



The big spatial vision 2

A spatial vision for Tower Hamlets

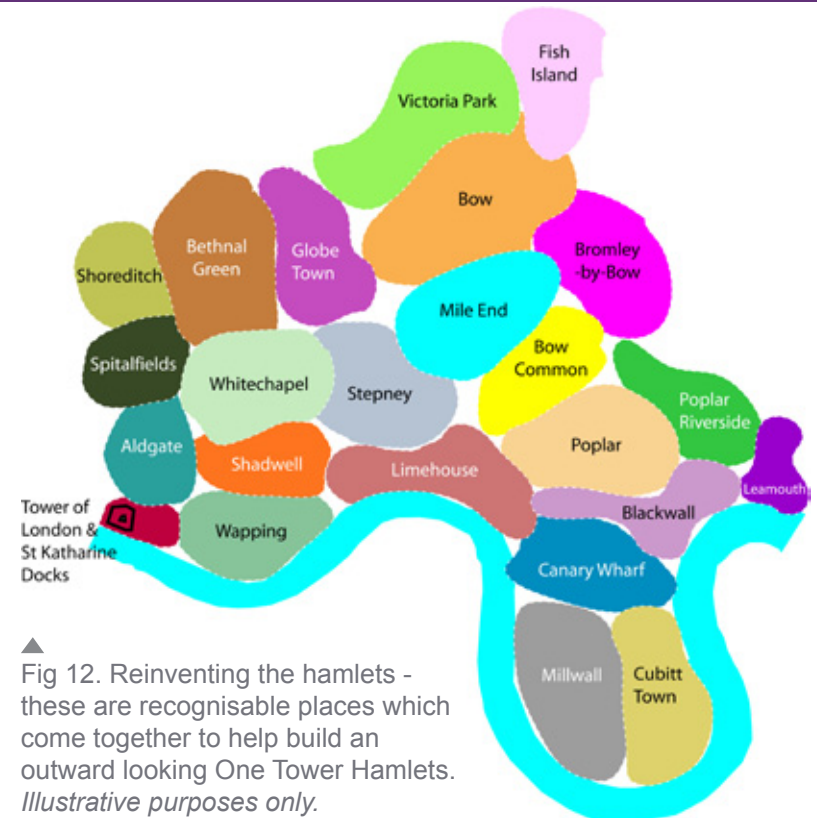
Reinventing the Hamlets

Vision Statement

Tower Hamlets will reinvent, strengthen and transform the places that makes this borough unique. It will continue to be a place for diverse communities, building on its strategic importance as a unique part of inner London. Set alongside the iconic River Thames and the Tower of London, and within a network of parks and waterways, Tower Hamlets will continue to prosper as a collection of places, coming together to build One Tower Hamlets.

Tower Hamlets will play a significant part in developing London as a successful, sustainable, global city. It will prosper through sustainable regeneration which stems from the major economic hubs of Canary Wharf, the City and Stratford.

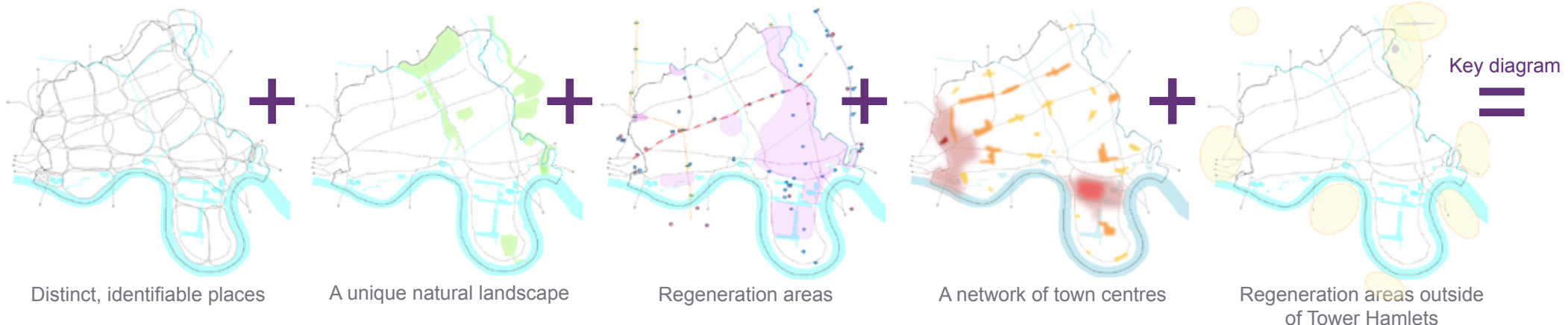
This will filter down to the connected network of vibrant and regenerated locally distinct places that has evolved from the borough's rich history. From Spitalfields to Poplar and from Canary Wharf to Bow, each place will have a distinct identity, role and function but all will be well-designed, vibrant, and above all, a great place to live.



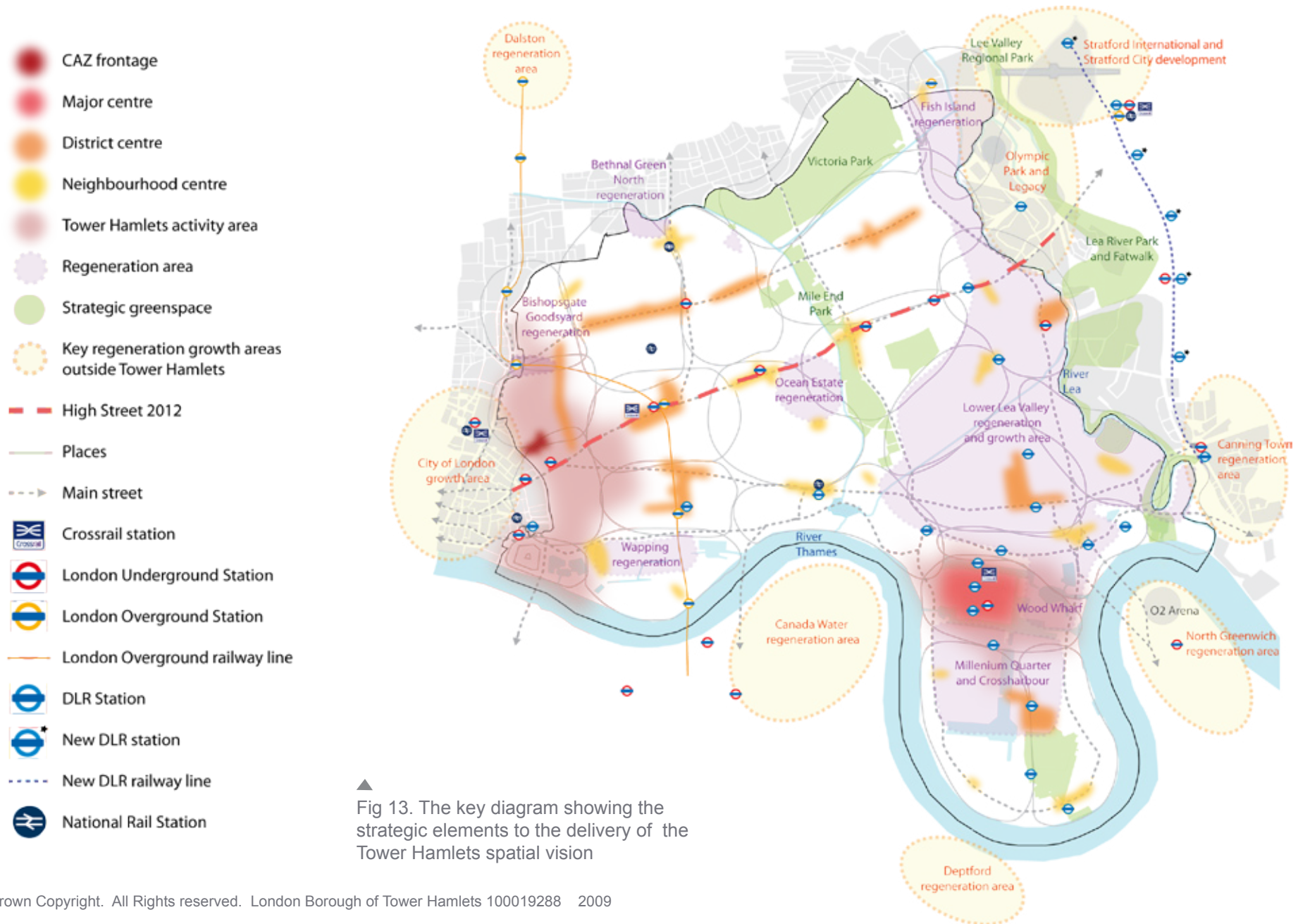
▲ Fig 12. Reinventing the hamlets - these are recognisable places which come together to help build an outward looking One Tower Hamlets. *Illustrative purposes only.*

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▼ Fig 13. The layers that combine to form the key diagram for Tower Hamlets



Key Diagram



▲ Fig 13. The key diagram showing the strategic elements to the delivery of the Tower Hamlets spatial vision

Vision Statement Key Principles

This spatial vision is underpinned by a number of key principles which guide and steer the Local Development Framework and its long term implementation:

- Optimise the use of land
- Integrate movement and land use
- Reinforce a sense of place
- Work in partnership
- Conserve and reuse resources
- Diversify and grow the economy
- Good design from the outset
- Evidence based decisions
- Support community cohesion
- Live within environmental limits
- Support human health and wellbeing
- Access to nature and open space

Programme of Delivery

Delivery of the spatial vision is an essential element of the Core Strategy; without which the vision will not be achieved. The council and its key partners are committed to ongoing delivery and pro-actively drive five transformational programmes that form a 'Programme of Delivery' to assist in the delivery of the spatial vision. The programmes are:

- Comprehensive regeneration areas
- Infrastructure Delivery Plan
- Housing investment and delivery programmes
- Policy and strategy programmes
- Tower Hamlets Green Grid

This Programme of Delivery (*refer to Appendix 2*) underpins the delivery and implementation of the Core Strategy and its spatial themes. This ensures that a clear, consistent and wide-ranging delivery approach is embedded throughout the Core Strategy.

Reinventing the Hamlets

Refocusing on our town centres

Strengthening neighbourhood well-being

Enabling prosperous communities

Designing a high-quality city

Delivering placemaking



▲ Fig 14. The spatial vision and spatial themes

Why we have taken this approach

- 2.1 How we design and plan our places has both a direct and indirect impact upon the quality of life of local people. Many different components come together to make a place work well, and understanding how place works is a key ingredient in the new spatial planning agenda³⁰.
- 2.2 The place making approach has taken increased prominence over recent years and is identified by a number of government papers and guidance on local spatial planning³¹. Bringing together the local public and delivery partners through place shaping will enable the effective and targeted delivery of the Community Plan objectives throughout the places of Tower Hamlets. This will create places that are outward-looking, integrated, sustainable and great places to live and work.
- 2.3 Neighbourhoods based around a clear and coherent urban structure supported by all the necessary physical, social and green infrastructure, offer a sustainable model of city living. This allows local people to benefit from local activities whilst also being part of the metropolitan scale of activities that take place in other areas of London³².
- 2.4 Achieving the Community Plan's vision of One Tower Hamlets requires an understanding of how each of the places that make up Tower Hamlets work. Understanding the role and function of each place, its strengths and weaknesses will ensure a well orchestrated approach to addressing the issues faced by these places and Tower Hamlets as a whole.
- 2.5 Reinventing the Hamlets is a vision, yet it is firmly underpinned by a number of key principles. These principles, gathered from best practice and government and regional guidance, ensure the longevity of good spatial planning is embedded at the highest, most strategic scale by which other documents take their lead.
- 2.6 The spatial vision for the borough of "reinventing the hamlets" is a spatial interpretation of the Community Plan vision and key priorities. Derived from this spatial vision are five priority outcomes; refocusing on our town centres, strengthening neighbourhood well-being, enabling prosperous communities, designing a high-quality city and delivering placemaking; each of these addresses a number of borough-wide issues. Not only have these five priority outcomes been derived from the spatial vision, but each one is a key component of the vision and achieving these outcomes is crucial to realising the vision of "reinventing the hamlets."
- 2.7 Delivery of this ambitious spatial vision requires a comprehensive and ongoing delivery model which is termed the programme of delivery. This is a package of works and projects that ensure delivery and implementation is embedded throughout the structure of the Core Strategy. The Programme of Delivery is underpinned by an infrastructure schedule and the housing growth numbers generated by the Planning for Population Change and Growth Model. The Programme of Delivery will be monitored as part of the Annual Monitoring Report. See appendix two for more information.

Key supporting evidence base

- PPS12: Local Spatial Planning, 2008
- DCLG World Class Places, 2009
- RTPI A New Vision for Planning, 2001
- DCLG Transforming Places; Changing Lives - A Framework for Regeneration, 2008
- DETR Towards an Urban Renaissance, 1999
- LBTH Community Plan, 2008
- LBTH Urban Structure and Characterisation Study, 2009
- LBTH Town Centre Spatial Strategy Spatial Baseline, 2009

Delivering our regional role

Delivering Tower Hamlets' regional role SO1

Sitting successfully in a regenerated east London, Tower Hamlets will contribute to the regional role of London and the Thames Gateway, by:

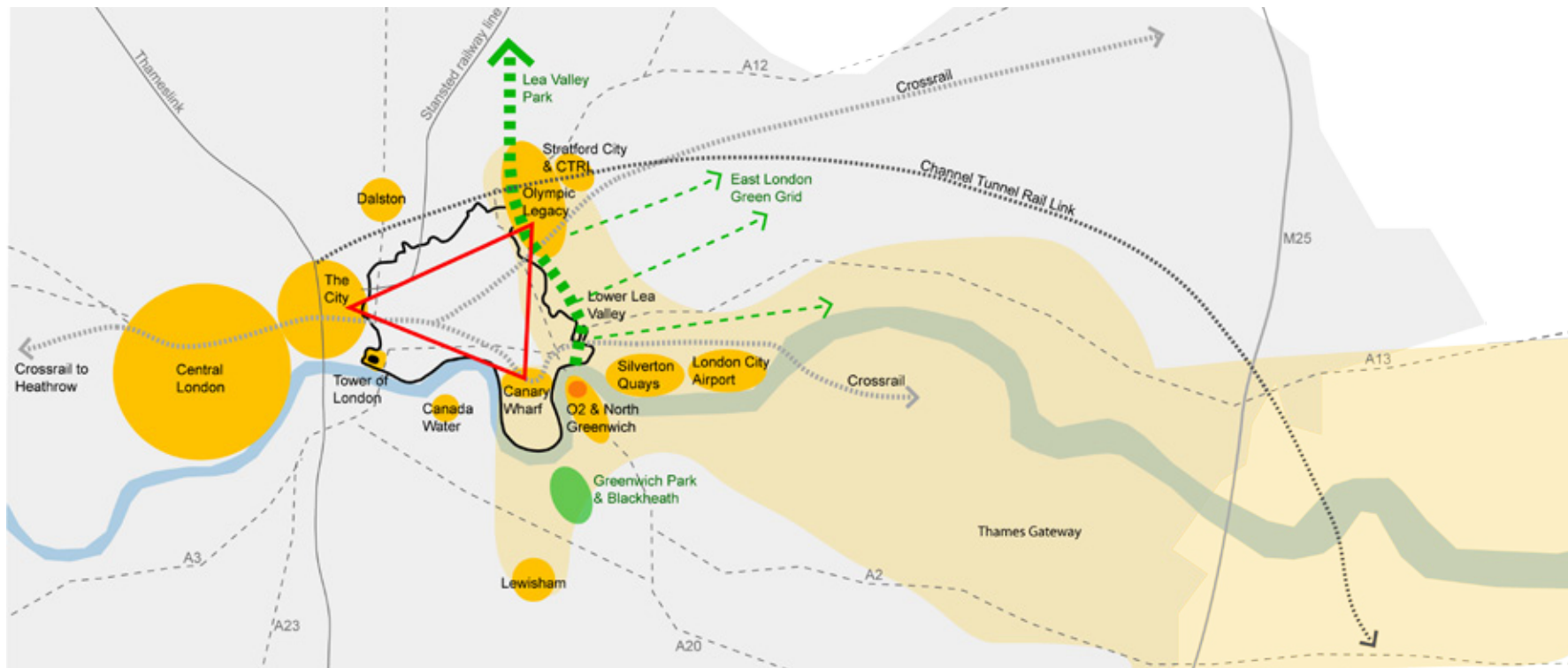
- Positioning Tower Hamlets within London's global offer to ensure it continues to be a place of diversity, enterprise and cultural significance.
- Fulfilling our gateway role in the Thames Gateway, supporting Canary Wharf, Stratford and the Lower Lea Valley as key drivers of sub-regional growth.
- Optimising the use of land to deliver the growth agenda and targets as defined by the London Plan.
- Ensuring growth is supported by all types of infrastructure, (including CTRL and Crossrail) to help Tower Hamlets develop as a liveable, sustainable and healthy area of inner London.
- Fulfilling our environmental responsibilities to protect our natural environment, manage and reduce flood risk, and live within the environmental limits of the region.
- Ensuring large developments of regional significance are planned to maximise benefits for local people and the region as a whole.
- Working in partnership to deliver a long-term and proactive approach to the regeneration of east London and Tower Hamlets.

Maximising the benefits of the Olympic legacy SO2

Tower Hamlets will maximise the benefits and opportunities offered by 2012 Olympic and Paralympic Games and its legacy through:

- Working closely with the appropriate authorities including neighbouring boroughs, ODA, GLA, CLG, LTGDC and the LDA to ensure a collaborative approach to the planning and implementation of the Olympic Legacy.
- Regenerating Fish Island to facilitate a better connected place that responds to its surroundings by connecting Bow to the Olympic Legacy area, Stratford City and wider transport links. (*See Fish Island vision p.102*)
- Delivering High Street 2012 as a series of linked physical improvement projects, economic development, marketing and cultural projects.
- Assisting in the creation of the Lea River Park to link the Olympic Legacy area and Lea Valley Regional Park with the Thames through a series of public open spaces and footpaths.
- Significant investment in Victoria Park as a green space of regional importance.
- Taking full advantage of people visiting the borough as the "playground of the Olympics", to stimulate the local economy.
- Supporting our communities in participating in activities, sports and opportunities linked with the Olympics and the Olympic Legacy.
- Stimulating economic regeneration through the creation of new local employment, enterprise and business opportunities.





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▲ Fig 15. Delivering Tower Hamlets regional role

Why we have taken this approach

- 2.8 Tower Hamlets sits within a unique regional context. It is unique because of the amount of growth, investment and regeneration occurring over the next 50 years. The Government has identified the Thames Gateway as a key location for the delivery of new homes and sustainable communities over the next 25 years³⁴. The London Thames Gateway Development Corporation acts as the main delivery and coordination agent for the regeneration of the Lower Lea Valley and Barking and Dagenham areas of the Thames Gateway.
- 2.9 Major transport improvements are underway or planned for the Thames Gateway and London in order for it to fulfil and facilitate its growth aspirations. Crossrail and the CTRL are the two main in-

frastructure projects planned that will significantly improve regional and international connections³⁵.

- 2.10 The Olympics is the single largest regeneration project in Europe and the UK. The legacy of the Olympic Park, including the Legacy Masterplan Framework and Stratford City will have both immediate and lasting impacts, helping to transform Tower Hamlets³⁶. The five Olympic boroughs - Newham, Hackney, Waltham Forest, Greenwich and Tower Hamlets - are working together across a number of sectors, through the creation of a Strategic Regeneration Framework and Multi-Area Agreement to ensure the delivery of its legacy benefits to east London.

Achieving wider sustainability

Achieving wider sustainability

SO3

Tower Hamlets will achieve environmental, social and economic development simultaneously; the improvement of one will not be to the detriment of another. Where trade-offs between competing objectives are unavoidable, these will be transparent and minimised. This will be realised by:

- Planning for healthy environments that recognise the important, interrelated health benefits of:
 - Well designed neighbourhoods;
 - High quality housing;
 - Access to employment opportunities;
 - Access to open space; and
 - Shops and services.
- Mitigating and adapting the built environment to climate change by limiting carbon emissions from development, delivering decentralised and renewable or low carbon energy and minimising vulnerability to a changeable climate.
- Minimising the use of natural resources.
- Working pro-actively to protect and enhance the quality of the environment.
- Improving air, land and water quality by minimising air, noise, land and water pollution.
- Ensuring the capacity of existing and new infrastructure is adequate to support development and growth with the cumulative impact of this development being considered.



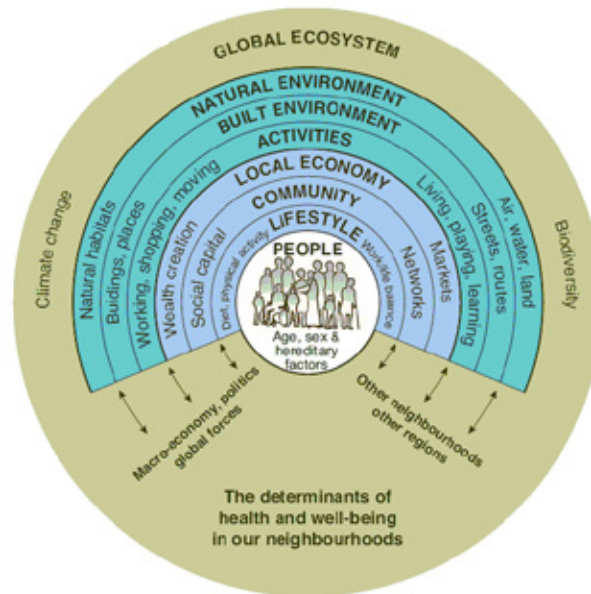
▲ Fig 16. The spatial vision sits on five spatial strands with wider sustainability crosscutting all



Why we have taken this approach

- 2.11 Tower Hamlets has the exciting opportunity to deliver successful sustainable development³⁷ and support the growth of vibrant sustainable communities³⁸ through the envisaged growth within the borough.
- 2.12 The concept of sustainability is an extremely complicated one with many interwoven factors needing to be addressed to ensure a successful approach³⁹. As such, every strategic objective and spatial policy within the Core Strategy has been developed to ensure that each contributes to the important elements of improving health and wellbeing and tackling climate change through interventions in the built environment.
- 2.13 Improving the health and wellbeing of the population is a nationally recognised priority⁴⁰ and is acknowledged to be influenced by the 'wider determinants of health' such as income, education, poverty, housing, built environment and community cohesion⁴¹. When each or a combination of these factors are linked to deprivation, these can have significant negative impacts on health⁴² and continue to reinforce health inequalities.

Fig 17. Health determinants have wide reaching impacts on quality of life and quality of place



- 2.14 This is especially relevant for Tower Hamlets, given that it is the third most deprived local authority in England and is indicated to have population health levels that are lower than the national averages⁴³. The Joint Strategic Needs Assessment provides specific examples such as high rates of smoking in the community (37%; nationally the rate is 27%)⁴⁴ and rising levels of obesity (the borough's Reception year children have the second highest obesity rate in London)⁴⁵. In planning for the needs of a healthy population, the Core Strategy is able to help ensure resources and uses are effectively positioned and implemented to improve health within the borough.
- 2.15 A significant factor that is increasingly recognised to have an impact on the long-term health and wellbeing of communities is climate change⁴⁶. Climate change is acknowledged as an urgent and serious global issue. A growing body of scientific evidence has made an undeniable case for addressing climate change⁴⁷. Development plays a significant role in contributing to climate change, but through the effective implementation of the Core Strategy and associated policy documents, the council can help with the mitigation of and adaptation to climate change⁴⁸.
- 2.16 To ensure the Core Strategy meets the demands for sustainable development and communities, the document and its development process are critically evaluated by a Sustainability Appraisal process⁴⁹. This process assesses each spatial policy against a wide range of sustainability criteria and the results are used to inform the document's development.

Key supporting evidence base

- UK Government Climate Change Act 2008
- PPS1: Delivering Sustainable Development, 2005
- PPS1: Supplement: Planning and Climate Change, 2008
- UK Government Sustainable Development Strategy, 2005
- Sustainable Communities Plan (Sustainable Communities: Building for the future), 2003
- Choosing Health White Paper, 2004
- LBTH Community Plan, 2008
- NHS Tower Hamlets Joint Strategic Needs Assessment, 2008/09
- LBTH Climate Change Mitigation and Adaptation Report, 2009