



Strengthening
neighbourhood
well-being

4

Urban living for everyone

Where we want to be

SO7

Deliver housing growth to meet general and specialised housing demand in line with London Plan housing targets.

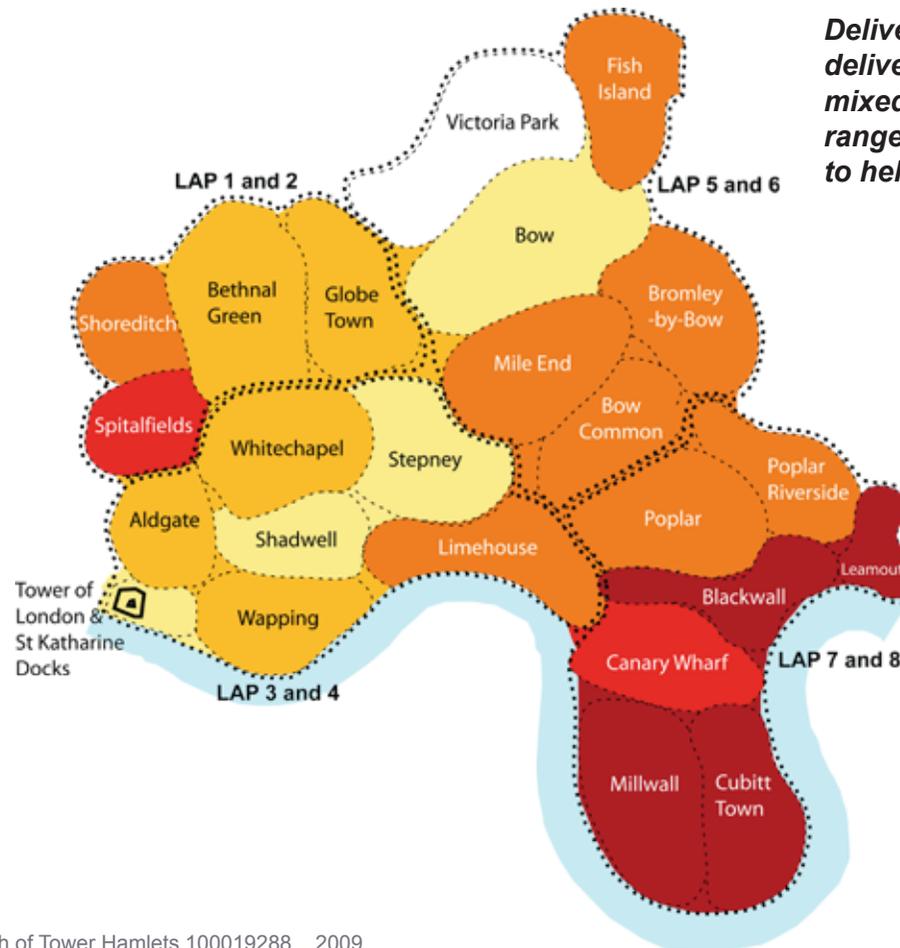
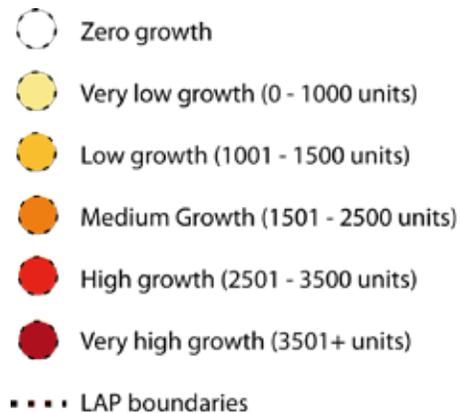
SO8

Ensure housing contributes to the creation of socially balanced and inclusive communities by offering housing choice reflecting the Council's priorities for affordable and family homes.

SO9

Ensure that all housing in Tower Hamlets is high quality, well designed, energy efficient, sustainable and durable.

What it will look like



Delivering the borough's housing target, deliver more affordable homes, and achieve mixed and balanced places that have a range of dwellings sizes, types and tenures, to help create sustainable communities.

Fig 24. Urban living for everyone ▶

How we are going to get there

SP02

1. Seek to deliver 43,275 new homes (equating to 2,885 per year) from 2010 to 2025 in line with the housing targets set out in the London Plan. This will be achieved by:
 - a. Focusing the majority of new housing in the eastern part of the borough, in the following places:
 - Millwall
 - Canary Wharf
 - Cubitt Town
 - Poplar Riverside
 - Poplar
 - Leamouth
 - Blackwall
 - Bromley-by-Bow
 - Fish Island
 - b. Direct public investment in housing, in line with the Housing Strategy, to facilitate the delivery of new housing in the following places:
 - Poplar Riverside
 - Bromley-by-Bow
 - Blackwall
 - Poplar
 - Stepney
 - Globe Town
 - Mile End
 - Bethnal Green
 - Shoreditch
 - c. Supporting infill development elsewhere in the borough where it meets an identified need and contributes to creating sustainable communities.
 - d. Working with our housing partners to support the regeneration of housing estates, and ensure that homes are brought up to at least Decent Homes Standard.

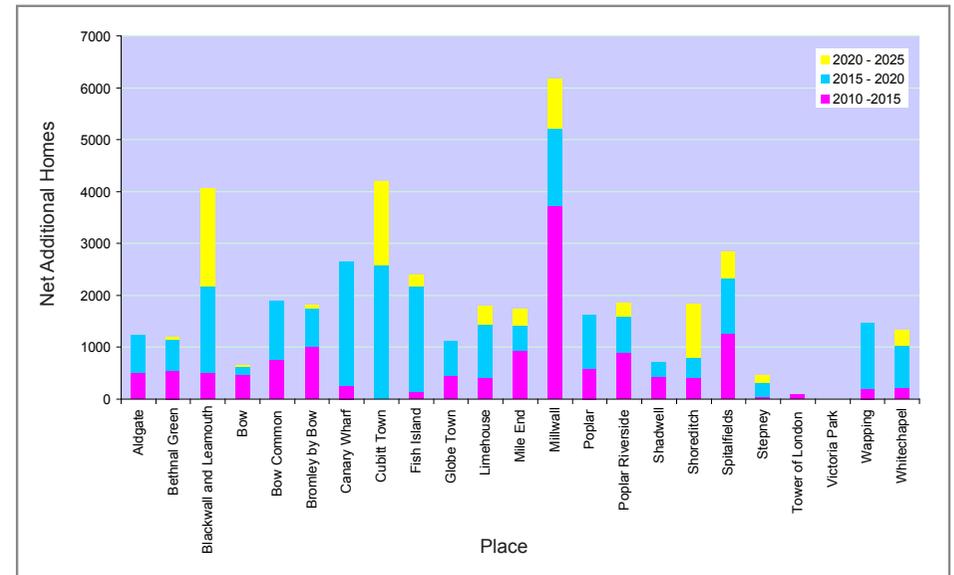


Fig 25. Housing growth by place over a fifteen-year period (2010-2025)

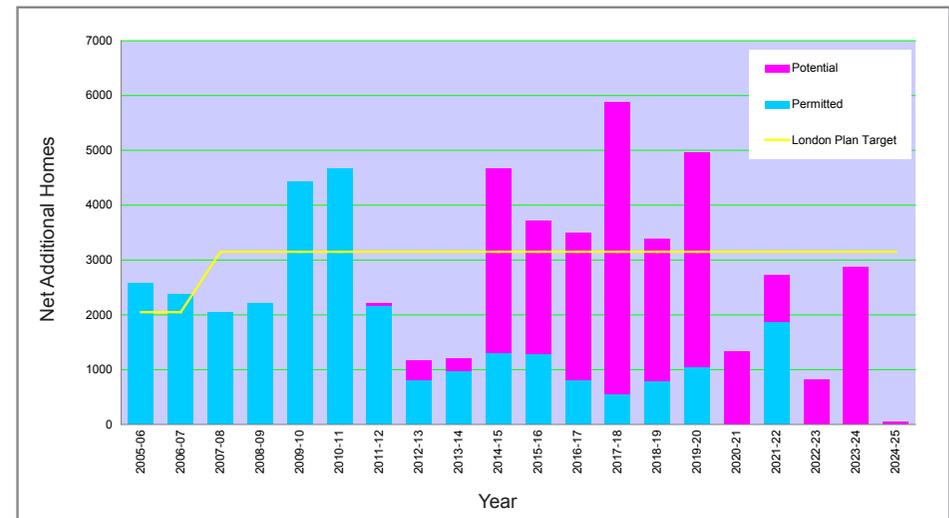


Fig 26. Permitted and potential amount of net additional homes per year until 2025

For detailed housing numbers please see Appendix two

SP02

2. Ensure new housing assists in the creation of sustainable places, by:
 - a. Ensuring new developments optimise the use of land.
 - b. Corresponding the distribution and density levels of housing to public transport accessibility levels and the wider accessibility of that location.
 - c. Corresponding the distribution and density levels of housing to the hierarchy and proximity of the nearby town centre, so that higher densities are promoted in and around town centres that are higher up in the hierarchy, and lower densities in town centres lower down in the hierarchy.
3. Set an overall strategic target for affordable homes of 50% until 2025. This will be achieved by:
 - a. Requiring 35%-50% affordable homes on sites providing 10 new residential units or more (subject to viability).
 - b. Securing additional affordable homes from a range of public-sector initiatives directly with Housing Associations as identified in the Housing Strategy.
 - c. Bringing long-term vacant properties back into use.
4. Require an overall strategic tenure split for affordable homes from new development as 70% social rented and 30% intermediate.
5. Secure a mixture of small and large housing by:
 - a. Requiring a mix of housing sizes on all sites providing new housing.
 - b. Requiring an overall target of 30% of all new housing to be of a size suitable for families (three-bed plus), including 45% of new social rented homes to be for families.
 - c. Identifying locations within the Sites and Placemaking DPD and Development Management DPD where larger family housing sizes (four-bed plus) will be sought. These include:

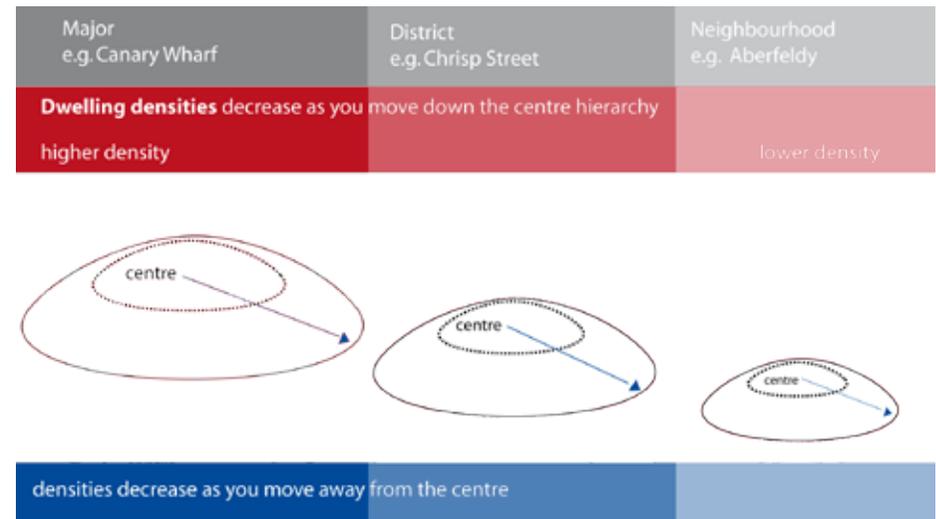


Fig 27. Housing density and town centre hierarchy ▲

Graphics are for illustrative purposes only

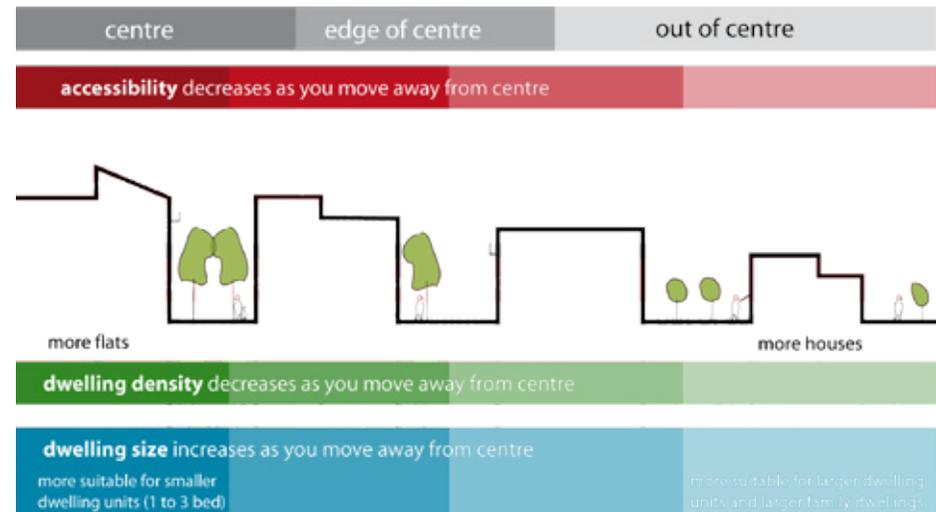


Fig 28. Spatial distribution of housing from town centre to out of centre ▲

Graphics are for illustrative purposes only

SP02

- i. Areas outside of town centres where there is an existing residential community
 - ii. Where there is good access to open space
 - iii. Where there is good access to local services and infra structure, including primary schools.
6. Ensuring all housing is appropriate, high-quality, well-designed and sustainable. This will be achieved by:
- a. Setting housing design standards.
 - b. Working with housing partners to facilitate existing homes to be brought up to at least the Decent Homes standard.
 - c. Requiring new developments to comply with accessibility standards, including “Lifetime Homes” requirements.
 - d. Requiring adequate provision of housing amenity space for new homes (including specialist homes where appropriate), including private amenity space in every development, and communal amenity space for developments providing 10 units or more.
 - e. Requiring sites that are providing family homes to provide adequate space for play space for children.
 - f. Requiring new homes to respond to climate change, including achieving a stepped-target for carbon emissions standards in-line with government guidance.
- Further detail will be developed through the Development Management DPD and other guidance, including Supplementary Planning guidance.
7. Provide for the specialist housing needs of the borough through:
- a. Working with the borough’s universities to enable the appropriate provision of student accommodation that meets identified need by:
 - i. Focusing student accommodation supporting London Metropolitan University at Aldgate or in locations that have good public transport accessibility (PTAL 5 to 6)

SP02

- ii. Focusing student accommodation supporting Queen Mary University London in close proximity to the university.
- b. Safeguarding the existing Gypsy and Traveller site at Eleanor Street, and identifying requirements for new sites through the Site and Place Making DPD, to meet targets set in the London Plan. New sites should meet the following criteria:
- i. Those that have been identified as suitable for housing
 - ii. Have good means of access from roads and be near bus routes and other transport modes
 - iii. Not be located in areas of high flood risk (Flood Risk Zone 3).
- c. Working with partners to facilitate the appropriate amount of specialist and supported housing to cater for the homeless, vulnerable and the elderly.

Programme of Delivery

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

- Masterplans and Area Action Plans (All)
 - Town Centre Implementation Plans
 - St Paul’s Way Transformation Project
- Decent Homes Programme
 - Ocean Estate Regeneration Programme
 - Blackwall Reach Regeneration Programme
 - Borough Investment Plan (Tower Hamlets Housing Investment Programme)
- LBTH Housing Strategy
 - Development Management DPD
 - Sites and Placemaking DPD
 - Proposals Map

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

Why we have taken this approach

- 4.1 With over 101,000 homes⁶⁷, as of April 2009, housing is the dominant land-use in Tower Hamlets. Housing provision has increased by 45% since 1991⁶⁸ and has been a significant driver for much of the regeneration already undertaken in the borough.
- 4.2 Housing growth is set to continue to meet the Mayor's emerging housing targets of 43,275 additional homes by 2025⁶⁹. Housing growth will be accommodated across the borough, with the majority of new provision focused around the Opportunity Areas identified in the London Plan⁷⁰. Some new housing will also come forward as a part of strategic housing investment projects, including the regeneration of housing estates and other local housing initiatives⁷¹. This investment will ensure Decent Homes Standards are achieved across the borough. Particular areas of housing regeneration include Poplar, Stepney and Blackwall.
- 4.3 The location, scale, density, and design of new housing developments are principally shaped by the accessibility and urban structure of an area. Areas which benefit from higher-accessibility levels can support higher-intensity of land uses (such as town centres) and population density; this is where higher-density housing should be located. In contrast, those areas which are less accessible and have lower population densities are suitable for lower density housing⁷². This ensures that new homes in identified growth areas will assist in creating new communities that follow a sustainable pattern of development.
- 4.4 Tower Hamlets faces significant housing challenges. There is a current affordable homes shortfall of 2,700 homes per year⁷³. Additionally, current rates of over-occupation (over-crowding) are at 16.4%, which is much higher than the national average of 2.7% of all units⁷⁴. The Community Plan identifies the delivery of a range of affordable, family homes for local people⁷⁵ as one of its priorities. The council will also prioritise delivering new family homes in the borough, particularly focusing larger-family homes in suitable locations. Given the extent of housing need, Tower Hamlets has set an affordable housing target of up to

50%. This will be delivered through negotiations as a part of private residential schemes, as well as through a range of public initiatives and effective use of grant funding. In some instances exceptional circumstances⁷⁶ may arise where the affordable housing requirements need to be varied. In these circumstances detailed and robust financial statements must be provided which demonstrate conclusively why planning policies cannot be met. Even then, there should be no presumption that such circumstances will be accepted, if other benefits do not outweigh the failure of a site to contribute towards affordable housing provision.

- 4.5 New homes in Tower Hamlets will need to be designed to a high-standard, taking account of needs for national and regional guidance on design standards. This includes requirements for improved accessibility standards such as "Lifetime Homes"⁷⁷, and carbon emissions standards including a stepped-approach to implementing "Code for Sustainable Homes"⁷⁸ starting with Level 4. Given the shortfall in open space across the borough, it will also be critical that new homes provide both housing amenity-space and child play-spaces.
- 4.6 Specialised housing need is also a pressing issue with provision for student housing⁷⁹ and Gypsy and Traveller pitches⁸⁰. Supported housing for the homeless, elderly and vulnerable⁸¹ also needs to be addressed, particularly with an aging population⁸².

Key supporting evidence base

- PPS3: Housing, 2005
- GLA London Plan, 2008 and GLA Housing in London, 2008
- GLA Gypsies and Travellers Accommodation Needs Assessment, 2008
- LBTH Housing Strategy, 2009
- LBTH Strategic Market Housing Assessment, 2009
- LBTH Student Accommodation Report, 2009
- LBTH Planning for Population Change and Growth Capacity Assessment - Baseline Report, 2009
- LBTH Climate Change Mitigation and Adaptation Report, 2009
- LBTH Affordable Housing Viability Assessment
- LBTH Play Space Strategy 2007
- LBTH Planning and Play Design Principle for Playable Space in LB Tower Hamlets 2008

Creating healthy and liveable neighbourhoods

Where we want to be

SO10

To deliver healthy and liveable neighbourhoods that promote active and healthy lifestyles and enhance peoples wider health and well-being.

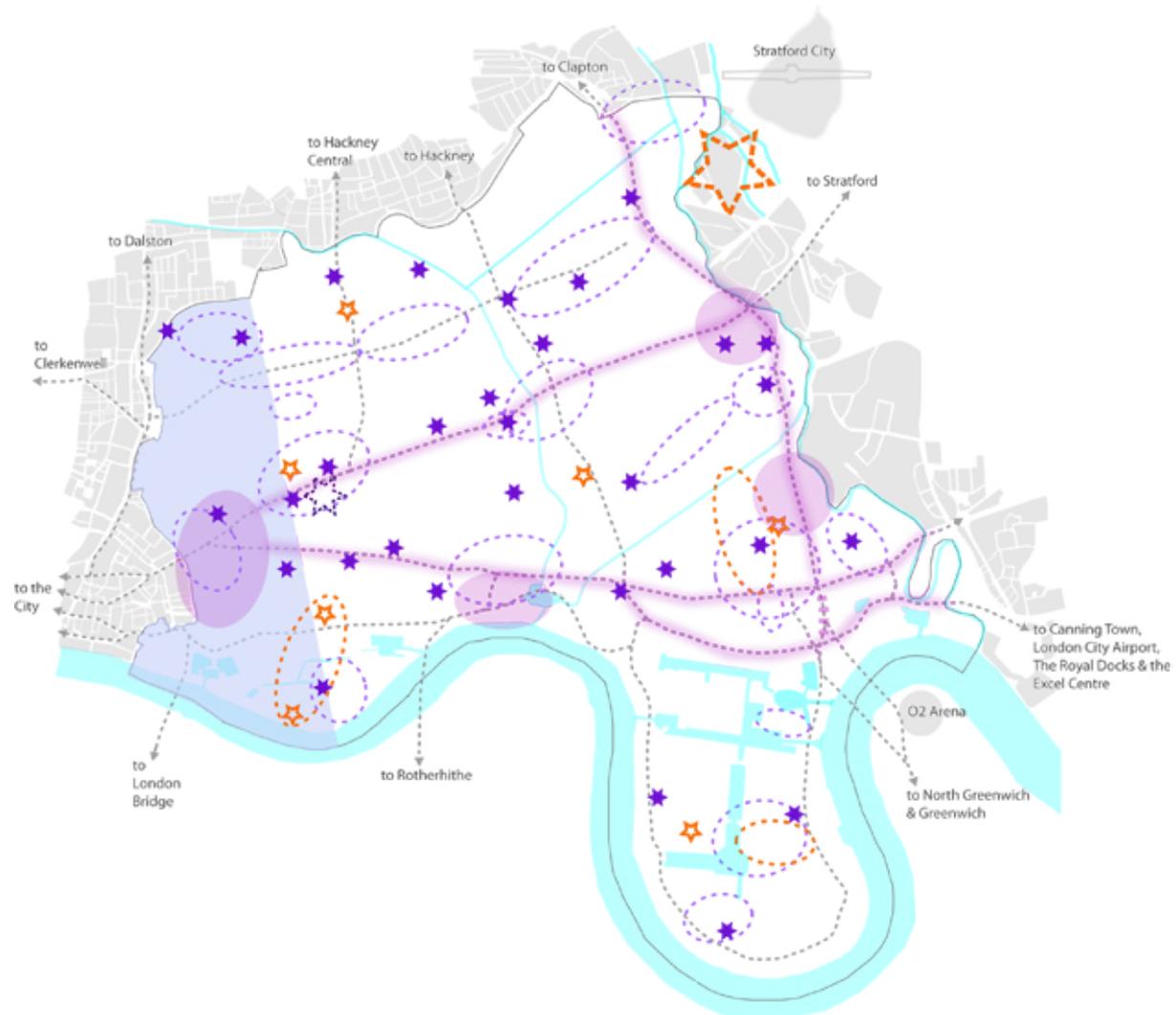
SO11

To ensure the timely provision of social infrastructure to support housing and employment growth.

What it will look like

Delivering a healthier, more active and liveable borough, where people have excellent access to a range of health, leisure and recreational facilities in accessible locations.

-  Existing health facility
-  Area of search for new health facility
-  Royal London Hospital
-  Existing leisure centre
-  Area of search for new leisure centre
-  Olympic Legacy sporting and leisure facilities
-  Clear Zone
-  Area for air management and improvement
-  Main street



How we are going to get there

SP03

1. Support opportunities for healthy and active lifestyles through:
 - a. Working with NHS Tower Hamlets to explore new ways to improve opportunities for healthy and active lifestyles.
 - b. Providing high-quality walking and cycling routes.
 - c. Providing excellent access to leisure and recreation facilities.
 - d. Seeking to reduce the over-concentration of any use type where this detracts from the ability to adopt healthy lifestyles.
 - e. Promoting and supporting local food-growing and urban agriculture.

2. Address the impact of noise and air pollution in the borough by:
 - a. Minimising and mitigating the impact of noise in identified hot spots, such as along main vehicular routes.
 - b. Managing the impact of noise caused by the night-time economy through town centre and building design, and planning controls.
 - c. Continuing to promote the use of public transport and reducing reliance on private motor vehicles.
 - d. Managing and improving air quality along transport corridors and traffic-congestion points by working with Transport for London.
 - e. Implementing a “Clear Zone” in the borough to improve air quality.

3. Provide a hierarchy of accessible, high-quality health facilities, services and premises to meet the needs of the existing and future population by:
 - a. Identifying areas of search for new health facilities in the following locations:
 - i. One new facility in Cubitt Town / Millwall
 - ii. Three or four new facilities in the eastern part of the borough
 - iii. Two or three new facilities in the western part of the borough



SP03

- b. Improving the quality, useability and accessibility of existing health facilities, particularly in the following locations:
 - Millwall
 - Bromley-by-Bow
 - Bethnal Green
 - Bow Common
 - Poplar
 - Mile End
 - c. Encouraging the co-location and integration of health services in order to improve access to a wide range of health services for local communities.
 - d. Supporting the redevelopment of the Royal London Hospital in Whitechapel to deliver a hospital of regional and national importance by 2015, providing district general and specialist tertiary services.
 - e. Working with NHS Tower Hamlets and others to secure investment and funding, achieve good design and deliver excellence for health facilities and services in the borough.
4. Provide high-quality leisure centres to meet the needs of the existing and future population in accessible locations through:
- a. Identifying areas of search for new and improved leisure centres in the following three areas:
 - Shadwell and Wapping
 - Poplar
 - Cubitt Town
 - b. Improving the quality, usability and accessibility of existing leisure centres.
 - c. Encouraging the co-location of leisure services in multi-use facilities.
 - d. Improving access to the open spaces and sporting facilities of the Olympic and Paralympic Games and their legacy.
5. Provide high-quality social and community facilities by:
- a. Maximising opportunities to deliver facilities as part of new developments.
 - b. Locating such facilities in accessible locations in order that local people can easily use them.

6. Proactively plan for the needs and requirements of a multi-faith burial ground. Identifying the most appropriate site (or sites) will be done through the Sites and Placemaking DPD. Any multi-faith burial ground should meet the following criteria:
- i. Site must be of an appropriate size that ensures sufficient burial space for an appropriate number of years.
 - ii. Site must be accessible to all sections of the community.
 - iii. Sites must be suitable for the purpose of burial.

Programme of Delivery

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

-  Whitechapel Masterplan
 Poplar Area Area Action Plan
-  Health facilities as identified in the Health and Well-Being Strategy
 Public leisure facilities as identified in the LBTH Leisure Facilities Strategy (Sporting Places)
 Criteria for Multi-Faith Burial Ground Report
-  Health and Well-Being Strategy
 LBTH Leisure Facilities Strategy (Sporting Places)
 LBTH Air Quality Action Plan
 Development Management DPD
 Sites and Placemaking DPD
 Clear Zone Partnership
-  Walking and cycling paths
 New green open spaces and corridors

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

Why we have taken this approach

- 4.7 Addressing health and well being has been a national policy priority since publication of the Government's White Paper on "Choosing Health" (2004) which sets out the overarching priorities to address issues impacting on the public's health⁸³.
- 4.8 This strategy supports the health aspects of Strategic Objective 3: "Achieving wider Sustainability", by setting out a spatial framework to address how specific health-related elements of spatial planning can address the wider determinants of health, to support healthy and active lifestyles⁸⁴. These spatial elements include a number of factors detailed below:
- 4.9 Providing a high-quality walking and cycling network to promote active travel reduces reliance on vehicular transport, which helps to increase levels of physical exercise and social interaction; this in turn has positive impacts on physical and mental health⁸⁵.
- 4.10 Reducing the over-concentration of uses that have a negative impact on the health of local people in identified locations provides a flexible long-term opportunity to address issues as they arise in a spatial manner⁸⁶.
- 4.11 Access to healthy food is shown to improve general health and lessen poor health conditions; additionally, the production of local foods can also help improve both physical health, through elevating levels of exercise, and mental health⁸⁷.
- 4.12 Air and noise pollution have negative impacts on health and well-being. Planning to address air pollution resulting from vehicle emissions and polluting land-uses reduces the incidence of chronic lung diseases and heart conditions. Addressing noise pollution, meanwhile, helps to alleviate hearing impairments, sleep disturbance and negative psychophysiological effects⁸⁸.
- 4.13 Provision and access to quality public services - including health-care facilities - has a direct positive effect on the health of local people. Planning for integrated and multi-functional public services, including health facilities, in accessible locations also has a direct positive effect on the health of local people by enabling them to access a range of services⁸⁹.
- 4.14 Accessible leisure and community facilities play an important role in ensuring local people have the opportunity to lead active lifestyles and participate in community activities, which can have positive outcomes for mental health and social cohesion⁹⁰.
- 4.15 With a significant proportion of residents in Tower Hamlets preferring burial, or whose faith requires it, there is a need to plan for burial space in Tower Hamlets⁹¹. With no operational burial space in the borough, residents requiring burial space have to look beyond the borough boundaries.

Key supporting evidence base

- PPS1: Delivering Sustainable Development, 2005
- LBTH Community Plan, 2008
- RTP1 Good Practice Note 5, Delivering Healthy Communities, 2009
- Improving Health and Well-being in Tower Hamlets 2006
- NHS Tower Hamlets Joint Strategic Needs Assessment, 2008/09
- Healthcare for London: A Framework for Action, 2007
- HUDU Watch Out for Health, 2009
- GLA BPG Health Issues in Planning, 2007
- Air Quality Action Plan 2004
- Saving Lives: Our Healthier Nation White Paper, 1999
- Choosing Health White Paper, 2004
- Criteria for Multi-Faith Burial Ground Report 2009
- LBTH Leisure Strategy (Sporting Places) 2009

Creating a green and blue grid

Where we want to be

SO12

To create a high-quality, well-connected and sustainable natural environment of green and blue spaces that are rich in biodiversity and promote active and healthy lifestyles.

SO13

To reduce the risk and impact of flooding on people, property and the environment.

What it will look like

◀ Fig 30. Creating a green and blue grid

-  Area of search for new publicly accessible green open space
-  Existing publicly accessible greenspace
-  Lea River Park, Fatwalk and Lee Valley Regional Park
-  Olympic Park
-  Green Grid



Delivering a green grid for Tower Hamlets, that links and draws upon the grid and principles set out in the East London Green Grid SPG. Ensuring that the borough's natural assets are in reach of everyone; are valued, well-designed and accessible to all.

How we are going to get there

SP04

1. Deliver a network of open spaces, by:

Protecting

- a. Protecting and safeguarding all existing open space such that there is no net loss.

Creating

- b. Maximising opportunities for new publicly accessible open space, of a range of sizes, particularly in the following locations:
- Poplar Riverside
 - Bethnal Green
 - Fish Island
 - Bromley-by-Bow
 - Aldgate
 - Spitalfields and Shoreditch
- c. Assisting in the delivery of new strategic publicly accessible open spaces, including the Lea River Park, FAT Walk and the Olympic Park, to significantly address deficiencies in open space in the eastern part of the borough.

Enhancing

- d. Improving the quality, usability and accessibility of existing publicly accessible open spaces across the borough and to neighbouring boroughs.

Connecting

- e. Promoting publicly accessible open spaces as multi-functional spaces that cater for a range of activities, lifestyles, ages and needs.
- f. Improving access to the strategically important publicly accessible open spaces, which currently include Metropolitan Open Land (East India Dock Basin and Brunswick Wharf, Island Gardens, Lee Valley Regional Park, Meath Gardens, Mile End Park, Mudchute Park and Millwall Park, Tower Hamlets Cemetery, Victoria Park) as well as the Olympic Park, Lea River Park and the FAT Walk.

- g. Creating new green corridors and enhancing existing ones to connect publicly accessible open spaces to main destination points, such as town centres, schools, health facilities, other publicly accessible open spaces, and also to, and along, water-spaces.



2. Promote and support new development that provides green roofs, green terraces and other measures to green the built environment.
3. Protect and enhance biodiversity value through:
 - a. The design of open space and buildings.
 - b. Ensuring development protects and enhances areas of biodiversity value in order to achieve a net gain in biodiversity.
4. Work with British Waterways and the Port of London Authority to deliver a network of high quality, usable and accessible waterspaces, through:
 - a. Identifying opportunities for new water spaces, particularly in Poplar Riverside.
 - b. Protecting and safeguarding all existing water spaces from inappropriate development.
 - c. Improving the quality, usability, accessibility of the environment of water spaces including the immediate area and water quality.
 - d. Working with relevant agencies and others to protect and enhance the aesthetic, ecological and biodiversity values of the borough's waterspaces.
 - e. Improving accessibility to and along waterspaces to maximise usability and promote these places for cultural, recreational and leisure activities.
 - f. Ensuring that new development responds positively and sensitively to the setting of waterspaces while respecting and animating waterspaces to improve usability and safety.
 - g. Using waterspaces for movement, including passenger and freight transport.
 - h. Ensuring residential and commercial moorings are in locations that do not negatively impact on waterspaces or navigation.
5. Reduce the risk and impact of flooding through:
 - a. Using the Sequential Test to assess and determine the suitability of land for development based on flood risk.
 - b. All new development that has to be located in a high risk flood zone must demonstrate that it is safe and passes the Exceptions Test (in accordance with PPS25).

SP04

- c. Ensuring that all new development across the borough does not increase the risk and impact of flooding.
 - d. Ensuring the application of flood-resilient design of all new developments in areas of Flood Risk 2 and 3a.
 - e. Protecting and where possible increasing the capacity of existing and new waterspaces to retain water.
 - f. All new developments must aim to increase the amount of permeable surfaces, including SUDS, to improve drainage and reduce surface water run-off.'
 - g. Seeking to maintain existing flood defences to the appropriate standards and, in the case of riverside development, improve the standard, lifetime and access to such defences.
 - h. Ensuring effective emergency-planning practices are in place.
 - i. Working closely with the Environment Agency to keep up-to-date information about flood risk in the borough.
6. Supporting the development of the Thames Tunnel and associated storm relief connections by working closely with Thames Water to facilitate its implementation.

Programme of Delivery

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

-  Masterplans and Area Action Plans (All)
-  Flood barriers
 - Lea River Park and FAT Walk and Olympic Park
-  LBTH Open Space Strategy
 - Development Management DPD
 - Sites and Placemaking DPD
 - Proposals Map
 - LBTH Local Biodiversity Action Plan
-  LBTH Green Grid Projects (All)

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

Why we have taken this approach

- 4.16 The provision of publicly accessible open space varies across the borough. Areas in deficiency of access to publicly accessible open space have been identified⁹², as well as some open spaces having deteriorated in quality. The deficiency was further indicated in the Annual Monitoring Report 2007/08, which stated that 1.14 hectares per 1,000 population of public open space was achieved that year. This is less than the development standard of 1.2ha set out in the Open Space Strategy⁹³.
- 4.17 In continuing to deliver the 1.2ha standard, the council would need to provide 99ha of publicly accessible open space by 2025 (approximately the same area of Victoria Park and Mile End Park combined)⁹⁴. Due to this physical constraint, the council's approach will be to "Protect, Create, Enhance and Connect" open space⁹⁵ and use the 1.2ha standard as a monitoring standard to justify local need⁹⁶ (see *Programme of Delivery, Appendix 2*).
- 4.18 This approach will address deficiencies in, and access to, open space that are indicated to have a significant negative impact on people's health⁹⁷. These impacts are likely to be exacerbated by the predicted increase in population⁹⁸. As such, maximising the provision of accessible, high quality open space is a key priority for the council⁹⁹.
- 4.19 Open space deficiency also has implications for biodiversity. Biodiversity is an indicator for sustainable development and is not only important in its own right, but is also able to help us to adapt to climate change, mitigating against urban heat island effect and increased risk of flooding¹⁰⁰.
- 4.20 The London Plan has designated two Areas of Deficiency for Access to Nature in the west and south-east of the borough, which indicate that people living and working in these areas have little access to observe and interact with wildlife¹⁰¹. The borough's Local Biodiversity Action Plan provides a series of aims to improve biodiversity¹⁰².
- 4.21 In assessing the above issues, the LBTH Green Grid provides a spatial approach to identifying locations for new publicly accessible open spaces, improving existing open spaces, and strengthening connections between spaces and destination points¹⁰³.

- 4.22 The Blue Grid addresses the issues relating to the borough's water spaces and flood risk. The Strategic Flooding Risk Assessment (SFRA) (2009) identifies that parts of the borough are at potential risk of flooding within Flood Zones 1, 2 and 3. It states that the current main risks of flooding in the borough are fluvial flooding in the Lower Lea catchment, breaches in the Thames Tidal Defences during tidal surge events and surface water flooding from impermeable surfaces. It also identifies areas which are subject to actual risk, including Poplar Riverside and Fish Island. The Strategic Flood Risk Assessment was used to Sequentially Test the Core Strategy to ensure it addresses areas of potential risk to all types of flooding across the borough¹⁰⁴. However further sequential testing of sites will come forward as a part of the Sites and Placemaking DPD.
- 4.23 The risk of all types of flooding needs careful management and maintenance, with a flood-defence system that can provide an increasing level of protection against climate change and, where possible, can be integrated with new development¹⁰⁵. Achieving the wider aspiration of creating a Water City¹⁰⁶ is already underway, with the borough making better use of its waterways as places for cultural, recreational and leisure activities.

Key supporting evidence base

- European Union Waste Framework Directive
- Basin River Management Plan
- PPS1: Delivering Sustainable Development, 2005
- PPS9: Biodiversity and Geological Conservation, 2005
- PPS25: Development and Flood Risk, 2005
- GLA London Plan, 2008
- LBTH Opportunities for Sustainable Energy and Biodiversity Enhancement, 2008
- LBTH Open Space Strategy, 2006
- LBTH Green Grid Baseline Report, 2009
- LBTH Local Biodiversity Action Plan, 2009
- LBTH Strategic Flood Risk Assessment, 2008
- LBTH Climate Change Mitigation and Adaptation Report, 2009
- Thames Estuary Action Plan Consultation Document 2009
- HUDU Watch Out for Health, 2009

Dealing with waste

Where we want to be

SO14

To plan for and manage the borough's waste efficiently, safely and sustainably, by minimising the amount of waste produced, maximising recycling, and managing non-recyclable waste using treatment methods other than landfill.

What it will look like

Delivering an interconnected network of well-designed, modern and innovative waste-treatment facilities will assist in delivering the sustainability arm of Reinventing the Hamlets.

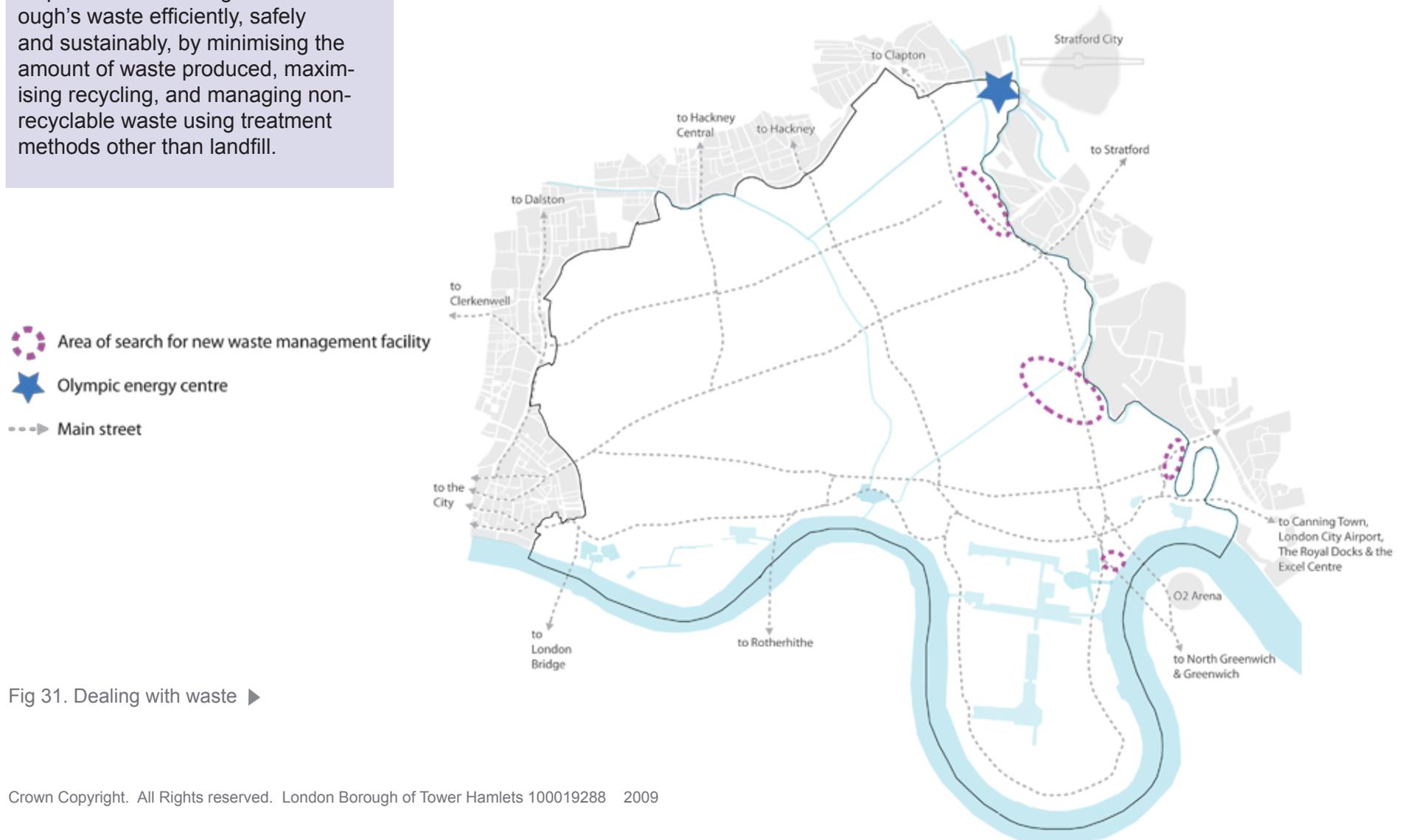


Fig 31. Dealing with waste ►

How we are going to get there

SP05

1. Implement the waste management hierarchy of reduce, reuse and recycle, by:
 - a. Ensuring that local residents reduce and manage their waste effectively.
 - b. Requiring non-waste developments to appropriately design and plan for waste storage and recycling facilities.
 - c. Requiring all developments to reduce and reuse waste from construction and demolition.
 - d. Supporting developments that use recycled materials.
2. Plan and provide for the total waste generated in the borough, in line with the apportionment targets set out in the London Plan, by:
 - a. Safeguarding all existing sites used for waste management, unless a suitable and available alternative site can be found that is more sustainable and does not affect the borough's capacity for waste management.
 - b. Identifying four areas of search that are suitable to accommodate a waste management facility and working with partners to deliver the Waste Strategy and Sites and Placemaking DPD:
 - Fish Island
 - Poplar Riverside and Bromley by Bow
 - Blackwall
 - c. Working with the Olympic Delivery Authority to connect any energy-generating waste facility with the Olympic Energy Centre in Fish Island.
 - d. Developing an interconnected network of waste management facilities that can respond to changing technologies, demands and have the scope to generate energy.
3. Ensure that any new waste management facility can accommodate a range of waste management technologies, including waste-to-energy facilities, with the potential to be linked into a borough-wide heat and power network .

SP05

4. Ensure any new waste management facility is integrated into its surroundings, is modern, innovative and well designed. The facility should minimise negative environmental, transport and amenity impacts on the surrounding area (including within neighbouring boroughs). It should be flexible enough to alter its operation and capacity as circumstances change without materially increasing these impacts. Further criteria will be set out in the Development Management DPD.

Programme of Delivery

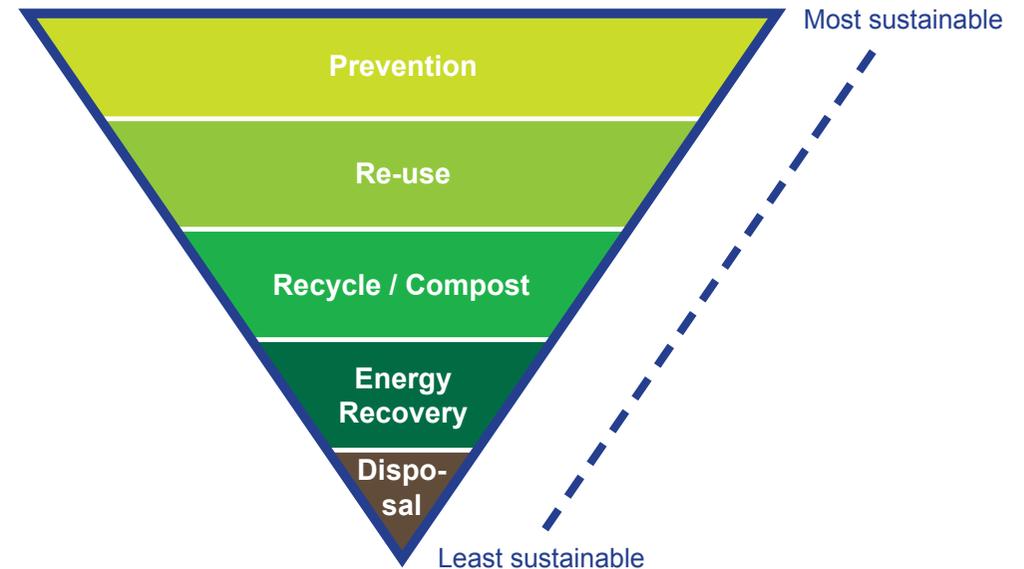
This strategy will be implemented through a number of tools including:

-  Fish Island Area Action Plan
Poplar Area Area Action Plan
-  Waste Management facilities
-  LBTH Waste Management Strategy
Development Management DPD
Sites and Placemaking DPD
Proposals Map

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

Why we have taken this approach

- 4.24 With significant growth projected for Tower Hamlets and London as a whole, the need to manage waste efficiently, safely and sustainably is a pressing issue.
- 4.25 European Union legislation requires member countries to reduce the amount of waste disposed by landfill¹⁰⁷. The London Plan has set targets for managing municipal waste and commercial and industrial waste, in line with EU and national legislation, for each waste disposal authority. The borough operates as a single waste disposal authority with a target to manage 484,000 tonnes per year of municipal, commercial and industrial waste by 2020.
- 4.26 To meet the borough's targets, waste needs to be managed as near to the top of the Waste Hierarchy (see right) as possible, by severing the link between growth and waste - developing and promoting means that prevent waste generation - while reusing and recycling the remainder¹⁰⁸.
- 4.27 This strategy sets out the spatial elements needed to deliver the means to meet the above target, specifically through the safeguarding of existing waste management sites and the identification of four areas of search most suitable for new waste management facilities¹⁰⁹. Areas of search will need to accommodate approximately 5-10 hectares to house waste facilities with sufficient capacity to meet the targets¹¹⁰. These facilities will need to be well designed and managed to meet national standards and minimise any potential negative effects to surrounding areas. They will also need to be flexible in accommodating a range of existing and emerging waste management technologies, including energy generating facilities¹¹¹.
- 4.28 Waste management facilities able to generate energy have the capability to be linked into a decentralised heat and power network, alongside other localised energy-generating facilities, including the Olympics Energy Centre, to recover the residual value of waste¹¹².



▲ Fig 32. The waste hierarchy (adapted from the London Plan)

Key supporting evidence base

- European Union Directive on Landfill
- European Union Waste Framework Directive
- PPS10: Planning for Sustainable Waste Management, 2005
- GLA London Plan, 2008
- LBTH Planning for Population Change and Growth Capacity Assessment - Baseline Report, 2009
- LBTH Waste Municipal Waste Management Strategy, 2003
- LBTH Waste Evidence Base Report, 2009
- LBTH Opportunities for Sustainable Energy and Biodiversity Enhancement, 2008