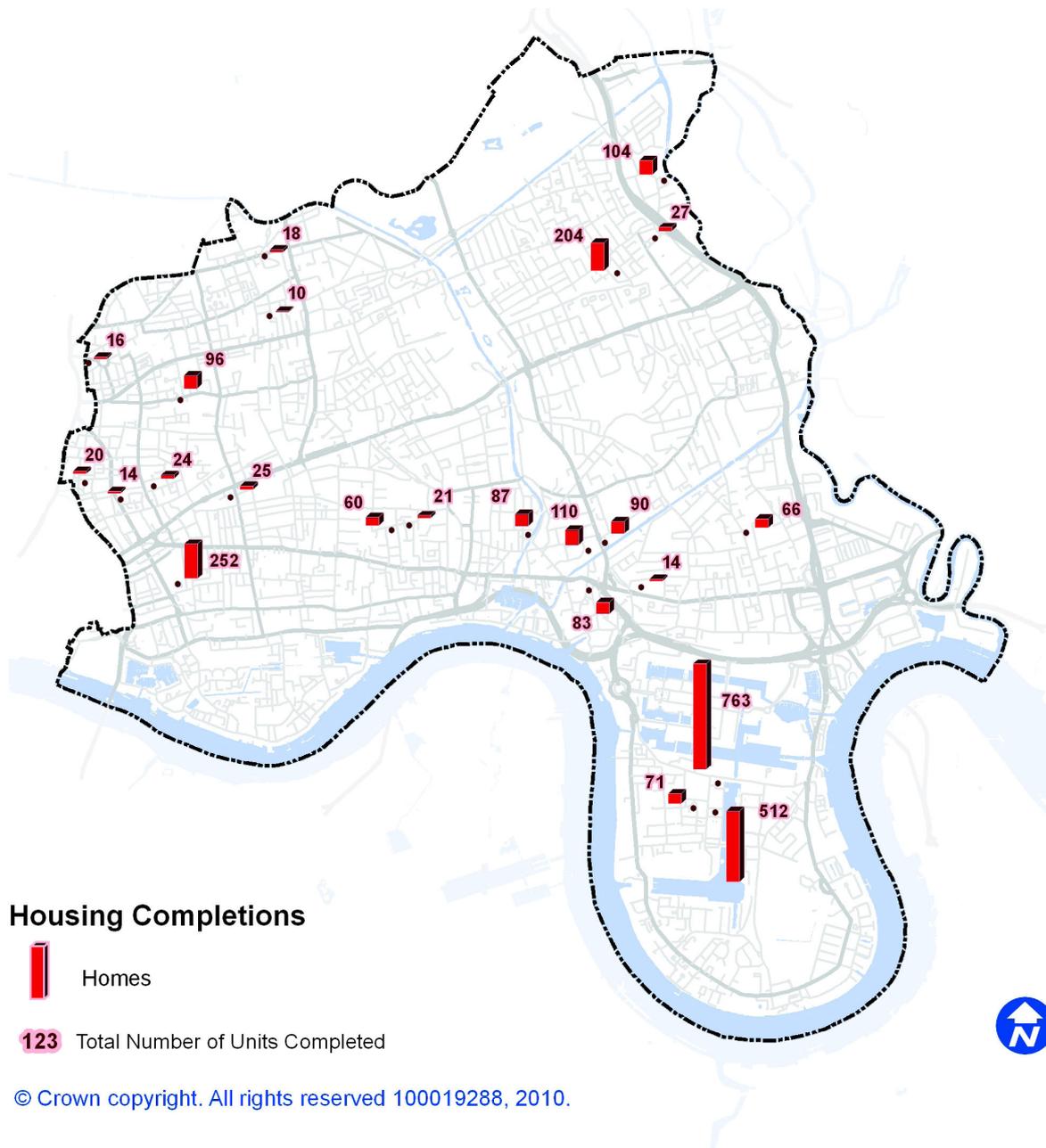
**Fig 11: 5 Year Housing Deliver Against London Plan Targets**



The number of homes delivered in the 2009/10 monitoring period has decreased in comparison to the last monitoring period, with 2,452 net additional homes completed (**COI H2b**), 387 less than what was delivered last monitoring period and 433 less than the London Plan target of 2,885. However, around 4,932 additional homes are expected to be completed in the current monitoring period (20010/11), significantly above the revised London Plan target.

Appendix 2 contains a full list of homes delivered in the 2009/10 monitoring period and Fig 12 shows the spatial distribution of the 10 plus residential units.

Fig 12: Housing Completions of 10 Units and Above 2009/10



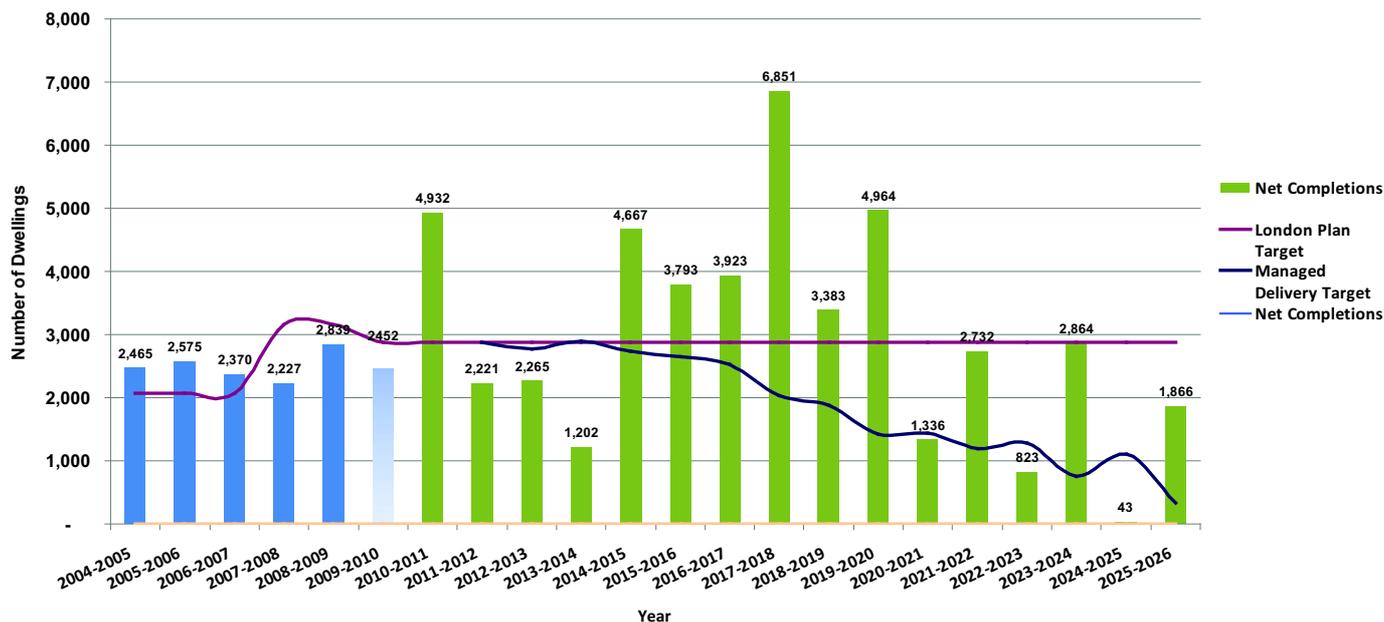
Future delivery of housing is set out in Fig 13. This graph shows the 15 year housing trajectory, including previous and projected housing delivery (**COI H2c**), along with the managed delivery line (**COI H2d**).

Projections to 2014 show that the borough might fall short of meeting set targets. Beyond this period it is forecast the Council will deliver its overall target of 43,275 new homes.

The managed delivery line is an estimate of how much housing is expected to come forward over the plan period. 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.

Fig 13 sets out in detail the net additional homes expected to come forward over the next five year period from 2010 to 2015. Appendix 3, Housing Trajectory (**COI H2c**) provides further detail on the number of homes expected to come forward each year.

Fig 13: Housing Trajectory



Furthermore, despite the continued delivery of the high levels of housing, the Council has still managed to ensure that 100% of the housing delivered has been on brownfield sites, land that has previously been developed (COI H3 and SEI 7).

**Policy Implications**

The policy on delivery of housing target has been effective as reflected by Tower Hamlets’ strong past performance in delivering housing. The housing trajectory is also a strong indication of the Council continuing to deliver its housing targets over the lifetime of the new Core Strategy.

Building on the effectiveness of the existing policy in the IPG the housing policy has been updated in the Core Strategy to ensure Tower Hamlets can continue to deliver its annual targets. The policy sets out the revised target as well as indicating where the majority of new housing will be delivered in the borough. The policy also places greater emphasis on the need for housing to assist in creating sustainable places.

The performance of the updated policy will be monitored and reported in future AMRs.



**Delivering Affordable Housing**

**Policies monitored: CP19 New Housing Provision**

**Relevant indicators: COI H5, LOI 12, LOI 41 and SEI 2**

A key priority for the Council is continuing to ensure delivery of a wide mix of affordable housing. By maximising opportunities for affordable homes on all sites providing housing, the Council aims to ensure 50% of all housing across the borough is affordable. To achieve this the Council has stringent policies in place requiring all sites providing 10 or more residential units to ensure at least 35% of these are affordable, subject to financial viability.

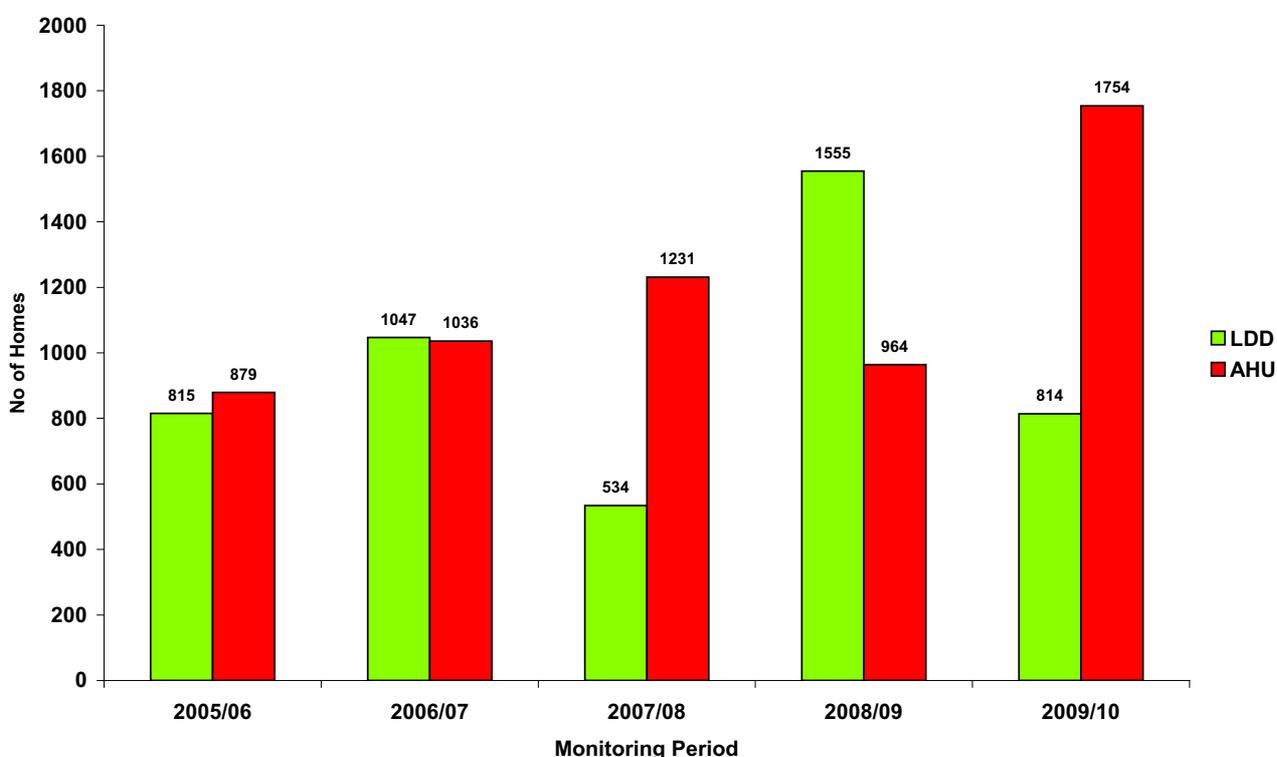
In the past 5 iterations of the AMR, gross affordable housing figures were reported from the London Development Database (LDD), which derived its data from development completions certificate.

This monitoring period, along with the LDD figures the Council is also providing figures collated by the Council's Affordable Housing Team (AHT). AHT figures are based on occupancy of affordable dwellings, as opposed to the completion of the entire scheme within a monitoring period.

According to the AHT, the Council in conjunction with its partners delivered a total of 1,754 gross affordable homes in the 2009/10 monitoring period, an increase of 790 from the previous monitoring period.

The LDD figures show a reversal with this monitoring period delivering 814 gross affordable homes compared to the previous years 1,555 (COI H5). Fig 13 shows delivery of affordable housing according to both the LDD and AHT over the last 5 monitoring periods. The inverse relation between the LDD and AHT trends as identified in Fig 14 shows the effect of the reporting time lag and does not necessarily reflect the situation on the ground.

**Fig 14: Gross Affordable Homes**



As the AHT does not collect data for Market housing, the data for the following two indicators are based solely on the LDD. The percentage of affordable housing delivered equates to, 37% of all habitable rooms (affordable and market) delivered, (LOI 12) or 30% when calculated by total homes completed (SEI 2). This is a marked decline when compared to figures for 2008/09 when 1,555 (57% of the total by habitable rooms) affordable homes were completed.

Of the 1,754 affordable homes delivered according to the AHT, 1,499 of those were secured through obligations within the S106 agreements (LOI 41).

### Policy implications

Based on the AHT, the IPG policy on affordable housing has performed strongly in the 2009/10 monitoring period.

The policy has been consolidated and strengthened further in the Core Strategy by the Council pledging to secure further affordable housing from a range of public sector initiatives directly with Registered Providers as well as bringing long term vacant properties back into use. The new policy will continue to be monitored closely to ensure the Council continues to deliver affordable homes.



### 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**

During this monitoring period of the 1,754 homes delivered according to the AHT, 1,219 (69%) were social rented and 535 (31%) were intermediate. Percentages derived from the LDD are also similar, with 548 units (67%) delivered as social rented and 266 (33%) as intermediate. This represents progress towards the IPG policy requirements of 80% of affordable homes to be social rented and 20% intermediate.

When calculated by habitable rooms, 14% of homes were completed in the intermediate sector (LOI 13), with 86% in the social rented sector based on AHT figures and 28% and 72% respectively based on the LDD. This represents a significant improvement, over last year's performance.

IPG policy further requires 45% of new social rented homes to be of a size suitable for families, with 25% in the intermediate and market sectors. This year 42% (LDD) and 46% (AHT) of social rented homes completed were suitable for families (i.e. 3 bedrooms or more) (LOI 10), compared with 35% (LDD) last year and 26% (LDD) the year before. This indicates a positive shift towards the policy target for social rented family housing of 45%.

Family housing delivered in the intermediate and market sector was low with units equating to only 6% in the intermediate sector (LDD and AHT) and 3.6% for the market sector (LDD) (LOI 11) as a percentage of the total homes completed in each sector. However, projections for the next monitoring period indicate a stronger performance, with the percentage of family housing in the intermediate sector set to rise to 28.6% according to the AHT.

### Policy implications

Whilst policies for delivering a mix of dwelling, including 3 bed plus homes suitable for families, has shown a considerable improvement over the previous periods results, there is still concern over the number of family homes being delivered in the market and intermediate sectors in this and past monitoring periods. However, as mentioned above, projections show an improvement for the 2010/11 period.

Along with housing policies in general, the policies on housing mix and type have been consolidated into the Urban Living for Everyone Core Strategy policy, with the only alteration being the split in the social rented and intermediate sector for affordable homes, which has changed from an 80:20 split to 70:30 to reflect changing needs. The performance of the policy will continue to be monitored and reported on.



## Gypsy and Traveller Site

**Policies monitored: CP26 Gypsy and Traveller Site**

**Relevant indicators: COI H4**

Tower Hamlets currently has 19 Gypsy and Traveller pitches all of which are located within the designated site at Eleanor Street. Whilst no additional pitches have been delivered in 2009/10 (**COI H4**) or the previous three monitoring periods the Core Strategy has developed policies to facilitate the identification of additional sites for pitches.

### Policy implications

Whilst the current IPG policy has been effective in protecting the existing site and pitches for Gypsy and Travellers, the policy has not enabled delivery of additional sites. The policy has been updated in the Core Strategy to a criteria based policy to facilitate the identification and delivery of any additional sites effectively through the forthcoming Site and Placemaking DPD.



## Specialist Housing

**Policies monitored: CP24 Special Needs and Specialist Housing**

**Relevant indicators: LOI 43**

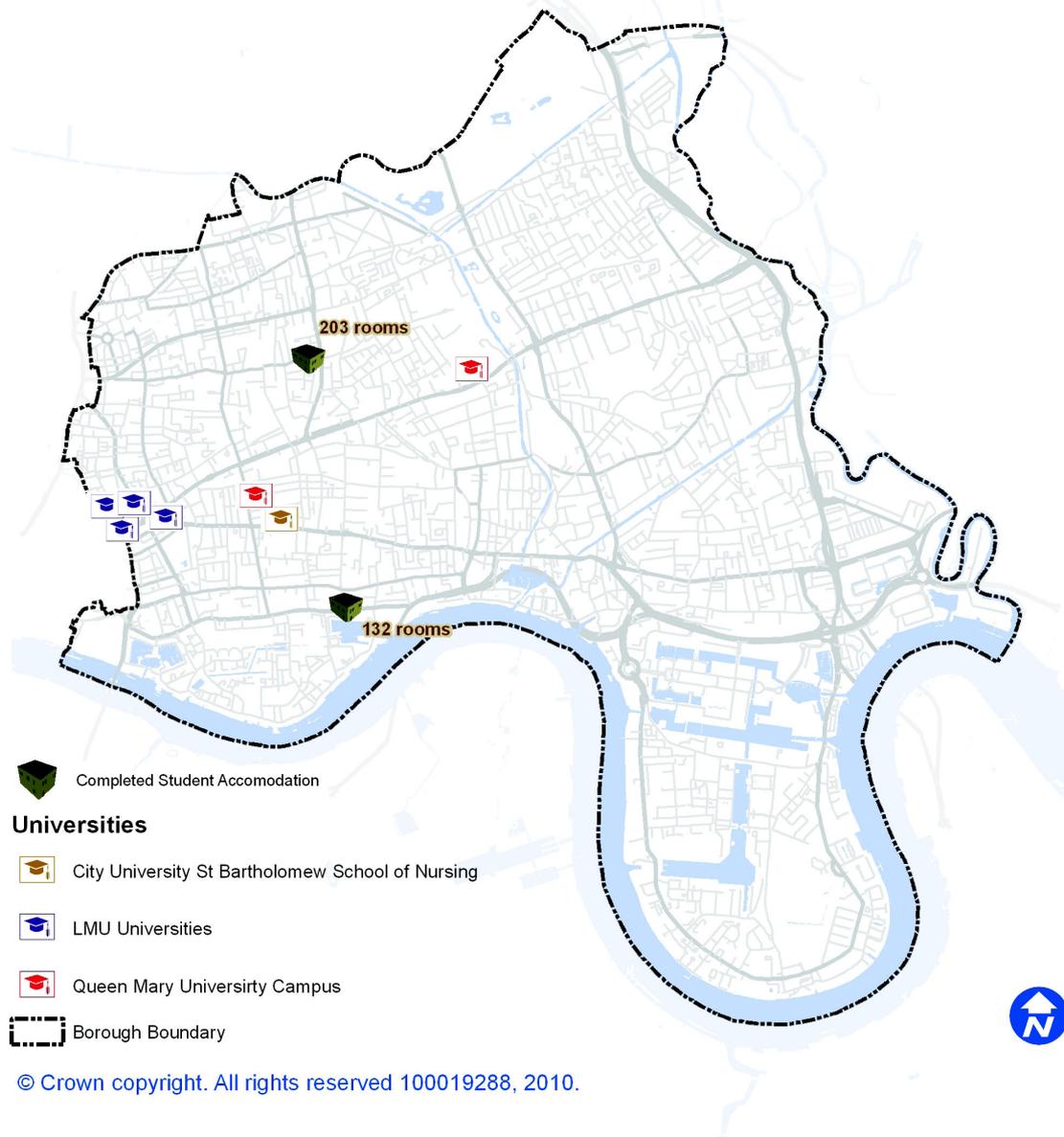
The Student Accommodation Report published in September 2009 identifies the need to supply 2,700 bed spaces over the next 5 years to meet growing demand in the borough. Of this, 447 bed spaces have already been delivered in the 2008-09 monitoring period and a further 335 bed spaces in the 2009-10 monitoring period (**LOI 43**) on top of which over a 1,000 more bed spaces are still under construction or have received approval but not yet started. Fig 15 shows the spatial distribution of purpose built student accommodations in the 2009/10 monitoring period.

### Policy implications

As highlighted by the indicator findings, the number of student rooms delivered in the current and past monitoring periods has been notably high. Continuing this high rate of delivery will result in exceeding the identified need significantly early, which may compromise delivery of other Council priorities, including affordable housing.

To ensure the continued sustainable delivery of student accommodation, policy in the Core Strategy has been strengthened, requiring the Council to work more closely with the borough's universities in order that student accommodation continues to be delivered at the right time, right location and in the right quantity.

**Fig 15: Purpose Built Student Accommodation 2009/10**



## Maintaining Housing Quality

**Policies monitored: CP23 Efficient Use and Retention of Existing Housing**

**Relevant indicators: LOI 14 and SEI 3**

With a high demand for housing in the borough, the Council continues to be committed to efficiently using and retaining existing housing by resisting the loss of all residential dwellings, unless there are suitable plans for its full replacement. During the 2009/10 monitoring period, there was no net loss of dwellings, as the 214 residential dwellings lost (**LOI 14**) were replaced in the same development scheme.

The Council also endeavours to maximise the use of all existing stock by reducing the number of empty homes from both private and public sector stock and improve all existing housing by bringing them up to the Government’s Decent Homes Standard. This monitoring period has seen a continuation of the Council’s success in reducing the number of homes that are classified as non decent. The 2009/10 period saw the number of homes classified as non decent drop once more to 55.95% from 57.61% (**SEI 3**).

## Policy Implications

The policy, as highlighted by the current and previous four AMRs, has proven to be valuable in not only resisting the net loss of dwellings in the borough, but also achieving a steady increase in the number of homes that meet the Decent Homes Standards.

With the policy still fit for purpose, it has been incorporated without any significant changes into the Core Strategy. The continued performance of the policy will be reported in future AMRs to ensure the positive trend continues.



## Delivering Sustainable Housing Density

**Policies monitored: CP20 Sustainable Residential Density**

**Relevant indicators: LOI 45**

The high demand for all types of housing in the borough requires the Council to seek to maximise residential densities on individual sites, taking into consideration: the local context; site accessibility; housing mix and type as well as the need to achieve high quality, well designed homes; maximise resource efficiency; minimise adverse environmental impacts and also taking into consideration the capacity of social and physical infrastructure and open spaces; and to ensure the most efficient use of land within the borough.

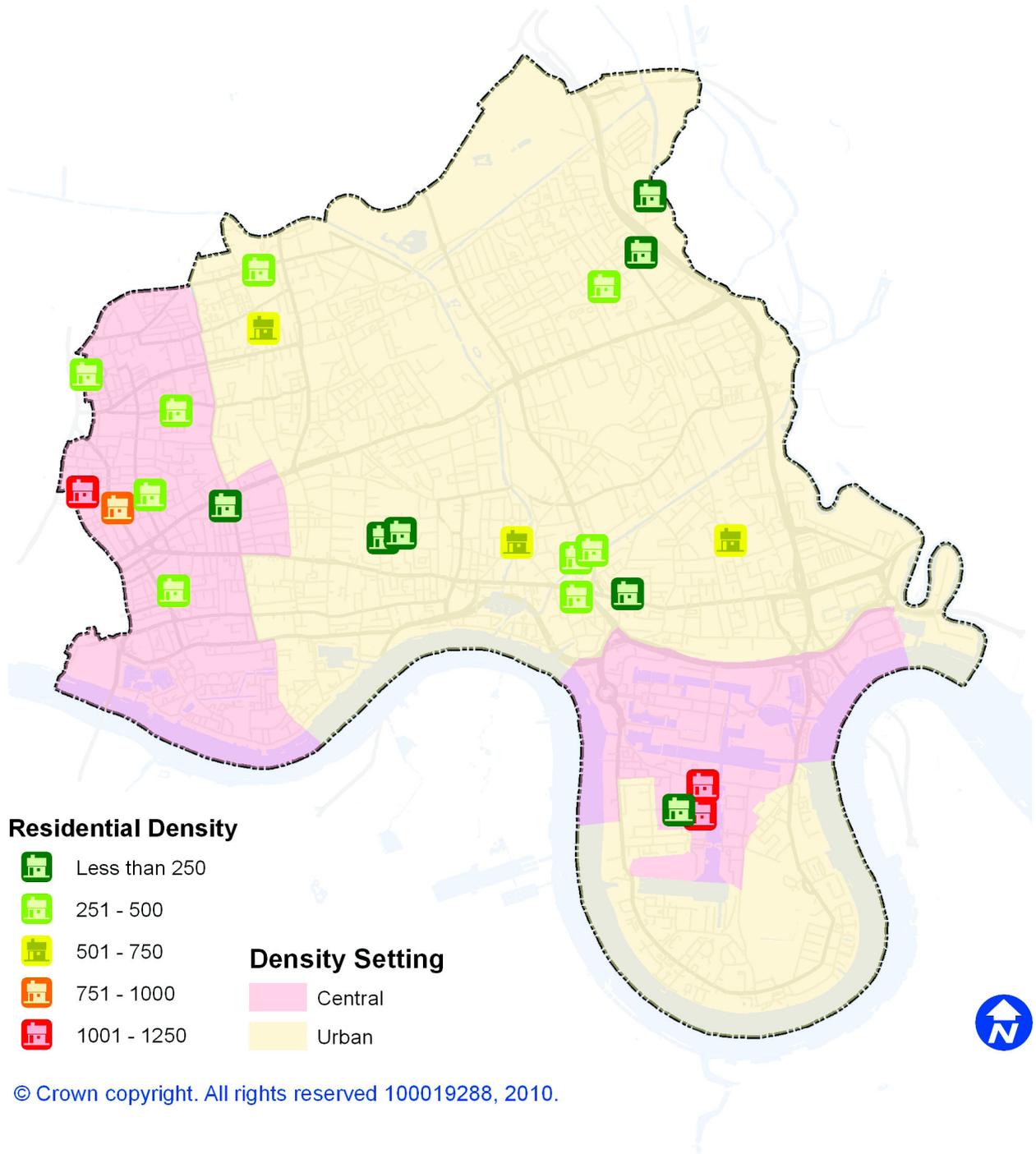
The average density of new development in the borough is 406 habitable rooms per hectare (hr/ha) (**LOI 45**), lower than the 579 hr/ha reported in the 2008/09 monitoring period. This is based on the calculation used in previous AMRs, but shows a deviation from the pattern. The Council will be investigating this density result further in the new year.

Fig 16 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.

## Policy Implications

Following an increase in housing density in the 2008/09 period, this monitoring period has seen a significant decrease by 173 habitable rooms per hectare. To ensure future housing density levels are at suitable levels the Core Strategy has strengthened the policy requiring new developments to not only optimise the use of land but ensure housing density corresponds to public transport accessibility levels and to the proximity and hierarchy of the nearby town centre.

Fig 16: Residential Density 2009/10



## Creating Liveable and Healthy Neighbourhoods

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. According to the NHS Tower Hamlets' Annual Report (2008/09), life expectancy in the borough, based on the latest available data is 75.3 years for men (compared to 73.9 for 2002/04) and 80.24 years for women (compared to 79.3 years for 2003/04). These figures are slightly lower than the average life expectancy in England which is 77.7 years for males and 81.8 years for females

Furthermore, life expectancy also varies within the borough from ward to ward. For example life expectancy of a boy born in Bethnal Green North is 8.5 years less than that for a boy born in Millwall and that of a girl born in Limehouse is 5.7 years less than for a girl born in Bromley-by-Bow.



### Healthy Living

**Policies monitored: CP28 Healthy Living**

**Relevant indicators: LOI 17, LOI 42 and SEI 4**

In partnership with NHS Tower Hamlets, the Council is consistently working to ensure good quality, appropriate, new and refurbished healthcare facilities continue to be provided to support current and growing populations.

For the 2009/10 monitoring period, Tower Hamlets had the equivalent of 62.1 whole time GPs per 100,000 population (**LOI 17**). Whilst this figure is higher than the target of 59 GPs per 100,000, this nevertheless does represent a fall for Tower Hamlets from the 2008/09 monitoring period of 74.6 GPs per 100,000 population.

Furthermore, although no new healthcare facilities have been created, major refurbishments of existing facilities has resulted in increased capacity and services, ensuring facilities are able to continue meeting demand (**SEI 4**).

Major refurbishments have included providing additional staff accommodation at the Bethnal Green Health Centre. Completed in December 2009, the centre is now DDA compliant and provides improved waiting and patient facilities.

The Mile End Hospital Therapy Unit has also been fully refurbished to provide extended clinical accommodation for both adult and children's physiotherapy services.

The Docklands Medical Centre undertook their own major redevelopment, increasing the size and quality of the clinical space as well as providing space for a new dental practice.

A range of GP practices have also been upgraded to facilitate additional clinical training facilities and other improved patient environments.

Some of these refurbishments have been made possible through s106 agreements, which secured a total of £1,361 per residential unit for health purposes in 2009/10 (LOI 42). The amount secured has decreased from the previous monitoring period when £1,659 per residential unit was secured.

### Policy Implications

Despite the decrease in the number of GPs per 100,000 population, most likely attributed to the growing population as opposed to an actual drop in the number of GPs, the policy is still performing well in ensuring the indicator remains above the target level. The policy has also been effective in facilitating the refurbishment of healthcare facilities.

The policy has been consolidated into a more holistic policy in the Core Strategy addressing the many factors which contribute to healthy living, from encouraging active lifestyle by providing high quality walking and cycling routes to providing high quality leisure centres.



### Community Facilities

**Policies monitored: CP27 High Quality Social and Community Facilities**

**Relevant indicators: LOI 16, SEI 5 and SEI 6**

Accessible high quality social and community facilities play an important role in ensuring local people have the opportunity to lead active lifestyles. It also encourages participation in community activities, which can have positive outcomes for mental health and social cohesion.

According to the Council's 2009/10 Annual Residents Survey, 47% of respondents were satisfied with sports and leisure facilities (**LOI 16**), up from 45% in the previous period. Visits to public libraries and Idea Stores also saw an increase, with 9,396 visits per 1,000 population (**SEI 5**) compared to the previous year's figure of 9,285. Similarly, there has also been an increase in the number of visits to leisure centres, with figures going up from 1,722,240 to 1,855,324 annually (**SEI 6**).

### Policy Implications

With all three indicators showing improvements over the previous monitoring period, it is clear the IPG policy has been effective in ensuring improvements continue to be delivered to community facilities, realised by increasing number of visits.

The policy has been developed in the Core Strategy to maximise opportunities to deliver facilities as part of new developments in accessible places.

## Creating a Blue and Green Grid

Although the borough has a number of large open spaces such as Victoria Park, Mile End Park and Millwall Park, along with a number of smaller local parks, the provision of such publicly accessible open spaces does vary across the borough. Redressing this imbalance and increasing the provision of publicly accessible open space is one of the major challenges within the borough, but one the Council remains committed to overcome.



### Open Space

**Policies monitored: CP30 Improving the Quality and Quantity of Open Spaces**

**Relevant indicators: LOI 15 and LOI 22**

Whilst the total amount of publicly accessible open space in the borough has increased slightly from 246 to 246.33 hectares (LOI 22) following the delivery of the Braham Street Park in Aldgate, the amount of open space per 1,000 population continues to see a steady decrease within the same period, dropping from 1.15ha per 1,000 population in the 2006/07 monitoring period to the current level of 1.05ha per 1,000 population. This decrease in the open space standard can be attributed to the continued population growth as opposed to actual loss of open space. Fig 16 shows the existing public open space in the borough.

The Council has developed a Green Grid for Tower Hamlets which consists of a network of interlinked high quality and multi functional open spaces, waterways and other corridors which will also increase accessibility to existing open spaces. The Council will also encourage new developments along the Green Grid to provide additional publicly accessible open spaces.

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

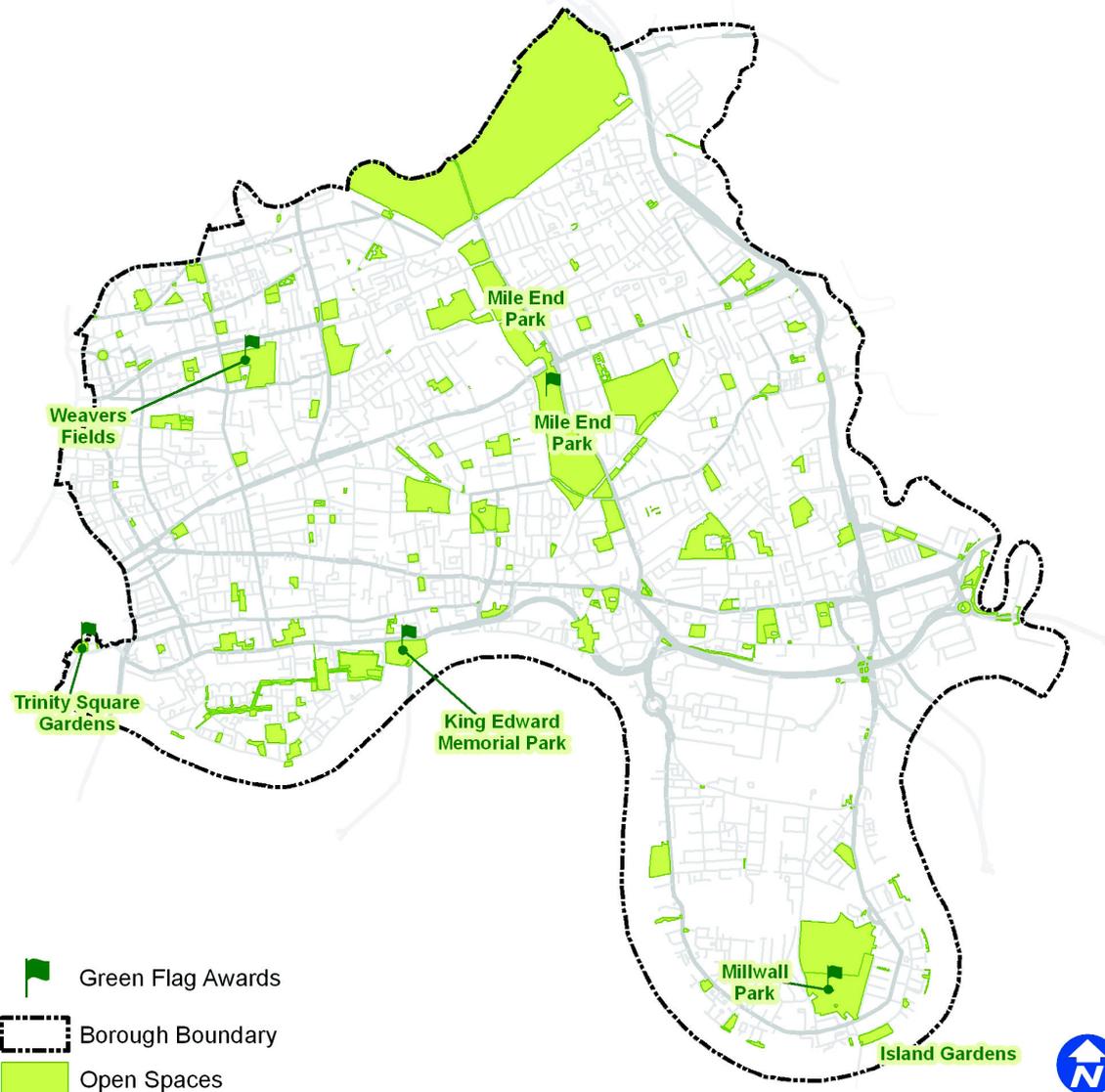
The number of parks in the Borough awarded the Green Flag Award, which recognise a clear improvement to parks and green spaces and rely on independent verification, has remained constant. These are Island Gardens, King Edward Memorial Park, Mile End Park, Millwall Park, Trinity Square Gardens and Weavers Fields (LOI 15). This represents a third of the borough's open space and are highlighted in the Fig 17.

#### Policy Implications

As indicated above, the current IPG policy has been effective in maintaining the amount of publicly accessible open space, however there are concerns as to whether it is feasible or even possible to maintain the open space standards of 1.20 ha per 1,000 population in the face of a growing population.

Acknowledging this, whilst the amended policy in the Core Strategy is still committed to delivering new publicly accessible open spaces, the emphasis has been shifted from the quantity of open space delivered, by removing the open space standard from the policy, to the quality, connectivity and accessibility of current and future spaces. The performance of the updated policy will continue to be monitored and reported in subsequent AMRs.

Fig 17: Publicly Accessible Open Space 2009/10



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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

Bordered by the Thames on the south and the River Lea on the east, large portions of the borough are susceptible to flooding. To reduce this risk, it is necessary for development permitted in flood zones to incorporate measures to mitigate the impact of flooding into their design.

In response to this requirement, no applications during the monitoring period were granted permission contrary to EA advice on flooding and water quality grounds (**COI E1**), nor were any

applications approved that did not meet the sequential test for managing flood risk (**SEI 20**). Whilst incorporation of SUDS remains a continuing priority for the borough, there is currently no system in place to monitor the implementation of this policy. Arrangements are underway to ensure the information is captured (**SEI 18**) and will be reported on once data becomes available.

### Policy Implications

As highlighted by the indicators, policies CP37 and DEV 21 in the IPG have both performed well in ensuring no applications were granted which would impact on flood risk. These policies have been consolidated in the Core Strategy to continue to improve upon flood prevention and mitigation through a number of measures, ranging from using the Sequential Test to assess and determine the suitability of land for development to ensuring all designs for development are flood resilient.

The policy on SUDS has been strengthened in the Core Strategy to encompass all developments as opposed to just those affecting watercourses. However, there is still no resolution on monitoring the implementation of SUDS. There is scope for this to be addressed in the forthcoming Development Management DPD.



## Biodiversity and Local Nature Reserves

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

**Relevant indicators:** COI E2, LOI 23 and SEI 19

Areas of biodiversity importance in the borough have remained at the same level as the 2008/9 monitoring period (**COI E2**). Furthermore, information provided by Greenspace Information for Greater London also shows that there has been no loss or change in the population of species identified in the Local Biodiversity Action Plan (**SEI 19**).

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 in 2005 (**LOI 23**).

### Policy Implications

With no net loss of local nature reserves, areas of biodiversity importance and population of species, the policies are proving to be effective with no need for amendments or alterations. The policy has been adopted into the Core Strategy with little amendment and will continue to be monitored.



## Sites of Importance for Nature Conservation

**Policies monitored:** CP33 Sites of Importance for Nature Conservation

**Relevant Indicator:** LOI 24

The amount of land designated as Sites of Importance for Nature Conservation (SINCs) remains at 24.80 ha with no net loss since the first iteration of the AMR (LOI 24).

## Policy Implications

Similar to local nature reserves, there has been no net loss in Sites of Importance for Nature Conservation over the last 5 monitoring periods. It is clear therefore that the policy is continuing to prove effective with no need for amendments or alterations. The policy has been adopted into the Core Strategy with little amendment and will continue to be monitored.



## Green Chains

**Policies monitored: CP34 Green Chains**

**Relevant indicators: LOI 25**

The amount of land designated as Green Chain has also remained constant at 16.84 ha with no net loss over the last 5 monitoring periods (LOI 25). Furthermore, the Council plans to increase the Green Chain through the implementation of the Tower Hamlets Green Grid project.

### Policy Implications

Similar to the policy on SINC's, this policy is also proving effective in preventing the loss of Green Chains and does not require any intervention. However, with uneven provision of open space across the borough, accessibility is an issue in parts of the borough.

To redress this the Green Chain policy, renamed the Green Grid in the Core Strategy, has been expanded and strengthened to not only increase the land designated for Green Grid, but to also protect, enhance and connect existing spaces and increase accessibility. Progress on the policy's performance will be reported in future AMRs.



## River Quality

**Policies monitored: CP36 Water Environment and Waterside Walkways**

**Relevant indicator: LOI 26**

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 grade for this stretch for the 2009/10 monitoring period remains the same as the previous period at E, reflecting a poor quality with biology restricted to pollution tolerant species (LOI 26).

### Policy Implications

With no improvement in water quality at the Mile End survey site, it is clear that more needs to be done to improve the river quality. Existing IPG policy has been consolidated into the Core Strategy to provide a more holistic policy to ensure waterways are of a high quality, usable and accessible.

## Dealing with Waste



### Waste Management

**Policies 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

As in the previous monitoring period, no new waste facilities have been developed in the borough (COI W1).

As the table below shows, the borough produced 106,420 tonnes in the 2009/10 monitoring period, a slight rise from 105,198 tonnes produced in the 2008/09 period. Waste recycling has also increased by 5,000 tonnes with the amount going to landfill decreasing by almost 20,000 tonnes (COI W2). Fig 18 provides a breakdown of all waste managed by type.

**Fig 18: Household Waste Generated and Managed**

Indicator COI W2	Recycled, Reused, Composted	Landfill	Reuse Derived Fuel / Energy from Waste	Moisture Loss through Mechanical Biological Treatment	Total waste arising
<b>Amount of waste arising in tonnes</b>	20,566.11	66,007.93	8,710.77	11,135.93	106,420.74

The 2009/10 monitoring period has seen a significant increasing in the percentage of household waste recycled, reused or composted, increase from 15% to 26.52% towards the target of 30% by 2016 since the previous monitoring period (LOI 27 and SEI 17).

#### Policy Implications

As highlighted by the indicator findings, the policy is proving to be effective in increasing the amount of waste being recycled and reducing the amount of waste directed to landfill sites. The improvement in recycling can also be attributed to the proactive effort of the Council to raise awareness of recycling through adverts, press releases and other high profile campaigns.

The policy has been expanded in the Core Strategy, providing greater detail as well as identifying potential sites for a new waste management facility to be detailed in the forthcoming Site and Placemaking DPD. As with other policies, waste policies will continue to be monitored and reported on for continued effectiveness.

## Issues and Actions

Whilst the majority of the policies have continued to perform well, analysis of the indicator findings have identified some issues that require further consideration and action to resolve.

Despite continuing to deliver a high number of housing, the number of net additional dwellings completed in the 2009/10 monitoring period has declined in comparison with the previous period. However, as indicated by the housing trajectory the Council expects to deliver significantly more new housing in the 2010/11 period, exceeding the London Plan target. The Council is also on track to deliver its full housing target over the lifetime of the Core Strategy. Any review of annual housing delivery needs to be considered in relation to the longer term trend.

Whilst the Council recognises the importance of continuing to provide student accommodation, the rate at which these are being delivered (782 bed spaces over the last two monitoring periods) is becoming a cause for concern. Continuing such a high rate of delivery is unsustainable and may compromise delivery of the Council's other commitments. The Council is therefore closely monitoring delivery of student housing.

Despite open space policy proving to be effective in maintaining and increasing the quantity of open space, in the face of a growing population maintaining the standard of 1.2ha per 1,000 population is proving to be extremely difficult, the standard slipping year on year.

Actions to remedy the issues set out above have already been implemented by strengthening or amending the related policies in the Core Strategy. These have included:

- Prioritising the delivery of additional housing at identified locations in the borough
- Increasing the percentage of affordable housing delivered on sites
- Ensure the right quantity of student housing is delivered at appropriate locations through closer working with the borough's universities
- Shifting the emphasis on open space from quantity to quality by removing the open space standard from the policy and developing a sophisticated and deliverable programme of works for improving quality, connectivity and accessibility of existing open spaces

# *Enabling Prosperous Communities*

## **Delivering Successful Employment Hubs**

Both the latest Annual Business Inquiry (ABI, 2008) and the Annual Population Survey (APS, Dec 2009) indicates that the number of businesses and jobs created in the borough have continued to grow. However, the labour market remains fragile in Tower Hamlets and London as the economy slowly recovers from recession and downturn. It is important to note that there does exist a one year time lag from data collection to the publication of the ABI.

In 2008 there were approximately 204,000 jobs and 11,789 businesses in the borough. The ABI data results confirm the continuing growth of employment in Tower Hamlets. The number of jobs reflects as an increase of 1.5% compared to the previous year. The majority of this job growth has centred around Canary Wharf, where around 3,500 additional jobs were created.

The Banking, Finance and Insurance sectors continue to be the largest employers in the borough, providing approximately 112,900 jobs. However, the number of jobs in this sector has slowed down, increasing by only 1.4% (1,524 jobs) between 2007 and 2008.

The second largest employer in the borough is the Public Administration, Education and Health sector, which now provides 34,000 jobs and which demonstrated a growth of above average 3.3% between 2007 and 2008.

According to the Annual Population Survey, Tower Hamlets has one of the lowest employment rates in the country at 59.6% compared to the national average of 70.7% and the regional average of 68.3%. However, this is still above the national target of 55.7%.

Furthermore, there also exists a 25% point gap between the employment rate of ethnic minority groups (48.6%) and the white ethnic group (73.4%) with the Pakistani and Bangladeshi employment rate continuing to remain the lowest, as it has done so for the last 5 years.

Despite a recent drop in the overall employment rate of all ethnic minority group in the 2009/10 monitoring period, this is against a backdrop of long term increases. The employment rate for the White ethnic group has improved between 2004 and 2008 and has remained stable in 2009.

Unemployment and levels of economic inactivity continue to be considerably higher than the London average. For the period January 2009 to December 2009, Tower Hamlets had an unemployment rate of 14.7%, the highest in London.

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. In Tower Hamlets the number of JSA claimants has increased from 9,880 in April 2009 to 10,365 in March 2010. This represents an increase of 5%, lower than the London increase of 8.6% over the same period.

The majority of JSA claimants state that they are seeking employment in sales and customer service, elementary, administrative & secretarial and skilled trades occupations.



## Job Creation

**Policies monitored: CP7 Job Creation and Growth**

**Relevant indicators: LOI 2 and SEI 11**

Whilst past iterations of the AMR provided the absolute percentage of the people claiming out of work benefits for indicator SEI 11, the indicator target has been revised to reflect how the borough is performing in comparison to national levels.

Therefore, the data provided is no longer an absolute percentage, rather it is presented as a percentage point gap, for which the target is below 5.7%. The percentage point gap for this monitoring period is 4.9%, lower than the previous monitoring period of 5.4% point gap **(SEI 11)**.

Furthermore, according to the most recent figures from the Annual Business Inquiry there were 3,109 new jobs in the borough (for 2007/08) **(LOI 2)**, 3,046 less than the previous year which was 6,155 jobs.

### Policy implications

Whilst the policy has performed well with regards to reducing the gap between number of people claiming out of work benefits between national levels and borough level, its performance with regards to the number of new jobs created has dropped in comparison to the previous monitoring period.

The policy has been consolidated in the Core Strategy to a more holistic policy addressing the range of matters required to delivering successful employment hubs, including the need to create jobs and improve education and skills to increase the chances of those residents who are out work to secure employment.



## Working in the Borough

**Policies monitored: CP7 Job Creation and Growth**

**Relevant indicators: LOI 3 and SEI 13**

Due to the source of the data being the 2001 Census, there is no updated data for indicator LOI 3, and the 61% quoted as the percentage of residents working outside of the borough in this and past AMR cannot be verified. **(LOI 3, SEI 13)**.

### Policy Implications

Due to a lack of up to date data, it has not been possible to analyse of the findings to understand any implications on policy. However, as mentioned in the previous section, the policy has been consolidated into the Core Strategy.



## Employment Floorspace

**Policies monitored: CP10 Strategic Industrial Locations and local Industrial Locations**

**Relevant indicators: COI BD1**

Following a net increase of 33,731 sqm across all employment use classes in the past monitoring period, this period has seen a net loss of 33,129 sqm (**COI BD1**). Fig 19 provides a breakdown by use classes.

**Fig 19: Gain/Loss of Employment Floorspace 2009/10**

Use class	Gross (sq m)	Net (sq m)
B1a	9,607	-12,280
B1b	0	-678
B1c	0	0
B2	0	-3,587
B8	380	-16,584
<b>Total</b>	<b>9,987</b>	<b>-33,129</b>

The net loss of B1a floorspace is primarily due to the change of use from employment to residential, with the largest loss of 11,103 sqm in Marsh Wall where two towers providing 763 residential units along with some other uses were developed. A further loss of 6,085 sqm occurred at Whitechapel at the former Goodmans Fields site which, saw a change of use from employment to delivering 252 residential units.

There was also a loss of 2,918 sqm at Anchorage House in Blackwall where one floor has been changed from B1a employment to tribunal hearing rooms.

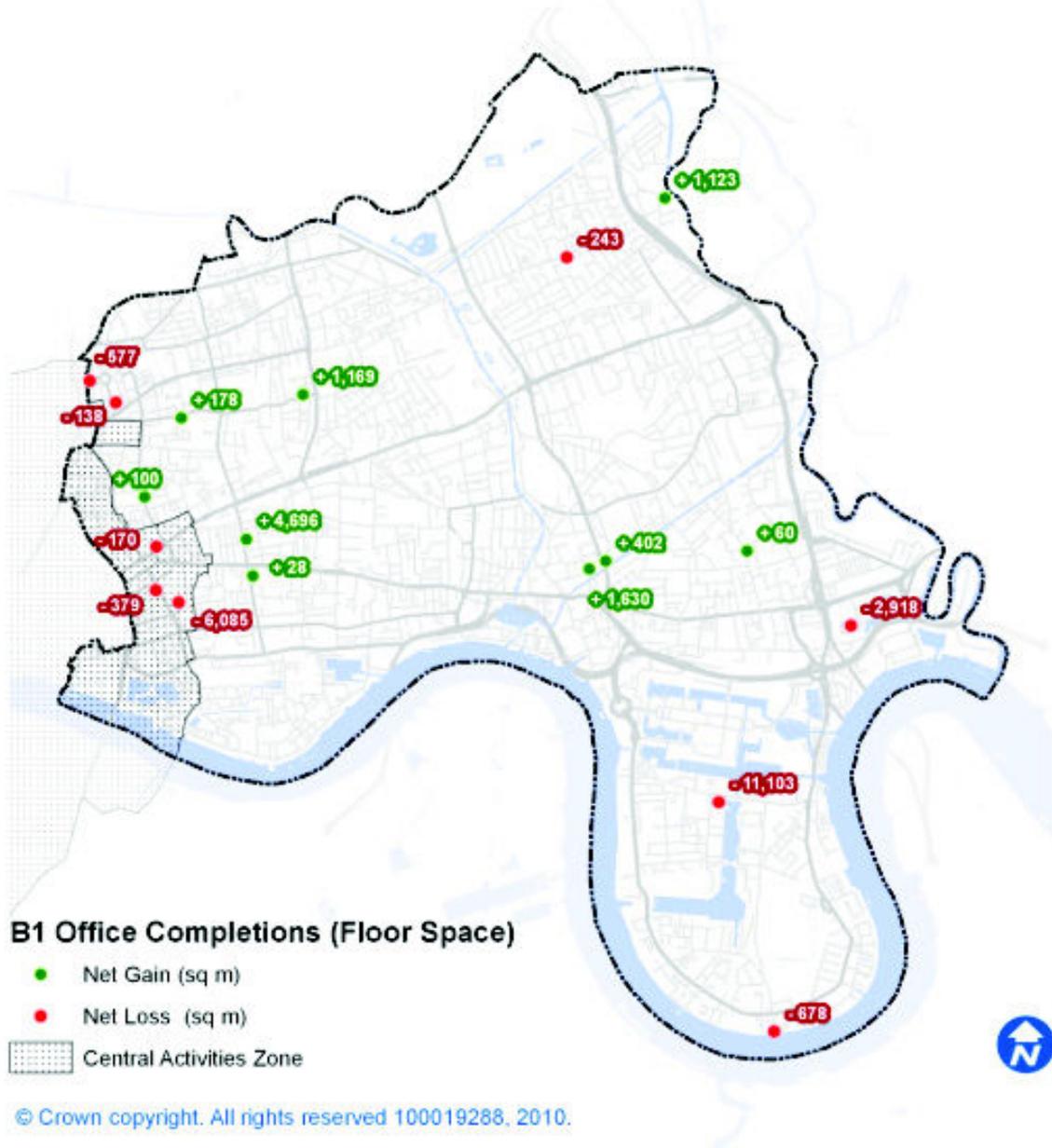
The biggest loss of B8 employment space occurred at Wick Lane, Fish Island, which saw a loss of 4,650 sqm following the development of a 7 storey building comprising 104 live/work units. Further losses occurred at Millharbour, Millwall, where 512 residential units replaced the 4,421 sqm of B8 space. Smaller losses also took place at locations throughout the borough. Fig 20 shows the locations for office floorspace completions (gain/loss) for 2009/10.

### Policy implications

Despite the large loss of employment space in this monitoring period, this is not a reflection of the performance of the policy, as the priority is to protect employment space in the Strategic Industrial Locations (SIL) and Local Industrial Locations (LIL). These losses have occurred at locations outside of SILs and LILs, however, this is still a matter which needs to be given further consideration.

The Core Strategy for example, has expanded the IPG policy to more effectively manage employment land. The policy has retained some existing SIL and LIL designations whilst introducing new ones. There are also designations for Preferred Office Locations and Local Office Locations as well as encouraging employment uses in town centres, edge-of-town centres and along main street locations. The performance and effectiveness of the policy will be monitored to ensure the quantity of employment floorspace is not lost to other uses.

Fig 20: Office Floorspace Completions 2009/10



## Workspace for Small Businesses

**Policies monitored:** CP9 Employment Space for Small Businesses

**Relevant indicators:** LOI 5

New business rate registration in the borough for the 2009/10 monitoring period has fallen just below the target with 117.5 new businesses registered per 10,000 adult residents (**LOI 5**). This is a slight decrease from the 124.6 businesses registered the previous monitoring period.

### Policy Implications

Despite only a slight decrease in the number of new businesses registered, the policy is still performing well especially taking into consideration the economic downturn. The policy has been strengthened and expanded in the Core Strategy to support for micro businesses and this will continue to be reported on.



## Employment Land Availability

**Policies monitored: CP10 Strategic Industrial Locations and local Industrial Locations**

**Relevant indicators: COI BD3**

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 keep in industrial use.

Following three periods of steady decrease in employment land, this monitoring period has seen a slight increase with the amount of employment land available going up from 84.6 hectares to 86.5 hectares. The increase may be a reflection of small employment spaces being delivered across the borough in mixed use developments such as at Caspian Wharf in Bromley by Bow, Rodwell House in Spitalfields and Parmiter Industrial Estate in Bethnal Green.

A number of schemes in designated employment sites are delivering large quantities of employment space such as in Wood Wharf and Westferry Circus, and so are accounted for this way when calculating land availability.

### Policy Implications

Despite the slight increase in availability of employment land in the current period, this needs to be understood in context with the past year on year decrease.

To ensure the borough has sustainable levels of employment land, the Core Strategy has developed comprehensive policies on maintaining and delivering land suitable for a range of employment uses by identifying Strategic Industrial Locations and Local Industrial Locations as well as designating parts of the borough as Preferred Office Locations and Local Office Locations. Employment land availability will continue to be monitored closely to ensure the Core Strategy policy is performing as expected.



## Employment Space on Previously Developed Land

**Policies monitored: CP9 Employment Space for Small Businesses  
Core Strategy: SP06.3c**

**Relevant indicators: COI BD2**

Similar to previous AMRs, all floorspace developed for employment uses in the borough during the 2009/10 monitoring period was completed on brownfield, previously developed on land (**COI BD2**).

### Policy Implications

Given that all floorspace developed in the borough has been on previously developed land, no further amendment is required to this policy. Whilst there is no specific policy addressing this issue in the Core Strategy, there is scope to incorporate this in to the Development Management DPD to ensure this positive achievement continues.



## Office Development

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

**Relevant indicators:** COI BD1

For detailed breakdown of employment floorspace gain/loss please refer to the Employment Floorspace section on page 42.

It should be noted that due to existing permissions granted by the London Docklands Development Corporation, not all changes to office floorspace in Canary Wharf can be captured. The monitoring team are looking for better ways to monitor this data so that it can be included in future AMRs.

Fig 20 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.

### Policy Implications

Please see Employment Floorspace section on page 42.



## Vacant Employment Floorspace

**Policies monitored:** CP10 Strategic Industrial Locations and local Industrial Locations

**Relevant indicators:** LOI 4 and LOI 6

Vacant B1a floorspace was recorded in Bromley by Bow, Canary Wharf South and Bethnal Green South (**LOI 4**). 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**).

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.

### Policy Implications

The Delivering Successful Economic Hub policy in the Core Strategy has consolidated, expanded and strengthened the numerous existing policies in the IPG to address issues of vacant floorspace. Amongst other things, the policy encourages the retention and promotion of flexible workspaces in town centres and along main streets, locations where vacancies have been reported in LOI 4.



## Hotel Development

**Policies monitored: CP13 Hotels, Serviced Apartment and Conference Centres**

**Relevant indicators: LOI 7**

This monitoring period saw no new hotel rooms being delivered (**LOI 17**), in stark contrast to previous monitoring periods which saw between a high of 445 (2006/07) new room being delivered to 168 (2008/09) within one monitoring period.

### **Policy Implications**

The wide swing in the delivery of hotel rooms needs to be addressed to ensure that delivery of new hotel rooms in the future are neither too high nor too low. Whilst the policy on hotels has been incorporated in the Core Strategy, the policy is limited to identifying broad locations suitable for hotels as the remit of the Core Strategy does not extend to providing guidance on the quantity of rooms being delivered. Such details will be addressed in the Site and Placemaking DPD and Development Management DPD.

## Improving Education and Skills

In 2009 66.3% of pupils achieved 5 A\* to C grades at GCSE level, exceeding the national target of 60% and closing in on the England average of 70%. The achievement represents a substantial increase of 7.2% points on the previous year (59.1%).

Many job opportunities in Tower Hamlets' growth industries require NVQ4+ level qualifications. Tower Hamlets averages are constantly improving and the borough average of 36.8% is now relatively close to the London average of 39.7%.



### Improving Education and Skills

**Policies monitored: CP29 Improving Education and Skills**

**Relevant indicators: LOI 19, LOI 20, LOI 21 and LOI 40**

The percentage of residents aged 16-74 with no formal qualifications in the borough continues to fluctuate annually. Whilst last year the figure rose from 19.2% to 23.7%, this monitoring period has seen a significant drop to 15.2%, nearly 10% lower than the target of no more than 25% (**LOI 19**).

In contrast to the fluctuation for indicator LOI 19, the percentage of young people aged 16-18 not in education, employment or training has seen a steady reduction over the last five monitoring periods, falling from 11.00% in 2006/07 to the current figure of 6.00% (**LOI 20**).

Whilst the number of young people in education, employment or training has been increasing, the number of enrolments on adult education courses has seen a drop, with the figure falling to 54.5 per 1,000 adult population (**LOI 21**), from a high of 74.87 per 1,000 population in 2006/07. The current number falls significantly short of the 80 per 1,000 target.

Planning obligations has secured £1,753 per residential unit for educational purposes, an increase from the last monitoring period of £1,590 per residential unit (**LOI 40**).

### Policy Implications

As indicator data shows, the policy has demonstrated a varied performance, performing exceptionally well in some regards and less so in others. Nonetheless, the entire policy has been rewritten and expanded upon in the Core Strategy to improve education and skills through addressing a wide range of matters from increasing the provision of primary and secondary education facilities to supporting the skills training and education of residents. The policy will continue to be monitored for effectiveness.



## Reducing Poverty

**Policies monitored: CP2 Equality of Opportunity**

**Relevant Indicators: SEI 12**

The percentage of children living in households with relative low income has seen a steady decrease over the last 4 years, dropping from 63.6% in 2006/07 to 48% in the current monitoring period (**SEI 12**), a 15.6% reduction.

### **Policy Implications**

The policy has been performing well over the past 4 years. Whilst policies in the Core Strategy do not specifically address low income families, the policies in the Improving Education and Skills section of the Core Strategy will contribute to ensuring the figure continues to drop.

## Issues and Actions

Analysis of indicator data for the Enabling Prosperous Communities section has highlighted a number of issues which require action to resolve.

Key amongst these is the net loss of B1a employment floorspace, which, following a net increase of 13,142 sqm in the previous monitoring period, has seen a net loss of 12,280 sqm, almost offsetting the previous period's gain.

Although there is no direct evidence with loss of employment floorspace, the number of new jobs created in the borough has also dropped. Whereas in the previous monitoring period 6,155 new jobs were created, in this period there was only 3,109 new jobs created, a drop of 3,046.

Despite the delivery of hotel rooms taking a wide swing from delivering too many rooms in the last monitoring period to none at all in the current period, the differences are balanced out over the longer term. The Council will continue to monitor and manage this closely to ensure the right amount of rooms are delivered annually.

There is also concern with the drop in the number of enrolments on adult education courses. From a high of 74.87 per 1,000 population in 2006/07, the number of enrolments has dropped to 54.5 per 1,000 population, significantly lower than the target of 80.

Some actions have already been taken in the Core Strategy to redress the under performance of policies including:

- Designating certain areas in the borough either as Preferred Office Location suitable for large floor plate offices, or as Local Office Locations suitable for a range and mix of employment to deliver additional employment floorspaces.
- Supporting the retention and promotion of flexible workspaces in town centres, edge of town centres and along main streets to cater for the needs of small and medium enterprises.
- Developing a comprehensive policy dedicated to improving education and skills in the borough amongst young people and the adult population to address the drop in the number of enrolments in adult education courses.
- Expanding Core Strategy policy on new hotels in the forthcoming Site and Placemaking DPD and Development Management DPD, to ensure the right quantity of hotel rooms are delivered at the right locations at the right time.

# Designing a High Quality City

## Making Connected Places



### Car-free Developments and Travel Plans

**Policies monitored:** CP40 A Sustainable Transport Network  
CP42 Streets for People  
DEV18 Travel Plans

**Relevant indicators:** LOI 28 and LOI 29

Car free developments help to tackle climate change and promote healthier, less car dependant lifestyles whilst also encouraging more sustainable, greener-city living. The borough has performed exceptionally well in securing car-free agreements, with 100% of approved major residential developments (**LOI 28**) being car free.

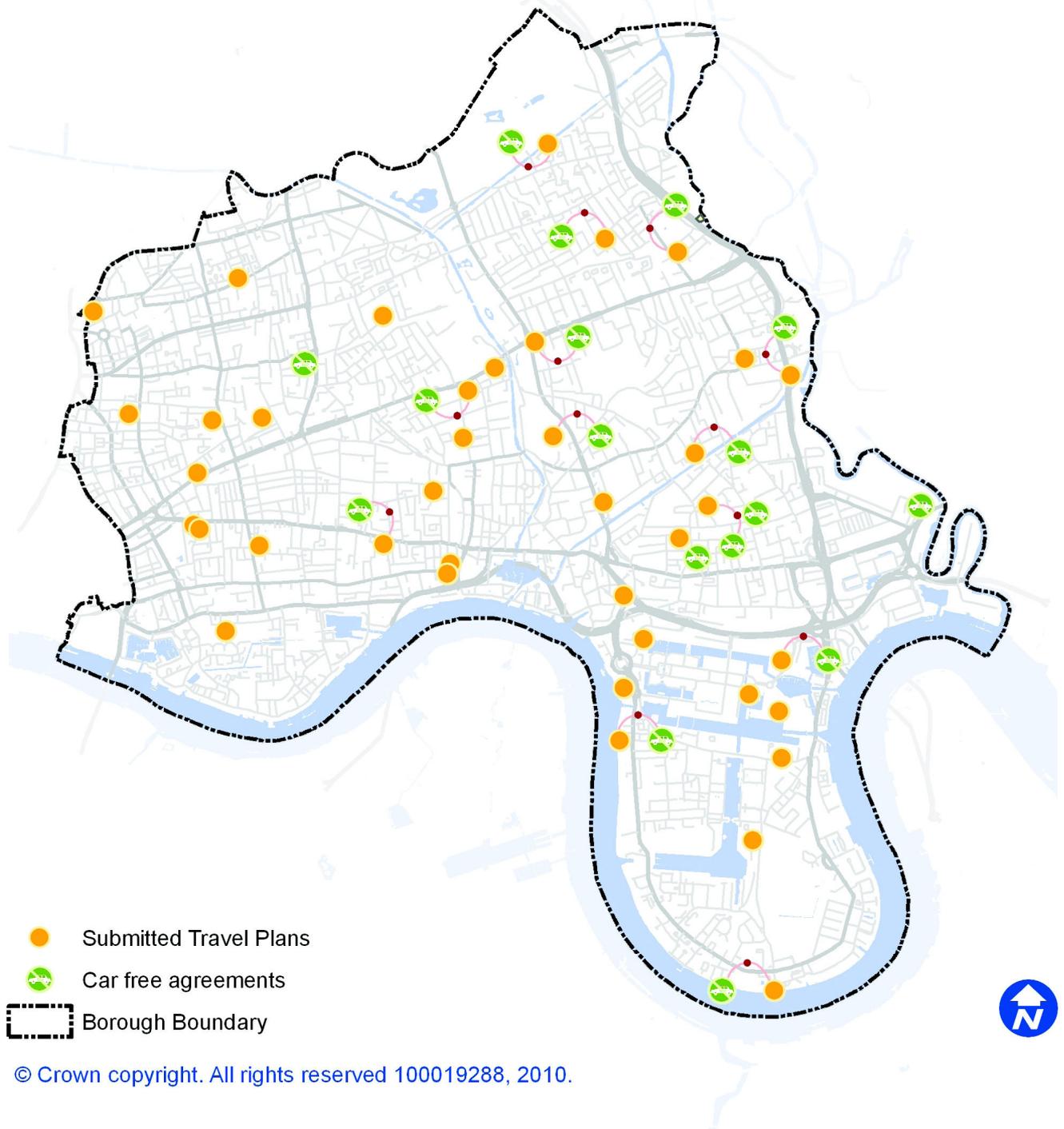
There has also been a significant increase in the number of travel plans that have been submitted with major applications, from a low of 5% in 2006/07 to 75.93% in the 2009/10 monitoring period (**LOI 29**) against 32% in the previous monitoring period.

Fig 21 shows the location of developments that are car free and those with submitted travel plans.

### Policy Implications

The policy on both car free developments and travel plans have been performing strongly in the current and the past three monitoring periods, with no need for further intervention. As a result they have been adopted in to the Core Strategy with no alterations.

Fig 21: Car Free Agreements and Travel Plans 2009/10





## Cycle and Pedestrian Network

**Policies monitored:** CP40 A Sustainable Transport Network  
CP42 Streets for People  
DEV18 Travel Plans

**Relevant indicators:** LOI 30

Whilst there has been no increase in the total distance of dedicated cycle routes (standing at 53.3km) or pedestrian walkways (consisting of riverside walkways and green chains totalling 32.5km) (**LOI 30**), there have been significant improvements to the quality of routes and connections through projects such as the Cycle Superhighway and Meath Bridge over the Regents Canal at Bethnal Green.

### Policy Implications

Despite the improvement to the quality of cycle and pedestrian networks, there has still been no increase in the total distance. Furthermore, whilst the Core Strategy policy places great importance in attractive and safe streets that prioritise cyclists and pedestrians, there is still no explicit policy to increasing the total distance. There is scope to address the matter in the forthcoming Development Management DPD and the Site and Placemaking DPD.



## Public Transport

**Policies monitored:** CP40 A Sustainable Transport Network  
CP43 Better Public Transport

**Relevant indicators:** LOI 31

Following a 4% drop in the 2008/09 monitoring period, satisfaction levels with public transport according to the Annual Residents Survey has increased from 65% to 67% (**LOI 31**).

### Policy Implications

The policy is performing well as indicated by the increase in satisfaction levels in the current and preceding years. Building on this performance, the Core Strategy has developed the policy further by setting out a hierarchy of interchanges, commitment to increasing capacity through a range of projects as well as increasing accessibility, all of which combined will assist in delivering a high quality public transport network.

## Creating Attractive and Safe Streets and Spaces



### Accessible and Inclusive Design

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

**Relevant Indicators:** LOI 33

The Council is committed to ensuring all development is accessible to the whole population. To enable this, the Council dedicates an Access Officer to comment on and provide direction to planning applications. The number of applications which have received comments from the Access Officer has seen a significant improvement, going up to 61% (**LOI 33**) 41% from the 2008/09 monitoring period.

#### Policy Implications

Whilst all the policies monitored in relation to the indicator support the creation of inclusive and accessible designs and environments and have performed well in this regard, none of them specifically require comments from an Access Officer. Neither is this matter addressed in the Core Strategy, however there is scope to address this in the detailed policies of the Development Management DPD and Building Control practice that is currently being prepared to ensure the continuation of the positive trend.



### Public Safety

**Policies monitored:** CP47 Community Safety and DEV4 Safety and Security

**Relevant indicators:** LOI 35, SEI 9 and SEI 10

The borough has a good track record in preventing domestic burglaries. The last four years has seen a steady drop in the number of such burglaries, dropping from 16.95 per 1,000 households in 2006/07 to 10.3 per 1,000 households in the 2009/10 monitoring period (**LOI 35, SEI 9**), lower than the target of 18.5 per 1,000 households.

However, the percentage of hate crime investigated resulting in formal action has seen a significant drop from a high of 68% in the 2008/09 monitoring period to a low of 25% in the 2009/10 period, against a target of 80% (**SEI 10**).

#### Policy Implications

Given the contrasting performance of the two indicators, it is clear that the policies need to be reviewed to ensure positive performance for both indicators. To achieve this, the policy has been incorporated into a more overarching policy on creating attractive and safe streets and places in the Core Strategy to provide a more comprehensive approach to community safety. The indicator will continue to be reported upon to ensure the positive trend continues.



## 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 and SEI 21

The number of noise related complaints, having seen a rise in the 2008/09 monitoring period, has now seen a decrease in the 2009/10 period, falling from 8,015 complaints to 7,609 (**SEI 15**).

Also, the number of residents who feel they can influence decisions affecting their local area has seen a rise, going up to 53% (**SEI 21**) from 46% in the previous monitoring period.

### Policy Implications

With both indicators showing an improved performance the policy will continue to be monitored to ensure performance is sustained.

# Creating Distinct and Durable Places



## The Built Environment

**Policies monitored:** CP4 Good Design and DEV2 Character and Design

**Relevant indicators:** LOI 1

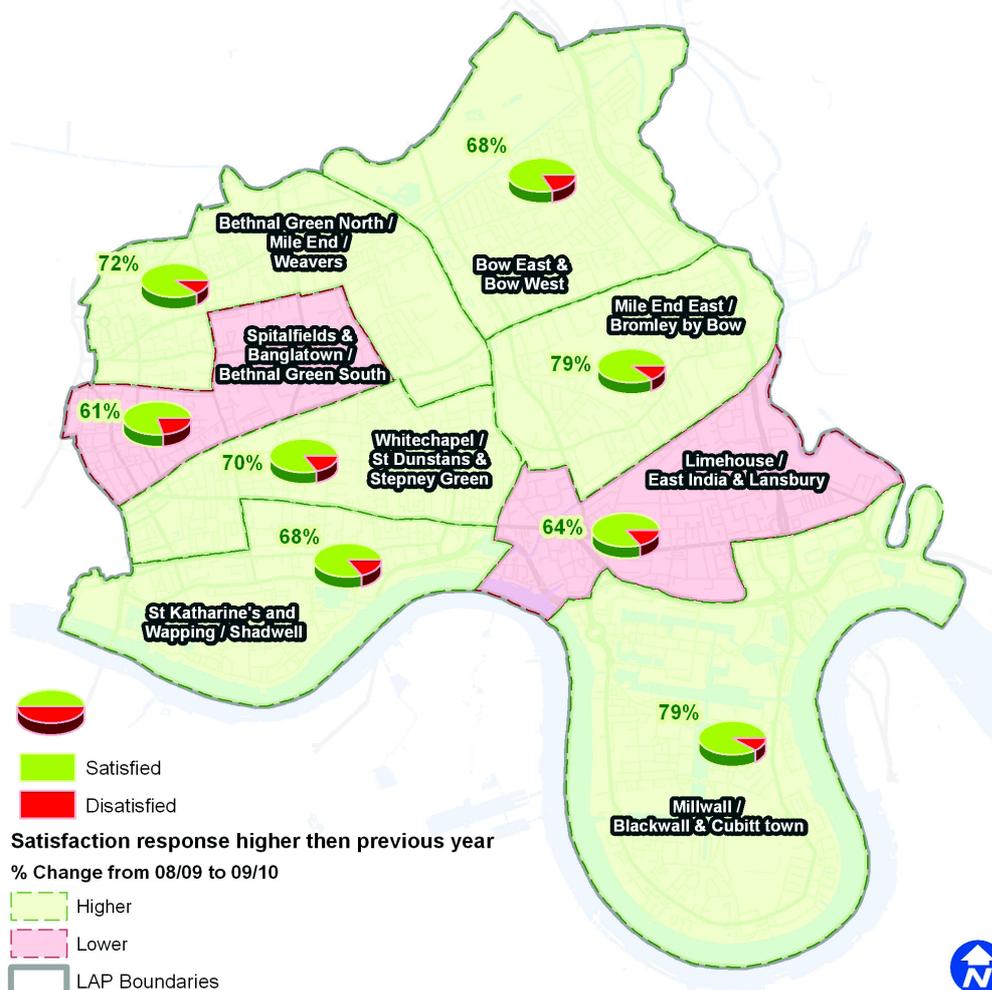
The level of satisfaction with the built environment continues to increase as highlighted by the 2009/10 Annual Residents Survey. The survey showed that 70% of the residents surveyed were satisfied with the built environment (**LOI 1**), up from 61% the previous year.

Fig 22 shows the levels of satisfaction within the borough by Local Area Partnership areas.

### Policy Implications

As the current and past AMR's have highlighted, testament to the Council's continuing commitment to improvements in all aspects of the built environment, satisfaction levels have continued to increase. The policy has been significantly expanded in the Core Strategy to be more comprehensive, covering the many aspects of the built environment such as the London Squares, locally listed buildings and local landmarks.

**Fig 22: Satisfaction with the Built Environment 2009/10**



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## Building for Life

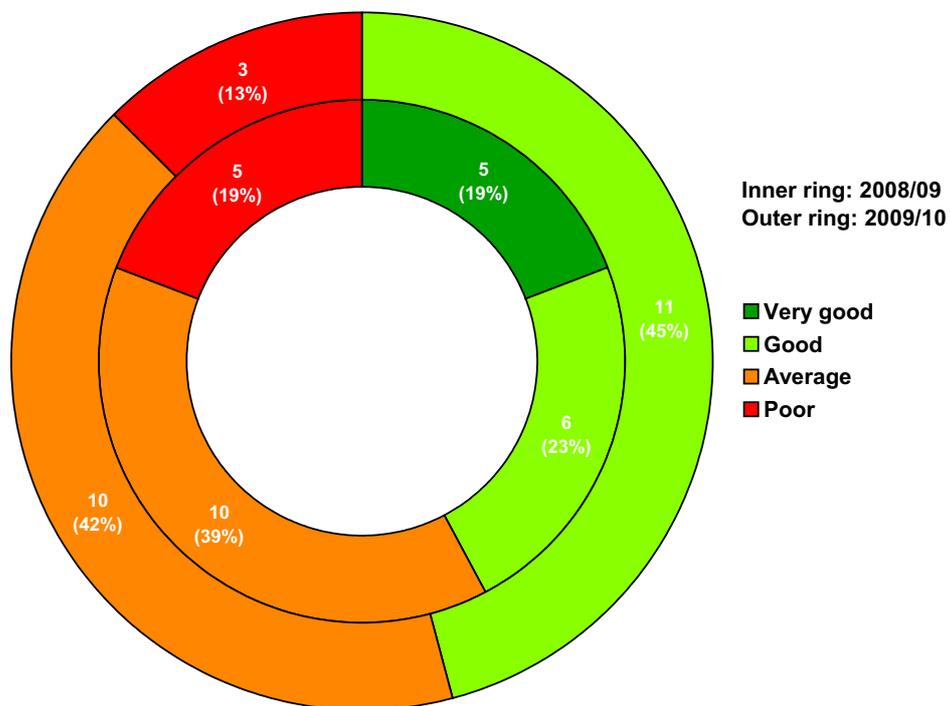
**Policies monitored:** CP4 Good Design  
DEV5 Sustainable Design  
DEV8 Sustainable Drainage  
DEV9 Sustainable Construction Materials

**Relevant indicators:** COI H6

The quality of residential buildings has been assessed in line with the Building for Life criteria developed by the Commission for Architecture and the Built Environment (CABE). Building for Life is the national standard for well designed homes and neighbourhoods. Planning Officers from the Council completed 24 assessments of residential development of 10 units and above in the monitoring period.

The results are shown in Fig 24, with Fig 23 showing the comparison between this and last period's assessment (**COI H6**). Fig 25 shows the location of the residential developments assessed.

**Fig 23: Building for Life Assessment 2008/09 and 2009/10**



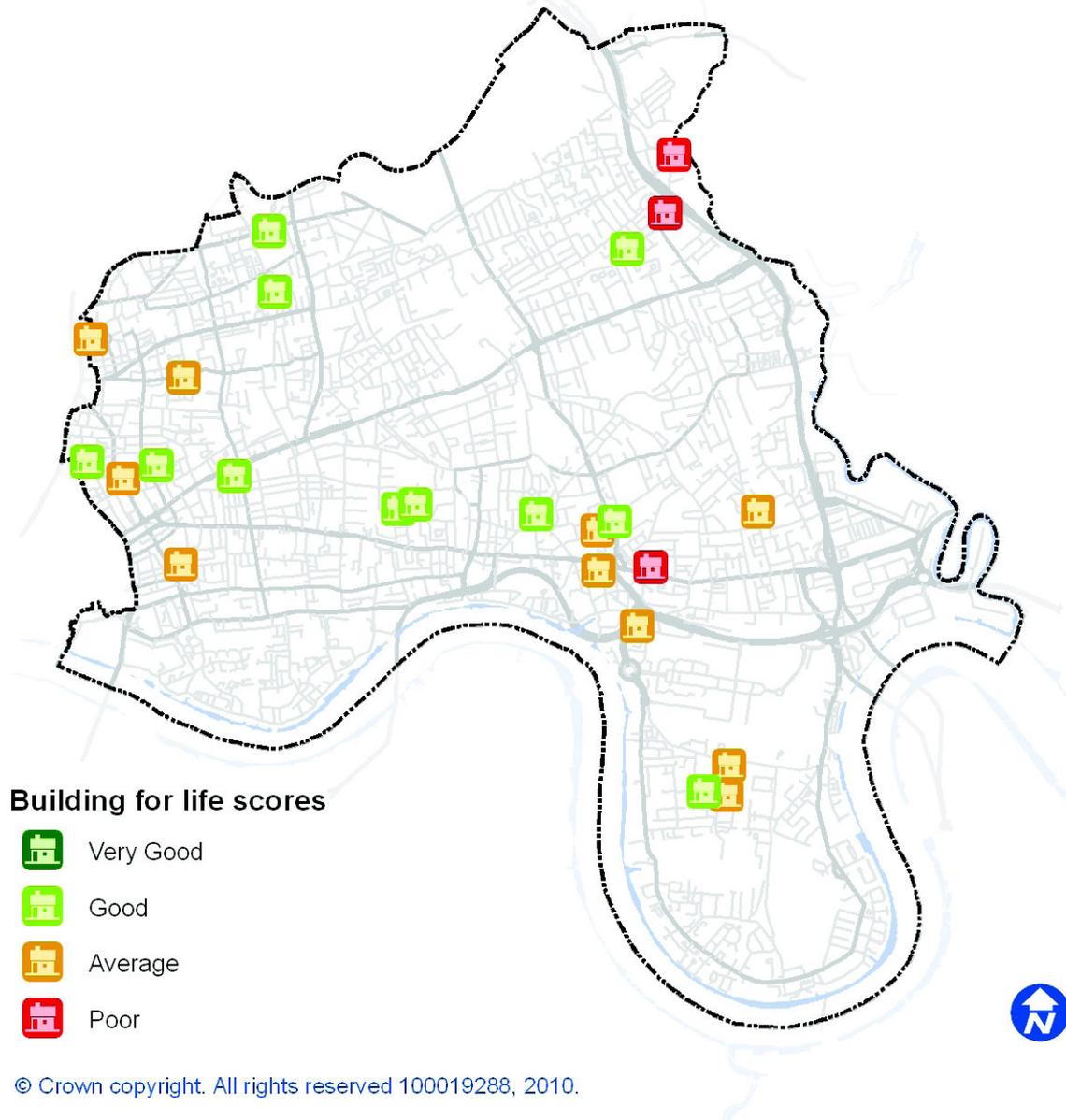
**Fig 24: Building for Life Summary 2009/10**

Score and Grade	No of Schemes	Schemes	Number and Percentage of dwellings
<b>Very Good 16 to 20</b>	<b>0</b>	None	<b>Dwellings: 0 Percentage: 0%</b>
<b>Good 14 to 15.75</b>	<b>11</b>	Aylward Street Chicksand Street Parnham Street New Road Gun Street Duke of York Public House Burdett Road Arbour Street Hackney Road Tredegar Estate Indecon Court, Millharbour	<b>Dwellings: 630 Percentage: 25%</b>
<b>Average 10 to 13.75</b>	<b>10</b>	Goodmans Fields Calvert Avenue Copenhagen Place Ability Place, Millharbour 70 Marsh Wall Chrisp Street Mary Jones House John Lawder House Commercial Street Cheshire Street	<b>Dwellings: 1,765 Percentage: 69%</b>
<b>Poor Less than 10</b>	<b>3</b>	Blondin Street Wick Lane Gladstone House	<b>Dwellings: 145 Percentage: 6%</b>

### Policy Implications

To ensure developments are of a high quality, the policies related to design have been strengthened in the Core Strategy including making clear reference to the need to ensure design meets Lifetime Homes standards as well as other design requirements. Further detailed policies addressing this issue will be developed through the Development Management DPD and other planning documents including Supplementary Planning Guidance.

Fig 25: Building for Life Assessment 2009/10



## Conservation and Local Heritage

**Policies monitored:** CP49 Historic Environment  
DEV2 Character and Design

**Relevant indicators:** LOI 36, LOI 37, LOI38, LOI 39 and SEI 8

Following the adoption of 7 Conservation Areas in the 2008/09 monitoring period, a further Conservation Area, Limehouse Cut, has been adopted during this monitoring period bringing the total number to 58 (**LOI 36**). The designations allow the borough to increase protection of its local heritage and historic environment. Fig 26 highlights the location of the new and existing Conservation Areas.

The number of up to date Character Appraisals and Management Proposals for the conservation areas have also increased to 57, leaving just one character appraisal to be prepared for Limehouse Cut (**LOI 37, LOI 38**).

However, the number of listed buildings at risk has risen from 37 to 49 in the 2009/10 monitoring period (**LOI 39**). This could be for a number of reasons including better reporting as well as the fact that no planning applications were approved that would result in the loss of Listed Buildings or buildings of value in Conservation Areas (**SEI 8**).

**Policy Implications**

With the number of conservation areas and areas with up to date Character Appraisals and Management Proposals increasing during the 2009/10 monitoring period, it is clear that the policy on Historic Environment is performing strongly.

However, whilst no applications have been approved that would result in the loss of Listed Buildings within the borough, the number of listed buildings at risk have risen to 49. Building on the successful elements of the policy and to counter elements not performing as intended, the policy has been incorporated in to the Core Strategy to cover all elements of the historic environment and ensure the continuation of the preservation and enhancement of the borough’s built heritage.

**Fig 26: Existing and New Conservation Areas**



# Working Towards a Zero Carbon Borough



## Renewable Energy

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

**Relevant indicators:** COI E3

Information on the installation of renewable energy technologies is currently taken at the planning application stage. The data provided for the indicator in Fig 27 is therefore based on a different unit of measurement (**COI E3**). As the information is obtained during the planning application stage, developments may be subject to further detailed design and value engineering later in the development process. Therefore the actual installed capacity could be different to that expressed within the planning application.

With regards to renewable energy generation, the borough does not have large installed capacity of wind or hydro technologies due to factors such as wind speeds and site constraints. It is also considered that future Biomass proposals will be limited due to air quality and supply/delivery implications.

Whilst guidance for COI E3 requires indicator data to be reported in megawatts, the information provided in planning applications are in different formats. There is difficulty in identifying the capacity of the systems, partly due to the planning application information providing insufficient detail, with the further details to follow as conditions.

It should also be noted that in line with the London Plan Energy Hierarchy, the London Borough of Tower Hamlets encourages the installation of decentralised energy systems. These systems can inhibit the choice of renewable energy technologies as they use the baseload of the development to be viable. Within the borough we have seen an increasing number of proposed Combined Heat and Power (CHP) systems. The installation of a CHP system will inhibit the choice of renewable energy technologies on site to those that do not compete for the thermal load. Therefore the level of installed capacity of renewable energy technologies is also restrained through the requirement to consider a decentralised approach as part of the Energy hierarchy.

**Fig 27: Renewable Energy Capacity Installed by Type**

	Solar Thermal	PV	GSHP	ASHP	Biomass	Wind	Other
<b>Non-Resi Approvals</b>	180m2 array	2114m2 12kw pv	55no. 100m deep bore holes	8930kgC/ yr displaced	4100kw	-	100kw Hydrogen fuel cell
<b>Non-Resi Completions</b>	-	-	-	-	-	-	-
<b>Resi Approvals</b>	74m2	4790m2 + pv array to displace 12110kw/ year	46kw	-	605kw	20 micro turbines 1.25 kw each	-
<b>Resi Completions</b>	220m2 +18 other panels	-	-	-	-	Potential?	-
<b>Total</b>	474m2 + 18 panels	6,904m2	46kw	unknown	4705kw	25kw	100kw

### Policy Implications

It is proposed that a checklist is produced for developers to complete at the application stage and for evidence (photographs) to be provided from the developer following completion of the scheme to ensure the renewable energy technologies proposed at the planning application stage have been integrated into the scheme. This verification method is required in order to fully comply with E3 and enable reporting in the appropriate format (megawatts). As stated this occurs at the planning application stage and further consideration for how this is written into policy will need to be considered.

From a review of consented schemes and completed development information for 09/10 the following technologies are proposed:

- Solar Thermal – 474m2
- PV – 6904m2
- GSHP – 46kW
- Biomass - 4,705kW
- Turbines – 25kW
- Hydrogen Fuel Cell – 100kW



## 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

The Home Energy Conservation Act (HECA) came into force in 1996 requiring all local authorities to report on improvement in domestic energy efficiency. From 1996 to March 2008 the Council achieved an overall improvement in energy efficiency of 9.71% from existing homes. Since March 2008 local authorities were not requested to submit any further HECA reports due to the introduction of National Indicators.

National Indicator 186: Per capita reduction in CO<sub>2</sub> emissions in the local authority area measures end user CO<sub>2</sub> emissions in the Local Area from the Industry and Commercial Sector, Domestic Housing and Road Transport. This data is centrally collected and published by Department of Energy and Climate Change (DECC), data is currently available for the period of 2005 - 2008. Tower Hamlets CO<sub>2</sub> emissions in the local authority area were as follows;

**Fig 28: Tower Hamlets Co2 Emissions**

	2005	2006	2007	2008
<b>Industry and Commercial (000's tonnes)</b>	1,290	1,626	1,603	1,667
<b>Domestic (000's tonnes)</b>	366	372	371	380
<b>Road Transport (000's tonnes)</b>	314	313	317	307
<b>Total (000's tonnes)</b>	1,970	2,311	2,291	2,351
<b>Population (000's midyear estimates)</b>				
	214.1	217.2	221.8	226.8
<b>Per Capita emissions (tonnes)</b>	9.2	10.6	10.3	10.4
<b>% per capita reduction since 2005</b>				<b>13.0</b>

The Council continues to work closely with Tower Hamlets Homes (THH) and social landlords in the borough to ensure external funding for carrying out energy efficiency improvements to domestic housing sector is secured. Last year THH were able to secure £2.07 million from the Social Housing Energy Savings Programme fund for insulating hard to reach cavity walls. In October 2010 DCLG announced the immediate end of National Indicators. A comprehensive 'list' of data that central government will expect local government to report on will replace the National Indicators. This will be worked up by April 2011.



## Air Quality

**Policies monitored: CP3 Good Design  
DEV2 Character and Design**

**Relevant indicators: SEI 14**

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 high or moderate. In the monitoring period there were 4 days recorded at moderate or high levels - 3 days at Poplar and 1 day at Bethnal Green (**SEI 14**). This is an improvement from 2007/08 when 5 days were recorded. The Borough remains well within its target of no more than 30 days.

### Policy Implications

Whilst it is encouraging to note that the continued reduction in the number of days where particulate matter has been high or moderate in Poplar, there clearly are not enough measuring sites - particularly with the closure of the Bethnal Green site in November 2009 - to comprehensively measure particulate matter throughout the borough.

## Issues and Actions

Overall, the majority of the policies monitored in this section have performed well, either exceeding the target or showing strong evidence of improvement.

However, there are two areas where policy is not performing as intended. The first is with regards to the distance of cycling routes and pedestrian walkways. Whilst there has been a marked improvement in the quality of cycle routes and pedestrian walkways there has not been any increase in the total distance of the routes and walkways, neither has there been any in the past three monitoring periods.

The second relates to the number of listed buildings at risk. Following a slight drop in the previous monitoring period, this period has seen a large increase in the number of listed buildings at risk, rising from 37 buildings to 49.

Lastly, although the indicator data for Air Quality has shown a drop in the number of days when air pollution has been high or moderate, the closure of the Bethnal Green monitoring site means that there is now only one site measuring air quality in the borough. With a number of major arterial commuter roads coming into the borough, one site is clearly not sufficient to provide a comprehensive measurement of air quality.

Although the Core Strategy addresses the above concerns somewhat, further action needs to be taken through the forthcoming Development Management DPD and Site and Placemaking DPD to address the above issues. Proposed actions include:

- Expanding on the Core Strategy policies in the Development Management DPD to encourage the delivery of further cycle routes and pedestrian walkways
- Strengthen generic policies on listed buildings in the Core Strategy through the Development Management DPD
- Investigate opportunities to increase sites in the borough to measure air quality

## Delivering Placemaking

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. Fig 29 shows masterplan areas and other key implementation projects areas

### Aldgate

<b>Housing</b>	256 completed
<b>Employment</b>	Net gain of 170 sqm
<b>Transport and Movement</b>	Final works to remove Aldgate Gyratory were completed. Public Realm Improvements to Alie Street. 5 new Cycle Hire stations were approved, ready for opening in July 2010.
<b>Education Provision</b>	None
<b>Health Provision</b>	Planning application submitted for Goodmans Fields including new health facility.
<b>Public Open Space</b>	The new Braham Street park has now opened.
<b>Infrastructure, Services and Waste</b>	None

### Millennium Quarter

<b>Housing</b>	1,346 completed
<b>Employment</b>	Net loss of 6,682 sqm
<b>Transport and Movement</b>	The new South Quay station has reopened accommodating the DLR 3-car extension.
<b>Education Provision</b>	None
<b>Health Provision</b>	None
<b>Public Open Space</b>	Delivery of Millennium Quarter Public Realm Guidance Manual projects.
<b>Infrastructure, Services and Waste</b>	None

### Whitechapel

<b>Housing</b>	27 completed
<b>Employment</b>	None
<b>Transport and Movement</b>	The new East London Line Station was refurbished and opened in June 2010. 3 New Cycle Hire stations were approved and opened in July 2010.
<b>Education Provision</b>	None
<b>Health Provision</b>	The Royal London Hospital redevelopment continues.
<b>Public Open Space</b>	None
<b>Infrastructure, Services and Waste</b>	None

### **Bromley-by-Bow**

The Council has commenced work on consolidating the additional work in the Bromley-by-Bow area to produce a new Masterplan. This will build upon work undertaken to date, including the existing draft Masterplan and 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 nearly complete. 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, which will be used to help develop the Bromley-by-Bow Masterplan.

### **Fish Island**

Pending agreement through the Core Strategy with regard to the amount of Strategic Industrial Location to be retained in the Fish Island area, the Council decided to progress with an Area Action Plan (AAP) for the area. The previous masterplanning work for the area has been used to inform further work areas and the development of the AAP.

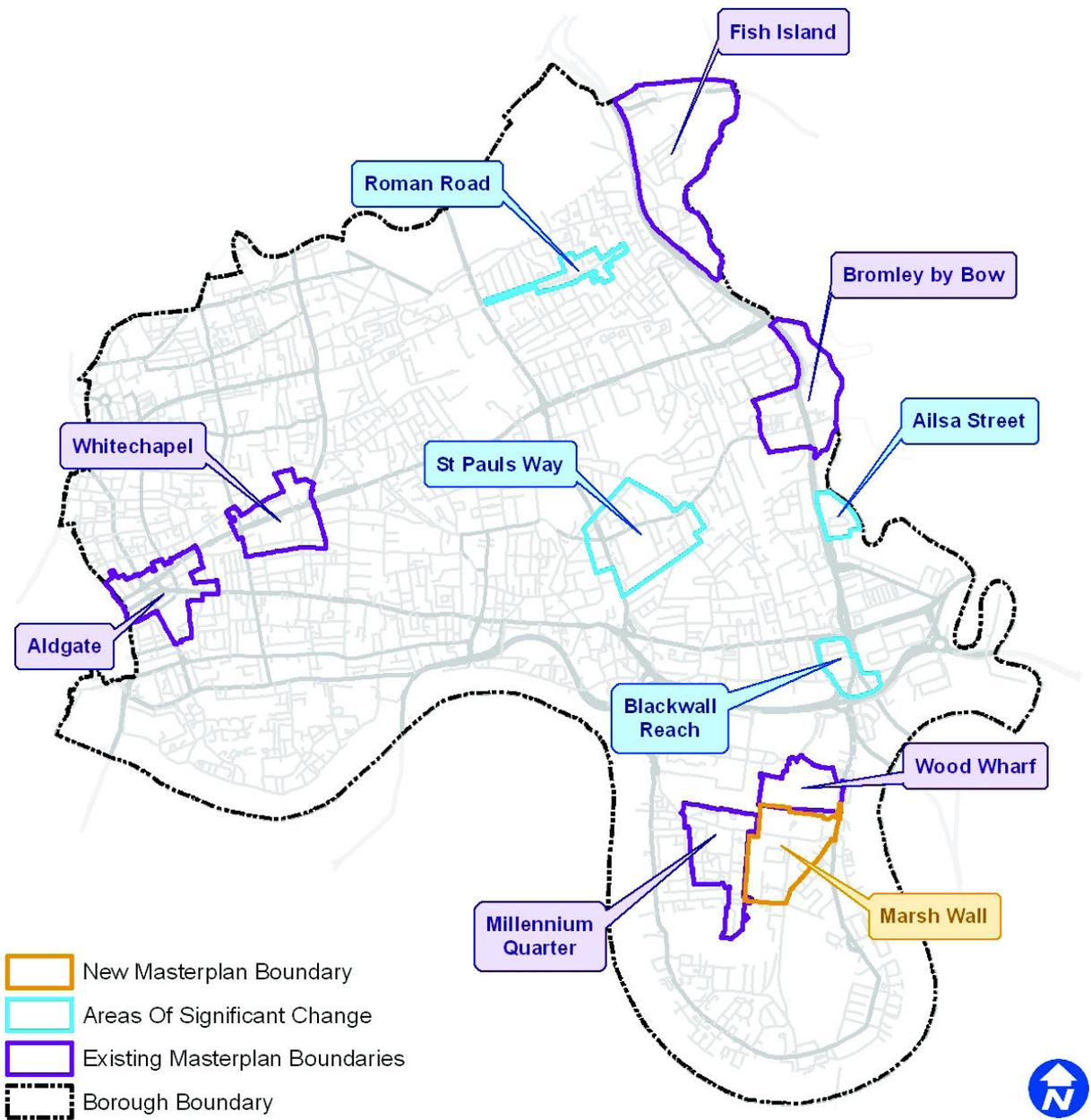
The Council has been working with key partner agencies, such as the LTGDC, the London Development Agency and Design for London to develop and deliver a number of 'quick win' projects, particularly around public realm and connections which could be delivered pre-2012.

### **Marsh Wall East**

The Council will soon be commencing work on the production of a masterplan for Marshwall East, in the Isle of Dogs. This will prepare a framework to guide future development in and around the eastern end of Marsh Wall. It will ensure that the development of individual sites can create a sustainable urban quarter in which residential density is optimised and that the infrastructure to support development can be delivered, as well as appropriate connections put in place.

This document will be a delivery tool for realising the objectives of the Core Strategy, and set out a form of development that does not result in unacceptable cumulative impacts. It will also provide a planning contribution mechanism to ensure the programming and delivery of the necessary supporting infrastructure.

Fig 29: Masterplans and Areas of Significant Change



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# Progress on the Local Development Scheme

## Local Development Scheme

The Local Development Scheme (LDS) is a live public ‘project plan’ setting out, over a period of three years, which Development Plan Documents will be produced and when.

As a live project plan, the LDS will be reviewed as and when required to reflect changing local priorities. The LDS was reviewed for the third time in November 2009 following the approval of the initial LDS in May 2005.

## Compliance with the LDS

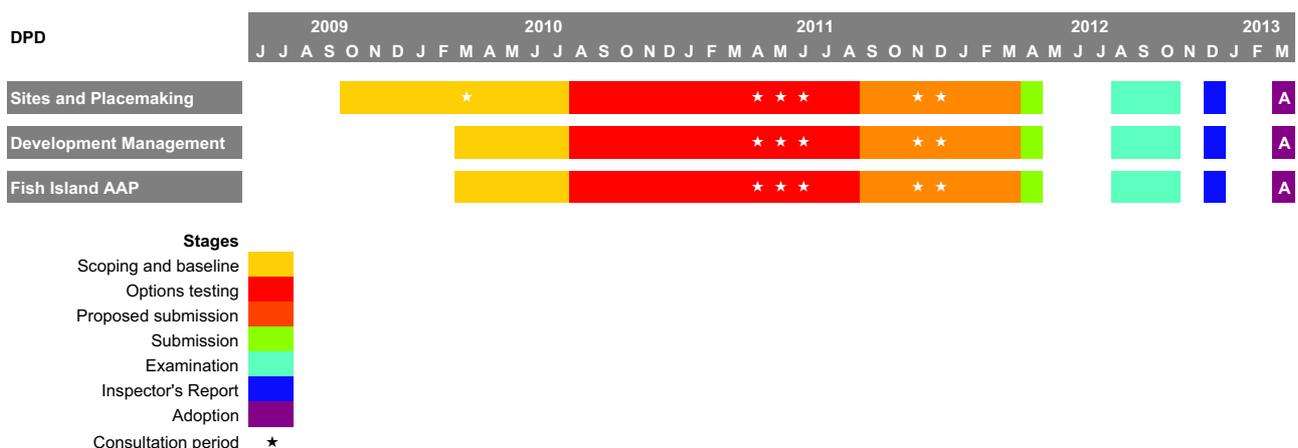
Preparation and adoption of the 2010 LDF Core Strategy was in general compliance with the timetable set out in the LDS.

The timetable for the preparation of the Site and Placemaking DPD, Development Management DPD and Fish Island AAP have been revised, with the Options consultation now scheduled to take place in April 2011.

The revision is due to a number of reasons, including the need to align the preparation of all three documents to ensure more efficient use of resources as well as better coordination between the three documents. The Mayoral election and the emerging Localism Bill were also factors which have influenced the revision of the document preparation timetable.

The 2009 LDS timetable (Fig 30) will be revised to reflect the changing timetable.

**Fig 30: 2009 Local Development Scheme Timeline**



# Unitary Development Plan 1998 and LDF Development Plan Documents

## UDP Saved Policies

Following the introduction of the Planning and Compulsory Purchase Act 2004 Local Planning Authorities were provided with the opportunity to save the policies in their adopted UDPs for a period of 3 years or until the planning authority adopts its relevant LDF Development Plan Documents. If Local Planning Authorities need to save policies beyond the three year period then they are required to seek approval from the Secretary of State.

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.

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 are not considered in planning decisions.

## LDF Development Plan Documents

Following the adoption of the LDF Core Strategy in September 2010, a number of UDP saved policies and IPG policies have been superseded by the policies in the Core Strategy. A list of the superseded policies can be found in the Core Strategy Appendix 5.

The remaining UDP saved policies will continue to be used to determine planning applications until they are superseded by the policies in the emerging Development Management DPD and site allocations in the Site and Place-making DPD.

# Monitoring the Statement of Community Involvement

## Formal Consultation on the Core Strategy

As part of the continuous engagement process, two periods of formal public consultation were undertaken for the two consultation documents.

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.

The commentary from both these documents was used to inform the Proposed Submission Version of the Core Strategy.

A final period of 'Call for Representations' consultation was undertaken for the Proposed Submission version of the Core Strategy.

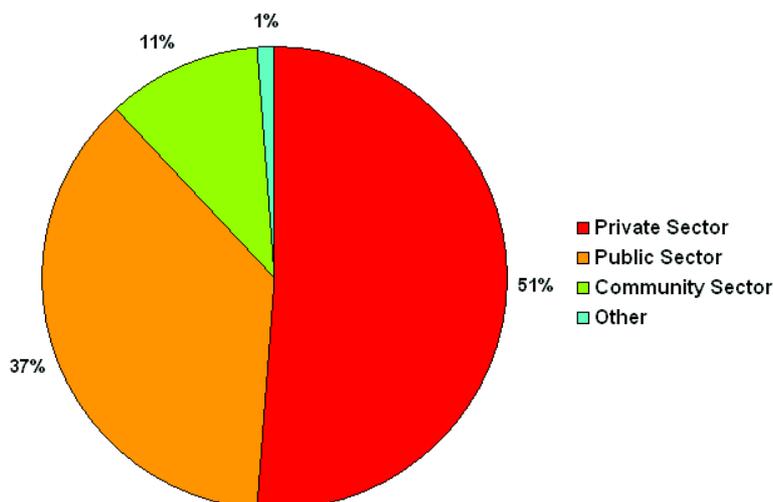
To ensure the views of local people, community groups and stakeholders were acknowledged, those detailed as Specific Consultees, General Consultees and Interested Parties were directly invited to take part in both rounds of public consultation. In addition to direct invitations, the council also asked the general public to comment.

## Core Strategy Options and Alternatives

On 21 July 2008 the Council 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. Fig 31 provides a breakdown of the responses received.

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).

**Fig 31: Options and Alternatives Responses**



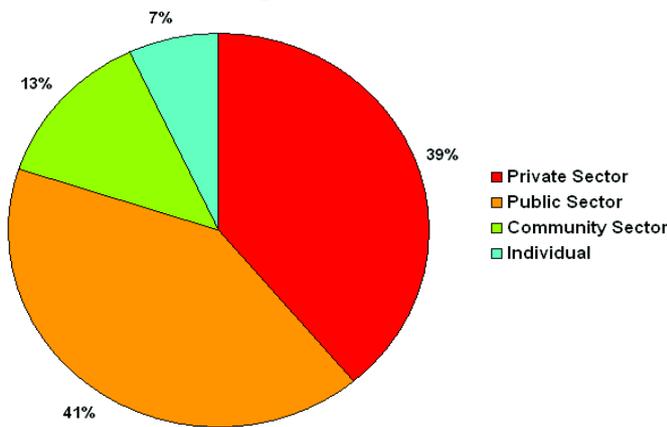
### Options and Alternatives for Places

On 5th February 2009 the Council published its Core Strategy Options and Alternatives for Places document for the second round of 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.

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.

For this consultation phase, 39% of responses were given by the private sector, 41% from the public sector, 13% from the community sector and 7% from others (residents, LBTH employees, etc.).

**Fig 32: Options and Alternatives for Places Responses**

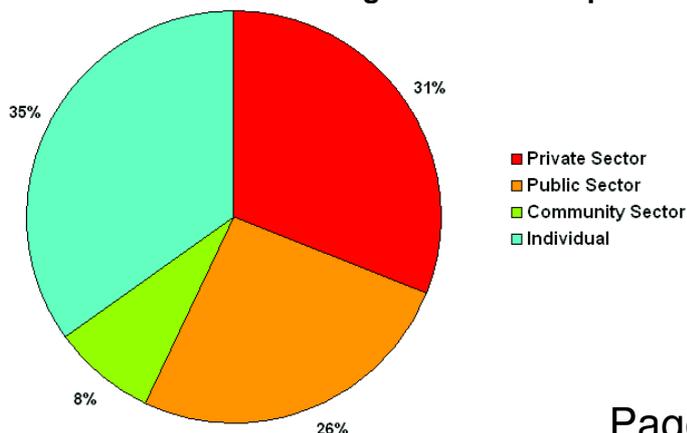


### Core Strategy Proposed Submission Version Call for Representation Consultation

On 14 September 2009 the Council undertook a final round of consultation, known as 'Call for Representations' on the proposed submission version of the Core Strategy. This provided the opportunity for anyone to comment on the Core Strategy prior to submission for examination. The consultation period ran for six weeks, ending on 26 October 2009.

1371 identified duly made representations were received from 105 representors. Representations were submitted by residents and by private, public and community organisations.

**Fig 33: Call for Representation Responses**



## Appendix 1: Summary of Performance

Indicator	Description	Data Source	Target	Traffic Light	2006-07	2007-08	2008-09	2009-10	Preferred Direction	Direction of Performance
<b>CORE OUTPUT INDICATORS</b>										
<b>BD1</b>	Total amount of additional floorspace by type	LBTH Planning Applications Database	No specific target	<b>RED</b>	<ul style="list-style-type: none"> <li>B1a: 7,211 sqm</li> <li>B2: None</li> <li>B8: 165 sqm</li> </ul>	<ul style="list-style-type: none"> <li>B1a: 4,020 sqm</li> <li>B1b: None</li> <li>B1c: -455,</li> <li>B2: -3617sqm</li> <li>B8: -25,757 sqm</li> </ul>	<ul style="list-style-type: none"> <li><b>GROSS:</b></li> <li>BA1: 16,495 sqm</li> <li>B1b: no</li> <li>B1c: 774 sqm</li> <li>B2: 2,732 sqm</li> <li>B8: 720 sqm</li> <li><b>NET:</b></li> <li>B1a: 13,142 sqm</li> <li>B1b: no</li> <li>B1c: 774 sqm</li> <li>B2: -7,724 sqm</li> <li>B8: -12,418 sqm</li> </ul>	<ul style="list-style-type: none"> <li><b>GROSS:</b></li> <li>B1a: 9,607 sqm</li> <li>B1b: no</li> <li>B1c: 0 sqm</li> <li>B2: 0 sqm</li> <li>B8: 380 sqm</li> <li><b>NET:</b></li> <li>B1a: -12,280 sqm</li> <li>B1b: -678</li> <li>B1c: 0 sqm</li> <li>B2: -3,587 sqm</li> <li>B8: -16,584 sqm</li> </ul>	-	-
<b>BD2</b>	Total amount of employment floorspace on previously developed land - by type	LBTH Planning Applications Database	100%	<b>GREEN</b>	100%	100%	100%	100%	-	↕
<b>BD3</b>	Employment land available - by type	LBTH Planning Applications Database	N/A	<b>AMBER</b>	121.67	104.64	84.6	87.1	Higher	

<p><b>BD4</b></p>	<p>Completed floorspace for 'town centre uses' (A1, A2, B1a, and D2)</p>	<p>LBTH Planning Applications Database</p>	<p>No specific target</p>	<p><b>RED</b></p>	<p>10,288 sq m with 632 in town centres</p>	<p>9,214 sq m with 1,407 in town centres</p>	<p><b>Within Town Centres</b>                  Net:                  • A1: -13sqm                  • A2, B1a, D2: 0                  Total: 13sqm                  Gross:                  • A1: 62sqm                  • A2, B1a, D2: 0                  Total: 62sqm</p> <p><b>Boroughwide</b>                  Net:                  • A1: 1,973sqm                  • A2: 0                  • B1a: 13,142sqm                  • D2: 540sqm                  Total: 15,655sqm</p> <p>Gross:                  • A1: 3,147sqm                  • A2: 0                  • B1a: 16,495sqm                  • D2: 540sqm                  Total: 20,182sqm</p>	<p><b>Within Town Centres</b>                  Net:                  • A1: 10sqm                  • A2: 0                  • B1a: -243                  • D2: 0                  Total: -233                  Gross:                  • A1: 186sqm                  • A2, B1a, D2: 0                  Total: 186sqm</p> <p><b>Boroughwide</b>                  Net:                  • A1: 1,287sqm                  • A2: -33                  • B1a: -12,280qm                  • D2: 0sqm                  Total: -11,026sqm</p> <p>Gross:                  • A1: 1,700sqm                  • A2: 26sqm                  • B1a: 3,607sqm                  • D2: 0                  Total: 5,333sqm</p>	<p>—</p>	
<p><b>H1</b></p>	<p>Plan period and housing targets</p>	<p>LBTH Planning Applications Database</p>	<p>31,500</p>	<p><b>N/A</b></p>	<p>31,500</p>	<p>31,500</p>	<p>31,500</p>	<p>28,850</p>	<p>N/A</p>	<p>N/A</p>
<p><b>H2(a)</b></p>	<p>Net additional dwellings in previous years</p>	<p>LBTH Planning Applications Database</p>	<p>N/A</p>	<p><b>N/A</b></p>	<p>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)</p>	<p>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)</p>	<p>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)</p>	<p>2,465 dwellings (04/05)                  2,575 dwellings (05/06)                  2,370 dwellings (06/07)                  2,335 dwellings (07/08)                  2,839 dwellings (08/09)</p>	<p>N/A</p>	<p>N/A</p>
<p><b>H2(b)</b></p>	<p>Net additional dwellings for the reporting year</p>	<p>LBTH Planning Applications Database</p>	<p>3,150 Annual London Plan delivery target</p>	<p><b>AMBER</b></p>	<p>2,254 dwellings (2006-2007) (Net), 330 vacancies brought back into use, 1 non-self contained unit, 2,585 dwellings (2006-2007) (Total)</p>	<p>Net: 2,037 dwellings (2007-2008)                  Gross: 2,115 (2007-2008) (Gross)</p>	<p>Net: 2,839 dwellings (2008-2009)                  Gross: 2,979, (2008-2009) (Gross)</p>	<p>Net: 2,452 dwellings (2009-2010)</p>	<p>Higher</p>	<p>▼</p>

H2(c)	Net additional dwellings in future years	LBTH Planning Applications Database	N/A	N/A	<ul style="list-style-type: none"> <li>3,530 dwellings (07/08)</li> <li>3,791 dwellings (08/09)</li> <li>3,781 dwellings (09/10)</li> <li>3,462 dwellings (10/11)</li> <li>3,457 dwellings (11/12)</li> <li>3,455 dwellings (12/13)</li> <li>3,557 dwellings (13/14), 3,555 dwellings (14/15)</li> <li>3,322 dwellings (15/16)</li> <li>1,689 dwellings (16/17)</li> </ul>	<ul style="list-style-type: none"> <li>2,370 dwellings (07/08)</li> <li>2,037 dwellings (08/09)</li> <li>2,969 dwellings (09/10)</li> <li>2,969 dwellings (10/11)</li> <li>2,969 dwellings (11/12)</li> <li>2,969 dwellings (12/13)</li> <li>2,969 dwellings (13/14)</li> <li>2,969 dwellings (14/15)</li> <li>2,969 dwellings (15/16)</li> <li>2,969 dwellings (16/17)</li> <li>2,969 dwellings (17/18)</li> <li>1,970 dwellings (18/19)</li> <li>1,970 dwellings (19/20)</li> <li>1,970 dwellings (20/21)</li> <li>1,970 dwellings (21/22)</li> <li>1,970 dwellings (22/23)</li> <li>1,970 dwellings (23/24);</li> </ul>	<ul style="list-style-type: none"> <li>2,839 dwellings (08/09)</li> <li>4,425 dwellings (09/10)</li> <li>4,667 dwellings (10/11)</li> <li>2,208 dwellings (11/12)</li> <li>1,170 dwellings (12/13)</li> <li>1,211 dwellings (13/14)</li> <li>4,677 dwellings (14/15)</li> <li>3,708 dwellings (15/16)</li> <li>3,496 dwellings (16/17)</li> <li>5,884 dwellings (17/18)</li> <li>3,386 dwellings (18/19)</li> <li>4,969 dwellings (19/20)</li> <li>1,336 dwellings (20/21)</li> <li>2,734 dwellings (21/22)</li> <li>824 dwellings (22/23), 2,864 dwellings (23/24)</li> <li>43 dwellings (24/25)</li> </ul>	<ul style="list-style-type: none"> <li>4932 dwellings (2010-2011)</li> <li>2,221 dwellings (2011-2012)</li> <li>2,265 dwellings (2012-2013)</li> <li>1,202 dwellings (2013-2014)</li> <li>4,667 dwellings (2014-2015)</li> <li>3,793 dwellings (2015-2016)</li> <li>3,923 dwellings (2016-2017)</li> <li>6,951 dwellings (2017-2018)</li> <li>3,383 dwellings (2018-2019)</li> <li>4,964 dwellings (2019-2020)</li> <li>1,336 dwellings (2020-2021)</li> <li>2,732 dwellings (2021-2022)</li> <li>823 dwellings (2022-2023)</li> <li>2,864 dwellings (2023-2024)</li> <li>43 dwellings (2024-2025),</li> <li>1,866 dwellings (2025-2026)</li> </ul>	N/A	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	1,860 average dwellings per year	N/A	N/A	100%	97.48%	100%	100%	100%	100%	100%
H3	New and converted dwellings -on previously developed land	LBTH Planning Applications Database	100%	GREEN	100%	97%	97.48%	100%	100%	100%	97%	97.48%	100%	100%	100%	100%	100%
H4	Net additional pitches (Gypsy and Traveller)	LBTH Planning Applications Database	No net loss	GREEN	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	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 (LDD)	534 (LDD)	1,555 (LDD)	1,754 (AHT) 814 (LDD)	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	Very Good: 10 Good: 5 Average: 6 Poor: 3	Higher	▲
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	No application was granted contrary to Environment Agency's advice	Lower	▼
E2	Changes in areas of biodiversity importance	Greenspace Information for London	No Loss	GREEN	No recorded change	No recorded change	No recorded change	No recorded change		
E3	Renewable energy generation	LBTH Planning Applications Database	Need to set a target	GREEN	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	36 renewable energy technology systems integrated into completed and consented projects	Higher	▲
W1	Capacity of new waste management facilities by waste planning authority	LBTH Waste Management	N/A	GREEN	No new waste management facilities	No new waste management facilities	No new waste management facilities	No new waste management facilities	Higher	—

<b>W2</b>	<b>Amount of municipal waste arising, and managed by management type by waste planning authority</b>	<b>LBTH Waste Management</b>	Need to set a target	<b>GREEN</b>	<ul style="list-style-type: none"> <li>Recycling (9,866 tonnes) 11.72%</li> <li>Composting or Treatment by Anaerobic Digestion (154 tonnes) 0.18%</li> <li>Used to recover heat, power and other energy sources (7712.48 tonnes) 9.16%</li> <li>Landfill (66,445 tonnes) 78.94%</li> </ul>	<ul style="list-style-type: none"> <li>Recycling (11,147 tonnes) 13.61%,</li> <li>Composting or Treatment by Anaerobic Digestion (100 tonnes) 0.12%</li> <li>Used to recover heat, power and other energy sources (0 tonnes) 0%</li> <li>Landfill (70,146 tonnes) 85.62%</li> </ul>	<ul style="list-style-type: none"> <li>Recycled, composted, reused – 15389 tonnes;</li> <li>Landfill - 87,612 tonnes</li> <li>Energy from waste 237 tonnes</li> </ul>	<ul style="list-style-type: none"> <li>Recycled, reused, composted – 20,566 ton</li> <li>Landfill – 66,007 ton</li> <li>Reuse Derived Fuel/ Energy from Waste – 11,135 ton</li> <li>Moisture Loss through Mechanical Biological Treatment – 11,135 ton</li> </ul>	Higher	▲
<b>LOCAL OUTPUT INDICATORS</b>										
<b>LOI 1</b>	<b>Level of satisfaction with Built Environment</b>	<b>LBTH Annual Residents Survey</b>	Monitor trend	<b>GREEN</b>	66%	61%	63%	70%	Higher	▲
<b>LOI 2</b>	<b>Number of new jobs created</b>	<b>Annual Business Inquiry</b>	Monitor trend	<b>AMBER</b>	7,520 new jobs (2004-05)	10,364 new jobs (2005-06)	6,155 new jobs (2006-07)	3,109 new job (2007-08)	Higher	▼
<b>LOI 3</b>	<b>Percentage of residents working outside of the Borough</b>	<b>Census 2001</b>	Reduction in the percentage of residents from the previous year	<b>AMBER</b>	61%	61%	61%	61%	Lower	◀▶
<b>LOI 4</b>	<b>Amount of vacant B1a office floor space</b>	<b>LBTH Council Revenue Support</b>	Not more than 25%	<b>N/A</b>	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	Not collected - Refer to qualitative assessment from Employment Land Review 2009 report. Vacant B1a floorspace: Bromley-by-Bow, Canary Wharf South and Bethnal Green South - check)	Lower	N/A

LOI 5	Ni 171 New business registration rate - Registration rate per 10,000 resident adults	BERR New business registration rate	124.6	GREEN	103.1	94	98.9	117.5	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	Vacancies were recorded at: <ul style="list-style-type: none"> <li>Fish Island (21)</li> <li>Low vacancy levels were recorded for Empson Street/St. Andrew's Way</li> <li>No vacancies were recorded at Gillender Street*</li> <li>Approximately 6 vacancies were found at Poplar Business Park.</li> </ul>	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	0 new rooms	Higher	▼
LOI 8	Town Centre Vacancy rates	LBTH Town Centre Health Checks	Not more than 8%	AMBER	<b>District Centres:</b> <ul style="list-style-type: none"> <li>Bethnal Green: 0%</li> <li>Chrisp Street: %</li> <li>Crosssharbour: 0%</li> <li>Isle of Dogs: 0%</li> <li>Roman Road West: 2.7%</li> <li>Roman Road East: 14.9%</li> <li>Watney Market: 0%</li> <li>Whitechapel: 0%</li> </ul>	<b>Major Centre:</b> <ul style="list-style-type: none"> <li>Canary Wharf: 0%</li> </ul> <b>District Centres:</b> <ul style="list-style-type: none"> <li>Bethnal Green: 1.5%</li> <li>Chrisp Street: 4.9%</li> <li>Crosssharbour: 0%</li> <li>Roman Road East: 14.0%</li> <li>Roman Road West: 6.5%</li> <li>Watney Market: 5.9%</li> <li>Whitechapel: 7.4%</li> </ul>	<b>Major Centre:</b> <ul style="list-style-type: none"> <li>Canary Wharf: 0%</li> </ul> <b>District Centres:</b> <ul style="list-style-type: none"> <li>Bethnal Green: 0%</li> <li>Chrisp Street: 0%</li> <li>Crosssharbour: 0%</li> <li>Roman Road East: 19.0%</li> <li>Roman Road West: 3.1%</li> <li>Watney Market: 0%</li> <li>Whitechapel: 0.7%</li> </ul>	<b>Major Centre:</b> <ul style="list-style-type: none"> <li>Canary Wharf: 0%</li> </ul> <b>District Centres:</b> <ul style="list-style-type: none"> <li>Bethnal Green: 2%</li> <li>Chrisp Street: 4%</li> <li>Crosssharbour: 0%</li> <li>Roman Road East: 17%</li> <li>Roman Road West: 4%</li> <li>Watney Market: 0%</li> <li>Whitechapel: 2%</li> </ul>	Lower	▲

LOI 9	Number of applications approved for changes of use to A3, A4 and A5	LBTH Planning Applications Database	Monitor trend	AMBER	17	15	11	14	Lower	
LOI 10	Percentage of social rented housing completions for family housing	LBTH Planning Applications Database and London Development Database	45%	GREEN	18.12%	25.48%	35.02%	<ul style="list-style-type: none"> <li>42.50% (LDD)</li> <li>43.5% (AHT)</li> </ul>	Higher	▲
LOI 11	Percentage of intermediate and market housing completions for family housing	LBTH Planning Applications Database and London Development Database	25%	RED	<ul style="list-style-type: none"> <li>2.5% (Intermediate)</li> <li>4.22% (Market)</li> </ul>	<ul style="list-style-type: none"> <li>15.87% (Intermediate)</li> <li>2.53% (Market)</li> </ul>	<ul style="list-style-type: none"> <li>6.86% (Intermediate)</li> <li>3.44% (Market)</li> </ul>	<b>LDD</b> <ul style="list-style-type: none"> <li>6% (Intermediate)</li> <li>3.6% (Market)</li> </ul> <b>AHT</b> <ul style="list-style-type: none"> <li>6.2% (Intermediate)</li> <li>2.9% (Market)</li> </ul>	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	RED	40.98%	29.36%	56.63%	37% (LDD)	No Change	▼
LOI 13	Percentage of affordable housing completions that are intermediate	LBTH Planning Applications Database and London Development Database	80:20	AMBER	38.50%	11.33%	57.31%	<ul style="list-style-type: none"> <li>10% (LDD)</li> <li>32% (AHT)</li> </ul>	Higher	▼
LOI 14	Number of residential dwellings lost	LBTH Planning Applications Database and London Development Database	No net loss	GREEN	356	76	140	214 (No net loss)	No net Loss	◀▶

LOI 15	Amount of eligible open spaces managed to Green Flag standard	Green Flag Award website: <a href="http://www.greenflagaward.org.uk/award/">http://www.greenflagaward.org.uk/award/</a>	1 additional park/year	AMBER	5 Parks <ul style="list-style-type: none"> <li>Island Gardens</li> <li>King Edward Memorial Park</li> <li>Mile End Park</li> <li>Trinity Square Gardens</li> <li>Weavers Fields</li> </ul>	6 Parks <ul style="list-style-type: none"> <li>Island Gardens</li> <li>King Edward Memorial Park</li> <li>Mile End Park</li> <li>Trinity Square Gardens</li> <li>Weavers Fields</li> </ul>	6 parks <ul style="list-style-type: none"> <li>Island Gardens</li> <li>King Edward Memorial Park</li> <li>Mile End Park</li> <li>Millwall Park</li> <li>Trinity Square Gardens</li> <li>Weavers Fields</li> </ul>	Higher	◀▶	
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%	47%	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	62.1	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%	67.90%	Higher	◀▶
LOI 19	Percentage of population aged 16-74 with no formal qualifications	Annual Population Survey (NOMIS)	No more than 25%	GREEN	24%	19.2%	23.7%	15.2%	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	11.00%	8.2%	6.7%	6.0%	Lower	▶
LOI 21	Enrolments on adult education courses per 1,000 adult population	Tower Hamlets Index Indicator 042	80	RED	N/A	57.4	56.1	54.5	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	246 ha; 1.05ha/1000 pop	Higher	▼
LOI 23	Area of land designated as Local Nature Reserves	LBTH GIS Team	No net loss	GREEN	24.8 ha	24.8 ha	24.8 ha	24.8 ha	Higher	◀▶
LOI 24	Area of land designated as Sites of Nature Conservation Importance	LBTH GIS	No net loss	GREEN	441.2 ha	441.2 ha	441.2 ha	441.2 ha	Higher	◀▶
LOI 25	Area of land designated as Green Chain	LBTH GIS	No net loss	GREEN	16.8 km	16.8 km	16.84	16.84	Higher	◀▶
LOI 26	Biological River Quality	Dept for Env, Food and Rural Affairs	No drop below 2004 levels	AMBER	Data not available	Data not available	GQA Grade E – Poor quality, biology restricted to pollution tolerant species	GQA Grade E – Poor quality, biology restricted to pollution tolerant species	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	GREEN	11.72%	13.61%	15%	26.52%	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%	100%	–	▲
LOI 29	Number of travel plans submitted with applications	LBTH Planning applications database and London development agency	100% of all major applications	GREEN	5%	6%	32%	75.93%	Higher	▲
LOI 30	Total distance of cycle and pedestrian networks	LBTH Geographic Systems	Increase of at least 1% per annum	AMBER	<ul style="list-style-type: none"> <li>• Pedestrian - 32.5 km</li> <li>• Cycle - 53.3 km</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian - 32.5 km</li> <li>• Cycle - 53.3 km</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian - 32.5 km</li> <li>• Cycle - 53.3 km</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian - 32.5 km</li> <li>• Cycle - 53.3 km</li> </ul>	Higher	◀▶
LOI 31	Level of satisfaction with public transport	LBTH Annual Residents Survey	At least 80%	AMBER	65%	69%	65%	67%	Higher	▲

LOI 32	Percentage of Authority of buildings in which all public areas are suitable for and accessible to disabled people	Best Value Performance Indicator BV156	100%	N/A	54.32%	63%	Indicator deleted	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%	61%	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	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	10.3	Lower	▼
LOI 36	Total Number of Conservation Areas	LBTH Conservation and Design Team	Not below 50	GREEN	50	50	57	58	Higher	▲
LOI 37	Conservation Areas with up-to-date appraisals	LBTH Conservation and Design Team	100%	GREEN	35	50	50	57	Higher	▲
LOI 38	Conservation Areas with published management proposals	LBTH Conservation and Design Team	100%	GREEN	35	50	50	57	Higher	▲
LOI 39	Proportion of Listed Buildings at Risk	English Heritage Buildings at Risk Register	Less than previous year	AMBER	30 Buildings	39 Buildings	37 Buildings	49 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	£1,753 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	GREEN	550 units	1,489 units	1,311 units	1,499 units	Higher	▲
LOI 42	Financial contribution for health per residential unit	S106 records	Increase the amount	RED	£1,226 per residential unit	£2,957 per residential unit	£1,659 per residential unit	£1,361 per residential unit	Higher	▼
LOI 43	Student	London Development Database	200	RED	Not previously recorded	Not previously recorded	447 Bed spaces	335 Bed spaces	—	▼
LOI 44	Wheelchair accessible homes completed	London Development Database	N/A	N/A	Not previously recorded	Not previously recorded	Not recorded	Not recorded	N/A	N/A
LOI 45	Residential Density	LBTH Planning Applications Database and London Development Database	Monitor trend	TBC	570 hr/ha	528 hr/ha	579 hr/ha	406 hr/ha	Monitor trend	▼
<b>SIGNIFICANT EFFECTS INDICATORS</b>										
SEI 1	Life Expectancy at Birth	London Health Observatory	10% reduction in the gap between Tower Hamlets and the England average	AMBER	<ul style="list-style-type: none"> <li>Male 74.9</li> <li>Female 79.9 (Period 2003-2005)</li> </ul>	<ul style="list-style-type: none"> <li>Male 75.2</li> <li>Female 80.2 (Period 2004-2006)</li> </ul>	<ul style="list-style-type: none"> <li>Male 75.3</li> <li>Female 80.4 (Period 2005-2007)</li> </ul>	<ul style="list-style-type: none"> <li>Male 75.3</li> <li>Female 80.4 (Period 2006-2008)</li> </ul>	Reduce gap	◀▶
SEI 2	Percentage of all housing units that are affordable (calculated by dwellings)	LBTH Planning Applications Database	50%	RED	39.20%	25.25%	52.19%	30.00%	—	▼
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%	55.95%	Lower	▼

<p>SEI 4</p>	<p><b>Number of new or redeveloped primary care facilities</b></p>	<p>LBTH Planning Applications Database and Primary Care Trust</p>	<p>10</p>	<p style="text-align: center;"><b>GREEN</b></p>	<ul style="list-style-type: none"> <li>• A new walk-in centre was opened at Canary Wharf</li> <li>• Dental practice at St Peter's Community Centre was reopened</li> <li>• New surgery was opened at Cable Street</li> <li>• Extension was completed to the St Stephen's Health Centre</li> <li>• The new Barkantine Health and wellbeing Centre was opened on the Isle of Dogs</li> <li>• Pinchin St opened in 2007 as part of the Whitechapel Health Centre</li> <li>• Albion Health Centre was expanded</li> <li>• St Peters Centre in Wapping was also refurbished involving major improvements</li> </ul>	<ul style="list-style-type: none"> <li>• A new dental practice (Williams Place) was opened at Roman Road together</li> <li>• New health centre at Mansell Street.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• Major refurbishment of the Bethnal Green Health centre completed in Dec 2009 has provided additional clinical and staff accommodation, a building that is fully DDA compliant and provides improved waiting and patient facilities.</li> <li>• Phase 2 of the Mile End Hospital Therapy Unit has been fully refurbished to provide extended clinical accommodation for both adult and children's physio services and the re-location of the therapy main entrance and reception within the hospital.</li> <li>• The Docklands Medical Centre took forward their own major redevelopment, which has increased the size and quality of the clinical space, and will also provide accommodation for a new dental practice.</li> <li>• A range of GP practices have also been upgraded to facilitate additional clinical training facilities and other improved patient environments.</li> </ul>	<p style="text-align: center;">Higher</p>
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SEI 5	Number of physical visits to public library premises/1000 population	TH Index Indicator	10,000	AMBER	9,182	9,711	9,285	9,396	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	1,855,324	Higher	▲
SEI 7	Percentage of New homes built on previously developed land	Best Value Performance Indicator 106	100%	GREEN	100%	100%	100%	100%	—	◀▶
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)	0% (0 out of 49)	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	10.3	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	80% in 2009/10	RED	N/A	35%	68%	25%	Higher	▼
SEI 11	LAA NI152: Working age people on out of work benefits	NOMIS (JSA and benefit data)	Target changed 2009: Below 5.7%	GREEN	N/A	N/A	5.4% point gap	4.9% point gap	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	GREEN	63.3%	52.6%	51.4%	48.0%	Lower	▼

SEI 13	Percentage of residents whose workplace is within the Borough	Census 2001	Higher than the London Average	AMBER	39%	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	<ul style="list-style-type: none"> <li>Poplar: 10 days</li> <li>Bethnal Green: 10 days</li> </ul>	<ul style="list-style-type: none"> <li>Poplar: 4 Days</li> <li>Bethnal Green: 1 Day</li> </ul>	<ul style="list-style-type: none"> <li>Poplar: 3 Days</li> <li>Bethnal Green: 1 Day (Bethnal Green site closed on Nov 2009)</li> </ul>	Lower	►	
SEI 15	Number of Noise-related complaints to Environmental Health	LBTH Environmental Health	Reduction in the number of complaint received the previous year	GREEN	3,917	7,074	8,015	7,609	Lower	►
SEI 16	Percentage Improvement in domestic energy efficiency	LBTH Energy Efficiency	30% reduction in domestic energy consumption by 2010 from 1996 levels	GREEN	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	13% reduction per capita since 2005	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	GREEN	11.72%	13.61%	15%	26.52%	Higher	▲
SEI 18	Number of SUDS installed	LBTH BC	Increase in the number of SUDS installed in the previous year	N/A	Data not available	Data not available	Data not available	Data not available	N/A	N/A
SEI 19	Population of identified species in Tower Hamlets Biodiversity Action Plan	LBTH Local Biodiversity Partnership	No net loss	GREEN	No reported losses	No reported losses	No reported losses	No reported loss		

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%	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%	53%	Higher	▲

## Appendix 2: Housing Completions 2009/10

Reference	Address	Description	Completion Date	Net Gain
PA/00/01509	236-238 Commercial Road	Erection of additional second and third floors over no.236 Commercial Road and change of use of first, second and third floors to residential, to provide 3 x2 bed and 3 x1 bed self- contained flats (6 new flats in total).	19/10/2009	2
PA/02/00371	179 Cannon Street Road	Demolition of existing single storey building and its replacement with a four storey building to create a restaurant (A3), one studio flat and one 2-bedroom flat.	27/10/2009	2
PA/02/01818	2-3 Island Row	Refurbishment and change of use/conversion of light industrial building at 4 Mill Place plus the erection of a mansard addition spanning 2 & 3 Island Row and 4 Mill Place to create a one bedroom live work accommodation plus six self contained (four x two bedroom and two x one bedroom) flats.	09/02/2010	7
PA/03/00154	Site North Of Copenhagen House, 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.	20/08/2009	110
PA/03/01035	88-90 Commercial Street	Conversion of upper floors to form 6x1 bedroom flats and 2x1 bedroom maisonettes.	08/09/2009	-1
PA/03/01460	Land At South West Jnc Of Turners Road	Demolition of derelict garages and erection of a four storey building to provide eight flats consisting of 4 x 1 bedroom and 4 x 2 bedrooms and provision of two additional car parking spaces and bin stores at rear of 29-39 Turners Road together with the erection of boundary walls and gates.	27/10/2009	8
PA/03/01617	Riverside Works, 419 Wick Lane	In outline, redevelopment by a lower ground plus 7-storey building comprising 104 live/work units, 1123 m <sup>2</sup> of Class B1 floorspace and 107 m <sup>2</sup> of Class A1 (Shop) or Class A3 (Food and drink) floorspace together with 111 parking spaces.	18/12/2009	104
PA/04/00465	Tredegar Estate (Phase 4), 2 - 122 Mostyn Grove	Demolition of existing buildings and redevelopment to provide a new housing development rising from 4 to 6 storeys (with basement) to provide 204 self-contained flats, a new external amenity area and ancillary basement parking for cars, motor-cycles and bicycles.	30/09/2009	68
PA/04/00496	John Lawder House, 12 Gill Street	Demolition of existing building and construction of 83 mixed tenure flats (32 Elderly/Supported Accommodation, 21 Move-on Accommodation, 12 Key Worker Units, 10 General Needs Units & 8 Shared Ownership Units) in a development up to six storeys, ancillary facilities and external works.	24/07/2009	62
PA/04/00551	31 - 39 Millharbour	Erection of a 14-22 storey building comprising 512 apartments, 917 sq.m retail/commercial floorspace with four basement levels providing car parking spaces, bicycle spaces and motor-cycle parking.	09/04/2009	512

PA/04/00573	431 To 433 And Land At Rear Of 431 To 433 Bethnal Green Road	Erection of additional floor to form two separate residential units (2 x one bed apartments).	12/05/2009	2
PA/04/00984	Land Adjacent To Gladstone House, East India Dock Road	Demolition of single storey building and erection of a new 3-4 storey building to create 14 residential units consisting of 8 one bedroom, 4 two bedroom and 2 three bedroom flats.	03/07/2009	14
PA/04/00985	58 Commercial Street	Change of use of the basement and ground floors from storage to a shop, partial reconstruction and the erection of a roof extension to provide 6 x two bedroom and 8 x one bedroom flats on the upper floors.	04/04/2009	14
PA/04/01584	74 - 108 Cheshire Street	Redevelopment of the site and the erection of a part-four, part-five and part-seven storey building to provide 91 flats (51 one-bedroom, 29 two-bedroom and 11 three-bedroom), 5 live/work units, 3 commercial units (Class A1/A2/B1) and ancillary car parking.	19/01/2010	96
PA/04/01874	7 Chicksand Street	The redevelopment of a vacant site by erection of a new 5 storey residential building consisting of 13 x 1 bed, 8 x 2 beds and 3 x 3 beds. (24 flats in total).	06/11/2009	24
PA/04/01916	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).	26/03/2010	252
PA/05/00012	54 Leman Street	Change of use from disused office building into 4 residential flats involving works to rear of the building comprising; erection of a mansard roof extension an increase to the height of the building's existing rear projection by 1.3m the bricking up of two windows in the building's rear projection the erection of a new rear ground floor extension construction of a new rear boundary wall at lower ground/ground floor level	23/06/2009	4
PA/05/00414	124 Commercial Road	Conversion of first, second and third floors to create 3 self contained flats.	10/03/2010	3
PA/05/00502	326-328 Burdett Road	Roof extensions and the lateral conversion of first, second and third floors to provide 1 X 3 bedroom, 1 X 2 bedroom and 2 x 1 bedroom flats.	20/10/2009	4
PA/05/00594	232 Bethnal Green Road	Erection of a mansard roof extension at 3rd floor level to create 2 self-contained flats (1 x studio and 1 x two bedroom unit) and change of use of ground floor and basement to mixed uses A1/A2/B1.	26/11/2009	2
PA/05/00720	34 Cannon Street Road	Conversion of existing residential use to 1 three bedroom and 3 one bedroom flats (four flats), erection of a ground floor rear extension and roof extension, plus partial demolition of walls to create garden space on ground floor. (Revised application).	31/07/2009	2
PA/05/00782	542-544 Roman Road	Demolition of existing building and construction of a four storey building comprising of a retail shop (A1) on the ground floor with four x two bed room flats and two x one bedroom flats above.	04/09/2009	6

PA/05/01089	Duke Of York Public House, 65 Ellsworth Street	Demolition of Public House to create a five-storey residential building with basement level comprising 10 self-contained flats (2 studios, 6 one-bed units, 1 two-bed unit and 1 three-bed unit).	15/07/2009	10
PA/05/01337	303 - 305 Burdett Road	Demolition of existing building and erection of a 4 to 9 storey mixed use building with basement to create 90 residential units (30 x one-bedroom, 40 x two-bedroom, 20 three-bedroom) and 947 sq.m of offices (Use Class B1) at basement and ground floor level. Creation of a public walkway and associated landscaping.	13/10/2009	90
PA/05/01782	70 Marsh Wall	Proposal: 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. The application is supported by an Environmental Impact Assessment.	02/10/2009	763
PA/05/02094	Former Police Station And Land Bounded By East Arbour Street	1. Demolition of existing roof to former police station fronting East Arbour Street and Aylward Street plus demolition of former Magistrate Court and associated buildings along Aylward Street and West Arbour Street. 2. Erection of a single storey roof extension plus rear extension to police station and alteration to window openings. 3. Redevelopment of former Magistrate Court by the erection of a part three, part four and part five storey building to create 63 flats (27 x 1 bedroom, 29 x 2 bedroom, 4 x 3 bedroom, 2 x 4 bedroom and 1 x 5 bedroom) including 13 car parking spaces and amenity provision.	24/03/2010	60
PA/05/02100	Site Adjacent To Canal On Repton Street	Redevelopment to provide a 7 and 10 storey building providing 87 residential units and a commercial unit (149m <sup>2</sup> ) on the lower ground floor that will be used for Class D1 (community) use.	08/12/2009	87
PA/06/00058	83 Whitechapel High Street	Conversion/change of use of upper floors to four flats (3 x 1 bedroom, 1 bedsit). Replacement of existing windows.	21/04/2009	4
PA/06/00266	120-132 Chrisp Street	Erection of a building comprising 15 storeys plus roof terrace to provide restaurant/cafe (Class A3) and office/commercial unit (Class A1, A2, A3, B1) on ground floor with 66 residential units above.	03/02/2010	66
PA/06/00724	48 - 50 Westferry Road	A) Demolition of existing 2-storey retail shop unit and residential building at no. 48. B) Re-development of vacant sites at numbers 48 and 50 by erection of a new 5-storey mixed - use building for 2 - retail shop units on the ground floor with 8 residential flats consisting of 6 x 1 bed and 2 x 2 bedrooms on the first to the fourth floors.	28/07/2009	7
PA/06/00814	Between 107 - 109 Finnis Street	Erection of a two bed dwelling house.	11/05/2009	1
PA/06/01385	18 Bigland Street	Erection of part first, second and third storey extension, including alterations to the existing elevations. Conversion of dwelling to 2x1 bedroom flats, 1x2 bedroom flat and 1x3 bedroom flat, including provision for cycle and refuse storage.	05/03/2010	3

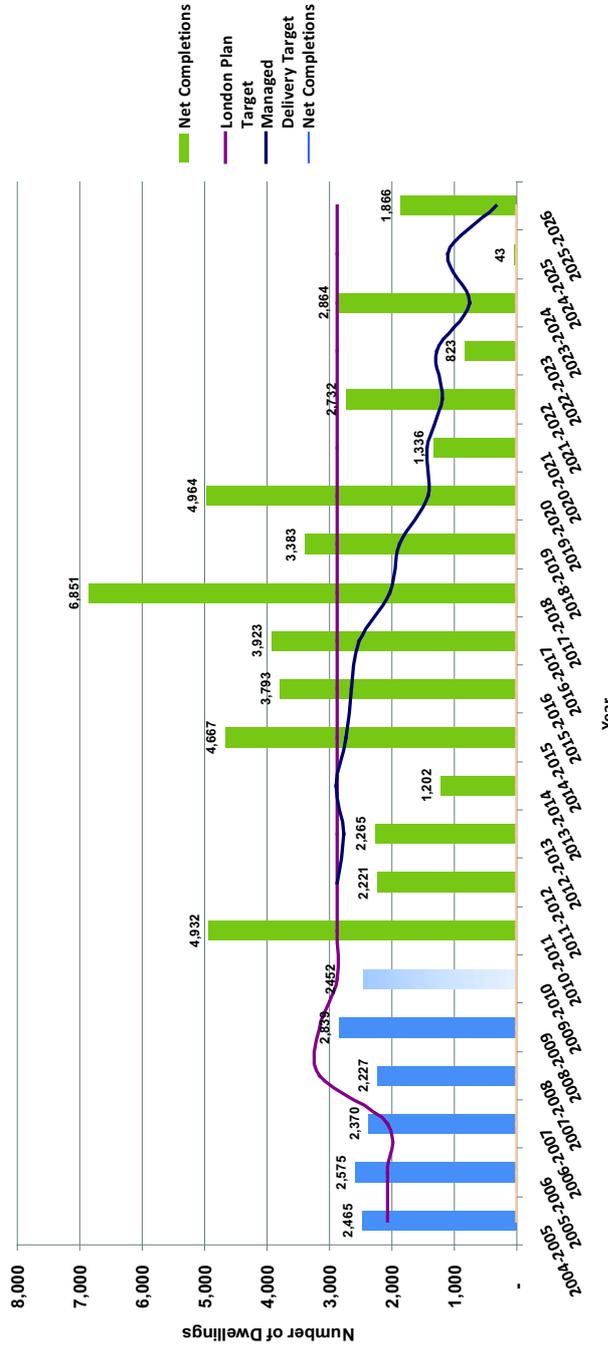
PA/06/01625	Land At Rear Of 109 -121 New Road	The re-development of a vacant site by erection of a part four storey building (block No.3) (over entrance way adjacent to No.119 New Road), and a part two (block No.4) and four storey buildings (blocks Nos. 1 and 2) at the rear of the site to provide residential accommodation consisting of 25 flats (3 x 1 bed, 18 x 2 beds, 2 x 3 beds, 1 x 4 beds and 1 x 5 beds) together with bicycle, refuse storage area and amenity spaces. The above 25 flats development scheme would comprise 100% affordable housing.	03/08/2009	25
PA/06/02208	178 Commercial Road	Erection of a three storey (an infill) rear extension with lightwell from first floor to create a basement storage area, an increased retail space at ground floor level plus 2 x 2 bedroom flats on the upper two floors and the rebuilding of the mansard to create 1 x 1 bedroom flat with refuse and bicycle provision at the rear of building.	09/09/2009	2
PA/06/02295	75 Redchurch Street	Change of use of upper three storeys from commercial to residential to provide 3no. two-bedroom flats together with alterations to front elevation infill of lightwell to rear with three storey extension and formation of terraces to rear at first and third floor levels	10/06/2009	3
PA/07/00174	Car Park, Bounded By Thomas Burt & Adrian Boulton Houses, Blythe Street	Erection of four, four bedroom houses on existing car park and access road.	23/07/2009	4
PA/07/00175	Car Park Between Joseph Priestley & Gwilym Maries Houses, Wear Street	Erection of two, four bedroom houses on existing car park and access road.	23/07/2009	2
PA/07/00407	30 Ferry Street	Demolition of existing buildings and erection of a 6 storey building to provide 8 residential units (6 x 2 bedroom and 2 x 3 bedroom) with 2 parking spaces and associated amenity space at ground floor.	17/11/2009	8
PA/07/00411	Porter's Lodge, Regents Wharf, Wharf Place	Construction of 3 storey building to provide 3 x 1-bed flats, provision of bin store enclosure and upgrading of entrance.	15/07/2009	3
PA/07/01248	412 - 414 Commercial Road	Amendment to the scheme previously permitted under planning permission reference PA/05/1070 on 27th July 2006 (demolition of existing buildings and construction of: A) a four-storey building fronting Commercial Road containing a commercial unit at ground floor, for use either as a shop (A1) or financial professional services (A2), with 6no. one-bedroom flats above and B) 2no. two-storey houses fronting Steels Lane). consisting of: the increase in height of the approved building to five storeys by way of the addition of a mansard-style fourth floor incorporating 1no. two-bedroom flat	08/05/2009	8

PA/07/01422	Phase 1 (Western), Indecon Court, 20 Millharbour	Reserved matters (external appearance, design and landscaping) pursuant to condition 2 of outline planning permission (Ref: PA/02/01330) for the erection of an 8 storey building, rising to 17 and 15 storeys in the north-west and south-east corners respectively, comprising 364 residential units (Class C3), retail units (Class A1, A2, A3, A4 and A5) with basement parking for 174 cars and 393 cycle parking spaces, access provided from Mastmaker Road (Cassilis Road), with public and private open space and pedestrian routes with associated landscape works. (Amended application)	30/11/2009	71
PA/07/01696	Site At Rear Of 56 Cannon Street Road	Re-development of existing amenity land adjoining number 56 Cannon Street Road along Cable Street elevation by erection of a new three-storey, three-bedroom dwelling house with garden area to the rear.	12/08/2009	1
PA/07/01789	8 Tredegar Road	Conversion of a single family house into 2 self contained flats consisting of 1 x 1 bed at basement level and 1 x 3 bed on the ground, first and second floors including external rear staircase linking ground floor flat to garden area.	03/11/2009	1
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).	06/10/2009	4
PA/07/02332	41a Stainsby Road	Demolition of existing two-storey public house (PH) building and erection of a 5 storey building to provide 9 flats consisting of 1 x 1 bedroom flat, 7 x 2 bedroom flats and 1 x 3 bedroom flat. Proposal would also involve addition of 2 No. balconies on north-west elevation (second and third floor level).	24/04/2009	9
PA/07/02763	Fidelis House, 10 Gun Street	Demolition of existing hostel and construction of a part-six, part-seven storey building comprising 20 x 1-bed supported housing units (Sui Generis).	09/02/2010	20
PA/07/03158	Former Dover Castle P.H., 118 Old Bethnal Green Road	Demolition of existing building and construction of a four storey plus dormer roof building to provide four x 1-bedroom flats and four x 2-bedroom flats.	25/06/2009	8
PA/07/03199	106 - 128 Aylward Street	Demolition of existing three storey residential block. Erection of 4-storey residential building with accommodation in roofspace (comprising 12x3 bed, 2x2bed and 7x1 bed) and associated works for 100% affordable housing (Total= 21 residential units).	01/02/2010	9
PA/07/03295	7 - 9 Blondin Street	Demolition of existing storage buildings and erection of 3-4 storey buildings comprising 5 x 4 bedroom houses and 22 flats comprising 3 x 1 bedroom, 17 x 2 bedroom and 2 x 4 bedroom units.	04/09/2009	27
PA/08/00041	1 Hawksmoor Mews	Infill of ground floor 'undercroft' and installation four new windows to create a two bedroom unit at ground and first floors.	17/09/2009	1

PA/08/00066	1 Sly Street	Redevelopment including change of use of existing building to provide mixed use proposal comprising 230m2 of commercial floorspace over ground and basement levels plus roof extension at third floor to provide nine self-contained apartments (4 x 2 bedroom and 3 x 1 bedroom and 2 studio).	15/10/2009	9
PA/08/00083	452 Hackney Road	Demolition of existing petrol filling station and redevelopment of the site to provide a part three, part four and part six storey mixed use development comprising one retail unit at ground / basement floors with 4 x 1 bed, 8 x 2 bed, 5 x 3 bed and 1 x 4 bed residential units (18 in total) on upper floors with cycle spaces, refuse and recycling storage.	28/02/2010	18
PA/08/00182	48 Myrdle Street	Internal alterations to existing two storey building involving: the enlargement of 3 existing flats (at ground floor level) into the basement in order to create 3 new duplex residential units (2 x 3 bedroom & 1 x 2 bedroom); internal alterations to 3 existing flats (at first floor level) (3 x 2 bedroom) ; Erection of 2 additional storeys over existing 2 storey building creating: 5 new residential units at second and third floor level (5 x 2 bedroom).	10/09/2009	5
PA/08/00183	30 Myrdle Street	Erection of additional storey over existing two storey building to provide three new residential units (1 x 1 bedroom and 2 x 2 bedroom flats). Enlargement of existing ground floor flat (1 x 1 bedroom) into part of basement to create 1 x 2 bedroom duplex flat and conversion of remaining basement to provide 2 x 2 bedroom flats. Internal alterations and rearrangement of existing ground and first floor flats to provide 4 x 2 bedroom flats and 1 x 1 bedroom flats. External alterations to front and rear facade. Description changed 25.03.08	10/12/2009	5
PA/08/00521	3 Boulcott Street	Demolition of existing building and erection of a six storey building comprising four x one bedroom flats and one x three bedroom self-contained units.	10/09/2009	5
PA/08/00878	Land To The East Of 5 Duoro Street	Erection of a four storey building to provide nine flats (five x one bedroom and two x two bedroom flats and two x two bedroom maisonettes) together with six parking spaces, associated landscaping and infrastructure works.	21/01/2010	9
PA/08/01080	Land Rear Of 106-128 Aylward Street	Erection of an end of terrace 2 Storey 3 bedroom dwelling house with wheelchair access to first and second floor levels and accommodation in the roof including a rear dormer.	01/02/2010	1
PA/08/01355	28 Wrights Road	Demolition of existing Public House and redevelopment to provide part four and part five storey building with basement level comprising 1 x four bedroom, 6 x two bedroom and 2 x one bedroom residential units (9 flats in total). Proposal includes provision of refuse storage area on ground floor level and secure bicycle storage on basement level.	07/12/2009	8
PA/08/01409	3 Fulbourne Street	Erection of a Mansard roof to create an additional storey to facilitate an additional residential unit. The proposal would provide 1 x 1 bed, 1 x 2 bed units in total.	08/01/2010	1

PA/08/01553	George Green Almshouses, 14 - 26 Upper North Street	Conversion of 7 Almshouses, each containing 3 bedsitter flats, into 7 three-bedroom dwelling houses.	11/05/2009	-14
PA/08/02393	Land Adjacent To 65 Strattondale Street	Erection of two storey self-contained flat adjoining 65 Strattondale Street.	02/06/2009	1
PA/08/02405	11 Buckfast Street	Internal re-modelling and refurbishment of 11 Buckfast Street, changing the use from three person shared accommodation to 2 No. 1 Bedroom supported self contained flats.	24/03/2010	1
PA/08/02656	79 Old Ford Road	Conversion of existing property to provide 2 x 1 bedroom "supported" self contained flats including internal re-modelling and refurbishment.	24/03/2010	1
PA/09/00064	361 Roman Road	Demolition of existing property and erection of new 2 storey building to provide retail at basement and ground floor, 1x 1 bed flat at rear of ground floor, and 1 x 1 bed flat at first floor.	26/10/2009	2
PA/09/01205	27 Woodstock Terrace	Application for Lawful Development Certificate in respect of existing use of lower ground floor as a self-contained flat.	02/09/2009	1
PA/09/01618	On East Side Bordering Canal Between Parnham Street	Retrospective consent for alterations to the original approval PA/05/02100 for the change of use of a ground floor one-bed flat to an electricity sub-station	11/12/2009	-1
PA/98/01173	22 Calvert Avenue	Alterations to existing structure and addition of four more flats in a similar design to provide two business units on ground/basement, three live/work on first, and thirteen flats and studios above omitting car parking in previous scheme.	10/06/2009	16

# Appendix 3: Housing Trajectory



Year	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	25/26
H2c Net Additional dwellings - future years	2,452	4,932	2,221	2,265	1,202	4,667	3,793	3,923	6,851	3,383	4,964	1,336	2,732	823	2,864	43	1,866
Hectares																	
Target	2,070	2,070	2,070	3,150	3,150	2,885	2,885	2,885	2,885	2,885	2,885	2,885	2,885	2,885	2,885	2,885	2,885
H2d Managed Delivery Target			2,885	2,771	2,891	2,743	2,648	2,520	2,039	1,871	1,429	1,445	1,187	1,278	750	1,103	341



TOWER HAMLETS

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# LOCAL DEVELOPMENT SCHEME

December 2010



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LDS fifth edition (first adopted May 2005)



# Introduction

## What is a Local Development Scheme?

A Local Development Scheme (also known as an LDS) is a live public ‘project plan’ produced by Tower Hamlets Council setting out, over a period of three years, which Development Plan Documents (DPDs) will be produced and when, to be incorporated in to the Local Development Framework (LDF).

The LDS has been produced to give the local residents and any other interested parties information on:

- The DPDs the Council is currently producing and intends to produce
- The subject matter of the DPDs and the geographical area it covers
- The timetable for the stages of preparation and adoption of the DPDs

As a live project plan, the LDS will be reviewed as and when required to reflect changing local priorities. As a result, this is the fourth review of the LDS following the approval of the initial LDS in May 2005.

Following any revisions to the LDS, the Council will consult with the Secretary of State for Communities and Local Government and the Greater London Authority and seek their approval on the revisions. Any amendments to the LDS will also be published on the Council’s website.



# Structure of the Local Development Scheme

The LDS has been divided into the following parts:

<b>Part 1: Context for planning in Tower Hamlets</b>	Outlines briefly the strategic context for spatial planning in the borough, summarising the main influences and drivers of development and regeneration.
<b>Part 2: Tower Hamlets Planning Policy Framework</b>	Sets out the current and proposed planning policy framework for the borough. The section also details what planning documents we are proposing and the other relevant documents to the LDF.
<b>Part 3: Project Management, Risk Assessment and LDS Review</b>	Details the management arrangements for producing the documents, including how relevant resources will be managed, as well as the procedures for decision making, monitoring and reviewing the LDS.
<b>Appendix 1: LDS Timeline</b>	Shows the timeline for production of the proposed DPDs over the next 3 years.
<b>Appendix 2: DPD Pro-formers</b>	Provides description of individual DPDs and the proposed timeframes for delivery.

# Context for Planning in Tower Hamlets

The LDF is a collection of documents which together provide the spatial planning strategy for Tower Hamlets. The LDF is comprised of:

- Development Plan Documents
- Supplementary Planning Documents
- Statement of Community Involvement
- Annual Monitoring Report
- Local Development Scheme

The diagram on page 9 shows the relationship between the various LDF documents and other external plans and strategies.

In preparing the documents which will make up the LDF, it is necessary for the Council to take into account the strategic context for spatial planning in Tower Hamlets. This includes considering planning and guidance from national government, the London Plan as well as major area based projects relevant to Tower Hamlets including the 2012 Olympics and Thames Gateway development.

Development of documents for the LDF also takes into consideration the objectives and priorities set out in Tower Hamlets' Community Plan as well as the aims and objectives of other interrelated Council strategies.

## National guidance

The Sustainable Communities Plan is the Government's long-term programme of action for creating places that are sustainable. This will be achieved by delivering high-quality, high-density housing, especially affordable housing, creating decent accessible places to live, improving transport and other infrastructure to support new communities and tackling crime and anti-social behaviour. The national planning policies are generally published in Planning Policy Statements or Planning Circulars. Planning Policy Statement 1 sets out the framework for sustainable development including planning for climate change.



## The London Plan

The London Plan 2008, consolidated with Alterations since 2004, has a major influence on the Tower Hamlets LDF as it must be in general conformity with the London Plan policies. The London Plan sets each borough's housing and employment targets and also identifies opportunity areas for growth throughout London. The London Plan is in the process of being reviewed, which, when finalised, will provide an up-to-date regional planning policy framework for Tower Hamlets and other London boroughs.

## Thames Gateway

The Thames Gateway is a key regeneration area for implementing the Sustainable Communities Plan in London and the South East. Extending from Tower Bridge eastwards to Thurrock and Dartford this area has been recognised as an important link to Europe with the potential for new homes, jobs and supporting infrastructure. The Thames Gateway is made up of fourteen zones, with six in London and two falling wholly or in part (the Isle of Dogs and Lower Lea (Leaside)) within Tower Hamlets.

## 2012 Olympic and Paralympic Games

As a host borough for the 2012 Olympic and Paralympic Games the 2012 Games will act as a major catalyst for growth and regeneration in Tower Hamlets. It will be crucial to provide a robust spatial policy that harnesses the benefits of the Games for local people in the lead up, during and long after the events. Tower Hamlets adopted its Olympic Strategy in February 2007.

## Tower Hamlets Community Plan and other Local Strategies

The Tower Hamlets Community Plan describes the kind of place that people who live and work here want Tower Hamlets to be. Thousands of people contributed to developing the first version of the document. The 2008 Community Plan sets out a vision for 2020, which the spatial planning policy documents will be implementing. The Plan is currently being refreshed, following wide scale community engagement.

There are a number of other strategies from the Council and its local partners that have spatial planning implications and these will be taken into account in the preparation of the Tower Hamlets LDF. The key Strategies are identified in 2.4.



# Tower Hamlets Planning Policy Framework

## 2.1 Current Planning Policy Documents

The planning policy documents described below form Tower Hamlets' current planning policy framework.

### London Plan

The 2008 Consolidated London Plan is the London-wide spatial planning strategy and is a key document which forms Tower Hamlets planning policy framework.

### Core Strategy 2025 (adopted September 2010)

The key spatial planning document in the LDF which provides the spatial planning strategy for the borough to 2025.

### Adopted Unitary Development Plan (UDP)

A number of policies from the UDP have been saved for development control purposes until they are replaced by subsequent policies within future development plan documents.

### Interim Planning Guidance (IPG)

Following the withdrawal of the Core Strategy and Development Control Policies and Area Action Plans from submission in September 2007, these were adopted by the Council as the IPG for the purposes of development control in the Borough. The policies which have not been replaced by the Core Strategy will continue to be used in conjunction with the saved policies from the UDP to decide planning applications, until they are replaced by subsequent policies within future development plan documents.

### Statement of Community Involvement (SCI)

The SCI sets out when and how the Council will engage with local communities on spatial planning issues and how the process will be carried out.

### Annual Monitoring Report (AMR)

The AMR is published in December each year, looking back at the previous financial year. It assesses the Council's progress in implementing spatial planning policies.

## 2.2 Proposed DPDs from 2010 to 2013

The following is a list of DPDs we are currently preparing, proposing to commence work on or looking to adopt over the next three years. Further details about each document, including the subject of the document, the geographical area of the borough it covers, proposed timing for completing the document and risk management is outlined in the DPD pro-forma in Appendix 2.

### Development Management

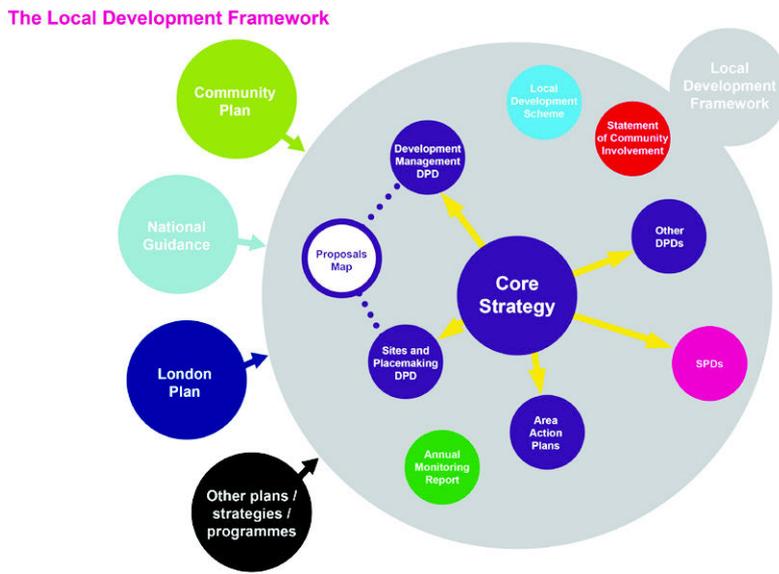
Provides clear criteria-based policies to inform planning decisions and manage sustainable development.

### Sites and Placemaking

Identifies all development sites within the borough and the preferred uses for each site. It also defines boundaries for planning policy areas.

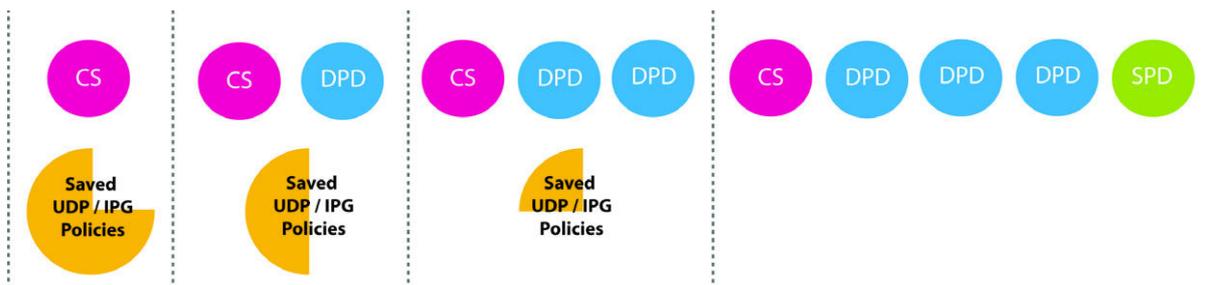
### Area Action Plans

Area action plans provide detailed guidance on how development and change should be managed within a particular area of the borough. The proposed area for an Area Action Plan is Fish Island.



## 2.3 Transition period - Moving from the UDP to LDF

As work continues on the preparation and adoption of the documents within the LDF, these will gradually replace the saved policies from the UDP and the IPG. Over time, this will result in only the LDF suite of documents providing the spatial planning policy framework for Tower Hamlets.



## 2.4 Other Related Documents

### Evidence Base

To ensure Tower Hamlets LDF delivers the needs of the community and the unique context for the borough, it is important that all documents produced are underpinned by robust evidence. To achieve this, the Council has established an ongoing research programme looking into the wide range of issues facing the borough. Once endorsed by the Council evidence base documents will both inform the preparation of LDF documents and be used as material consideration in planning applications.

### Tower Hamlets Strategies

Below are some of the key strategies produced by the Council that are relevant and play an important role in the preparation of LDF documents. These include (but are not limited to):

- Idea Store Strategy 2009
- Air Quality Action Plan 2004
- Children and Young People's Plan 2009
- Community Plan 2008
- Environmental Strategy 2007
- Housing Strategy 2009
- Leisure Strategy 2009
- Local Biodiversity Action Plan 2004
- Local Implementation Plan 2010
- Open Space Strategy 2006
- Play Space Strategy 2007
- Regeneration Strategy 2005
- Town Centre Spatial Strategy 2009
- Waste Municipal Waste Management Strategy 2003
- Borough Investment Plan 2010
- Conservation Strategy 2010
- Sustainable Transport Strategy 2008
- Clear Zone Plan 2010



# Project Management, Risk Assessment and LDS Review Process

## Project Management

The Council is taking a sequential approach to the review and production of its local development documents. Now once the Core Strategy has been adopted the focus is on the preparation of the Development Management DPD, Sites and Placemaking DPD and Fish Island Area Action Plan.

## Resources

Funding for the production of the DPD's will come from the Development and Renewal Budget. The main resource requirements will be for staff, community engagement, print and publicity. These resources will be managed effectively to achieve best value at all time. Specialist consultants may be employed to assist with studies that require specialist technical input.

## Risk Assessment

The following key risks and mitigation measures have been identified in relation to this 3-year programme.

## Monitoring and Review

The Council prepares an Annual Monitoring Report each December to monitor how effectively its policies and proposals are being implemented and what action might need to be taken to address emerging issues or problems. This includes an assessment of the level of housing completions against housing requirements and a trajectory of future housing completions. It also reports on progress being made in implementing the work programme set out in the Local Development Scheme.

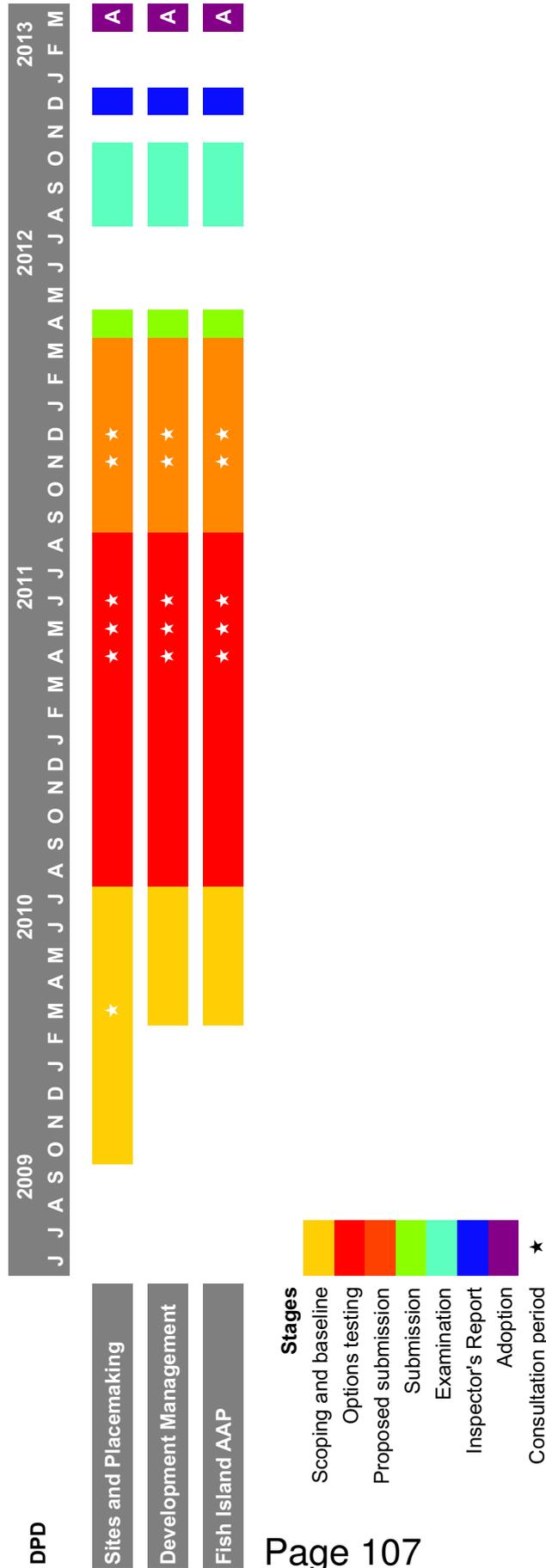
Arising from the Annual Monitoring Report, the Council will consider what changes, if any, need to be made to the Local Development Scheme and will bring forward such changes in March of each year, or at other times in the year if significant new issues or changes in circumstances arise. Other reviews may arise as a result of consultation on Development Plan Documents. This will be noted in the Annual Monitoring Report and form part of any review.



Key Risks	Action to Mitigate Risk and Comments	Risk
<b>Challenging time-scales for preparing the documents identified in this LDS</b>	Careful project management and regular review.  If necessary, adjustment of Local Development Scheme through annual review. Prioritisation of other work.	Medium
<b>Staff turnover, level of experience of staff and strong reliance on consultants</b>	Flexible use of staff from other teams within the Development and Renewal Directorate. Agreed level of involvement from staff in other Directorates.  Well managed use of consultants, and temporary staff.	Medium
<b>Financial resources</b>	Funding for the production of the DPD's will come from the Development and Renewal budget. Contingency provision has also been made to accommodate unforeseen work in terms of staff and financial resources.	Medium
<b>New government policy guidance to be issued during the preparation of documents</b>	During the period the DPDs are being prepared, the Mayor will adopt the revised London Plan and the Government will enact the Localities Bill and also publish a new National Planning Framework. It will therefore be essential that the Council actively engages in consultation on these documents and builds in flexibility into the DPD preparation process to respond to any changing policy requirements.  The Government's requirement for evidence on a sub-regional rather than local basis impacts on the time it takes to produce information.	Medium
<b>Capacity of Planning Inspectorate (PINS) and other agencies to support</b>	Provide early warning to PINS and other agencies of timescales and requirements.  This is largely out of the Council's hands. PINS and other agencies are likely to experience severe work pressures from local authorities preparing development plan documents to similar timescales.	Medium
<b>Ensuring 'Soundness' of the documents</b>	Preparing a good evidence base, good dialogue with the community/ stakeholders in line with SCI, regular liaison with GOL and the Planning Inspectorate.	Low
<b>Legal Challenge</b>	Preparation of 'sound' documents.	Low
<b>Ensuring effective links with Community Plan, Regeneration Strategy and LSP Consultation</b>	Through good dialogue and joint planning agreements with Community Plan, Regeneration Strategy and Local Strategic Partnership stakeholders.  Update members on the Local Development Framework process and progress.	Low
<b>Availability of expertise for SA/SEA</b>	The Council has secured the involvement of specialist SA/SEA consultants who have a sound knowledge of the Borough and then intends to gradually build up in-house capacity in the longer term.	Low

# Appendix 1: LDS Timeline

## Local Development Scheme Timeline



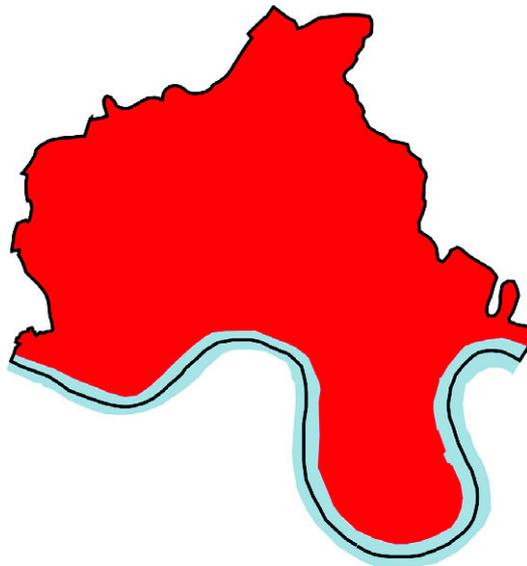
NB: Stakeholder and community engagement opportunities will be available throughout the options testing stages of production along with formal consultation and engagement

## Sites and Placemaking

<b>Role of the document</b>	Identifies all development sites within the borough and the preferred uses for each site
<b>Single or joint borough production</b>	Single (LB Tower Hamlets only)
<b>Chain of conformity</b>	Planning Act 2008 Planning and Compulsory Purchases Act 2004 Regulations 2008 Regulations 2004 National Guidance London Plan Core Strategy 2010
<b>Funding source</b>	Development and Renewal core budget
<b>Risks</b>	The production of timely evidence base Provision of new development sites

### Part of the borough affected

Whole borough

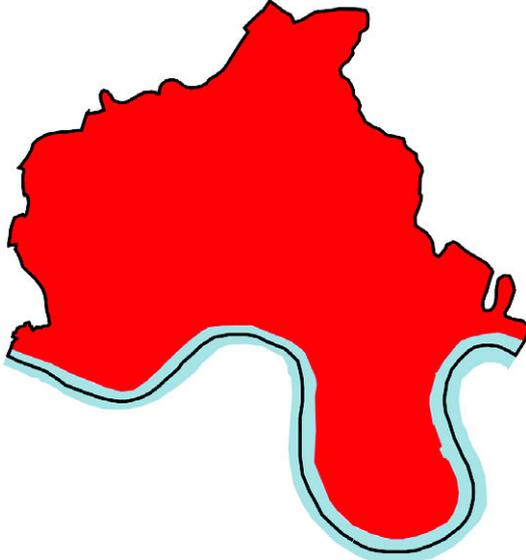


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### Proposed timeframe for delivery

<b>Stage 1 - Scoping and baseline</b>	
Scoping and baseline work	October 2009 – December 2009
Preparation and informal consultation	January 2010 – February 2010
Formal consultation for “Call for Sites” (6-weeks)	March 2010 – April 2010
Review and analysis	May 2010 – July 2010
<b>Stage 2 - Options development</b>	
Preparation and informal consultation	August 2010 – March 2011
Formal consultation (10-weeks)	April 2011 – June 2011
Review and analysis	July 2011 – September 2011
<b>Stage 3 - Proposed Submission document development</b>	
Preparation and informal consultation	September 2011 – October 2011
Call for representations (6-weeks)	November 2011 – January 2012
Review and analysis	February 2012 – March 2012
<b>Stage 4 - Submission</b>	
Submission	April 2012
<b>Stage 5 - Examination and Adoption</b>	
Examination	August 2012 – October 2012
Pre Hearing Meeting	August 2012
Hearing Sessions	September 2012 – October 2012
Delivery of Final Inspector’s Report	December 2012
Adoption	March 2013

## Development Management

<b>Role of the document</b>	Provides clear criteria-based policies to inform planning decisions and manage sustainable development
<b>Single or joint borough production</b>	Single (LB Tower Hamlets only)
<b>Chain of conformity</b>	Planning Act 2008 Planning and Compulsory Purchases Act 2004 Regulations 2008 Regulations 2004 National Guidance London Plan Core Strategy 2010
<b>Funding source</b>	Development and Renewal core budget
<b>Risks</b>	The production of timely evidence base Review of legislation and any associated impacts
<p><b>Part of the borough affected</b></p> <p>Whole borough</p> 	
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### Proposed timeframe for delivery

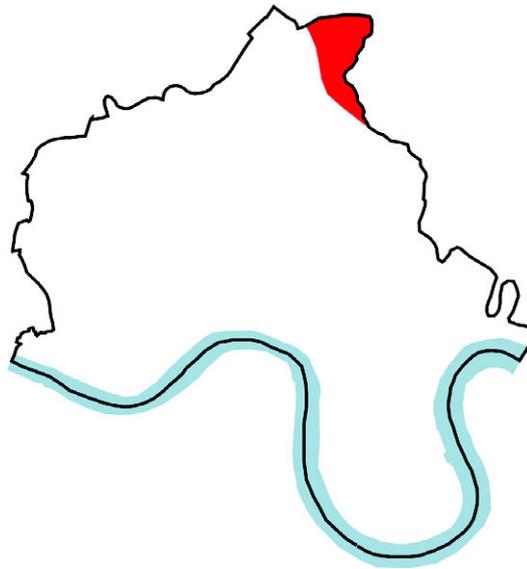
<b>Stage 1 - Scoping and baseline</b>	
Scoping and baseline work	May 2010 – July 2010
<b>Stage 2 - Options development</b>	
Preparation and informal consultation	August 2010 – March 2011
Formal consultation (10-weeks)	April 2011 – June 2011
Review and analysis	July 2011 – September 2011
<b>Stage 3 - Proposed Submission document development</b>	
Preparation and informal consultation	September 2011 – October 2011
Call for representations (6-weeks)	November 2011 – January 2012
Review and analysis	February 2012 – March 2012
<b>Stage 4 - Submission</b>	
Submission	April 2012
<b>Stage 5 - Examination and Adoption</b>	
Examination	August 2012 – October 2012
Pre Hearing Meeting	August 2012
Hearing Sessions	September 2012 – October 2012
Delivery of Final Inspector's Report	December 2012
Adoption	March 2013

## Fish Island AAP

<b>Role of the document</b>	Provides detailed guidance on how regeneration, development and change should be managed within Fish Island
<b>Single or joint borough production</b>	Single (LB Tower Hamlets only)
<b>Chain of conformity</b>	Planning Act 2008 Planning and Compulsory Purchases Act 2004 Regulations 2008 Regulations 2004 National Guidance London Plan Core Strategy 2010
<b>Funding source</b>	Development and Renewal core budget
<b>Risks</b>	The production of timely evidence base

### Part of the borough affected

Fish Island



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### Proposed timeframe for delivery

<b>Stage 1 - Scoping and baseline</b>	
Scoping and baseline work	May 2010 – July 2010
<b>Stage 2 - Options development</b>	
Preparation and informal consultation	August 2010 – March 2011
Formal consultation (10-weeks)	April 2011 – June 2011
Review and analysis	July 2011 – September 2011
<b>Stage 3 - Proposed Submission document development</b>	
Preparation and informal consultation	September 2011 – October 2011
Call for representations (6-weeks)	November 2011 – January 2012
Review and analysis	February 2012 – March 2012
<b>Stage 4 - Submission</b>	
Submission	April 2012
<b>Stage 5 - Examination and Adoption</b>	
Examination	August 2012 – October 2012
Pre Hearing Meeting	August 2012
Hearing Sessions	September 2012 – October 2012
Delivery of Final Inspector's Report	December 2012
Adoption	March 2013

