

Labour Group amendment

12.2 Motion regarding Infrastructure to support development

Proposed by: Cllr Asma Islam

Seconded by: Mayor John Biggs

Additions underlined and deleted text scored out.

This Council notes:

- The Mayor of London set Tower Hamlets Council a target in March 2020 to deliver 34,730 homes in ten years between 2019/20 and 2028/29
- In addition he has set a target for Isle of Dogs Opportunity Area to deliver 29,000 new homes and space for 110,000 jobs
- In addition there are additional housing and jobs targets for the following Opportunity Areas which partially includes areas within Tower Hamlets - City Fringe/Tech City, Poplar Riverside and Olympic Legacy
- The Councils own Local Plan adopted in January 2020 requires us to deliver 54,889 homes in fifteen years between 2016 and 2031 – mainly in the Aldgate, Whitechapel, Poplar and Isle of Dogs areas.
- Tower Hamlets is the densest Borough in the country, the Isle of Dogs contains 3 of the 10 densest places in England.
- The requirement of the Isle of Dogs Neighbourhood Plan for an Infrastructure Impact Assessment to be produced for strategic planning applications to encourage developers to look at wider infrastructure issues.
- The Mayor of Tower Hamlets' commitment to deliver 2,000 much-needed new council homes.
- That these targets have been set in order to meet the urgent need for more housing in the borough, a situation exacerbated by the Government's own policies which have created a housing crisis.

The Council further notes that:

- Considerable progress has been made in recent years in securing investment in, developing and delivering infrastructure across the borough's growth areas – including bridges and road schemes, improvements to parks, leisure and community facilities, on-site development of schools and health centres and a range of local enhancements through the Local Infrastructure Fund.
- The council regularly reviews infrastructure needs and uses this to inform both its own delivery through the Capital Programme (to be updated in February 2022) and by working with external delivery partners, such as TfL.
- ~~The failure to build the approved bridge (PA/11/00637) across the Lea river by the Leven Road gas works site despite knowing that major developments were planned in the area and allowing the new gas works application to invalidate that planning permission by permitting building on land reserved for the new bridge~~
- While the historic planning permission for the Leven Road bridge has lapsed, the land safeguarded on St Williams' Leven Road Gasworks site remains, to enable future delivery. The council is working with the developer to integrate the bridge landing into the landscaping of the emerging new housing estate. Bridge landings are located in Phase 2 and 3 of this development, which are

covered by an outline permission, allowing for adjustments to be made and designing bridges into the wider public realm.

- ~~• The continuing delays to the 4th attempt to build a new pedestrian only bridge across South Quay whose budget has now increased to over £20 million. The failure to provide cyclists with cycling access on that new bridge.~~
- That Thames Water still need to dig up Burdett Road between Mile End and Westferry station to ensure enough fresh water supply to support development in the E14 area
- By 2025, Thames Water will have completed their upgrade of a high capacity water main on Burdett Road. This will deliver additional capacity and resilience to the water network in and around the Isle of Dogs and will meet the island's longer term water supply requirements. Works are also planned for a new connection along Byng Street between Westferry Road & Mastmaker Road. This will improve resilience and increase capacity to supply all new developments in and around that area, with works to be delivered by September this year at the latest.
- ~~That There are concerns about UKPN's do not have the capacity to support all new developments on the Isle of Dogs and somebody may need to spend £20 million to improve electricity capacity to Marsh Wall.~~
- Working with the GLA, the council is preparing a Local Area Energy Plan that will investigate future energy demand for the Isle of Dogs, South Poplar and Lower Lea Valley areas. This plan will be completed by June this year and will include investment prioritisation of how to best meet this demand. With UK Power Networks, we are also undertaking a feasibility study of strategic electrical connection route options onto the Isle of Dogs to increase network capacity. Once complete, the council will be liaising with developers, UKPN and key stakeholders on how best this new capacity is delivered by providers. This study will be completed by April 2022.
- That the GLA funded Development Infrastructure Funding Study (DIFS) completed in November 2017 and discussed with Council officers in June of 2017 detailed the need to spend over a billion pounds on infrastructure to support the growth required to meet the the above targets between April 2017 and March 2041.
- It was written by Peter Brett Associates LLP (PBA) with Cushman & Wakefield (C&W) and Gardiner & Theobald (G&T) for the Greater London Authority (GLA), London Borough of Tower Hamlets (LBTH) and Transport for London (TfL).
- The DIFS estimated that a number of organisations including LBTH had to spend £503.7 million on new infrastructure to support growth on the Isle of Dogs and South Poplar between April 2017 and March 2022 (£156.8 million by TfL on new DLR trains)
- The closure of St Georges Leisure Centre due to the Covid-19 pandemic, noting that reopening has proved particularly challenging due to concerns regarding the centre's condition. known issues not resolved sooner
- The council's Cabinet agreed in February to build a new leisure centre on the St George's Leisure Centre site, and to invest in other leisure sites, with a detailed plan for the next thirty years. The Mayor has also emphasised his commitment to five swimming pools in the borough.

- The delayed re-opening of Tiller road leisure centre (which re-opened on 3rd January) and York Hall due to problems found in 2020 (with work at York Hall due to be completed in April, noting the difficulties around refurbishing a Grade II listed building).
- That on a number of approved planning applications either no Infrastructure Impact Assessment has been produced as required by the Isle of Dogs Neighbourhood Plan or what has been produced does not suggest any need for the developer to help provide new or additional infrastructure.

That the Council has £587 millions of reserves – much of which is legally earmarked for specific purposes – including substantial sums of s106 and CIL monies from developers and New Homes Bonus from government – all due to previous developments completing.

This Council therefore recommends that officers update Strategic Development Committee members on:

- ~~To ask Council officers to work with stakeholders to provide an update on progress of the DIFS recommendations and actual spend as at March 2022~~
- ~~To provide an update on the infrastructure improvements to be delivered by March 2022 to support growth in the City Fringe/Tech City, Poplar Riverside and Olympic Legacy areas~~
- ~~To confirm the status of Thames Water network improvements to the Isle of Dogs and other growth areas in Tower Hamlets~~
- ~~To confirm the status of electricity supply issues to the Isle of Dogs and other growth areas in Tower Hamlets and what the Council and the GLA are doing to help alleviate the bottlenecks~~
- ~~To provide a briefing to the Strategic Development Committee and the Community Development Panel for the Isle of Dogs and South Poplar on the delivery of infrastructure.~~
- ~~To develop an Existing plans to implement Infrastructure Impact Assessments template for developers to use that look at wider infrastructure issues and is pre-populated with agreed data and the latest infrastructure issue.~~