

# London Borough of Tower Hamlets: Five Year Housing Land Supply and Housing Trajectory Statement

## June 2018

### 1. Introduction

- 1.1 The government requires local planning authorities to identify and maintain a five year supply of deliverable land for housing. This document sets out the London Borough of Tower Hamlets five year supply position as of 1 June 2018, covering between 1 April 2017 and 31 March 2022.
- 1.2 The council is able to demonstrate a deliverable supply of 5.2 years or 21,449 homes between 1 April 2017 to 31 March 2022. This is a surplus of 812 homes when compared to the overall housing requirement of 20,638 homes (including a 5% buffer).
- 1.3 Assessed in conjunction with the five-year housing supply, chapter 7 of this document sets out the borough's fifteen-year housing trajectory for the Local Plan period (2016-2031) which includes a total projected housing supply of 54,579 new homes.
- 1.4 This statement is an update of the statement published in February 2018. It has been produced to support the examination of the Tower Hamlets Local Plan in response to the 'main matters' identified by the planning inspector and to reflect the most recent information available. This is important given the fast-moving nature of development in Tower Hamlets. It also endorses the approach set out in the council's housing delivery strategy<sup>1</sup> which anticipates that housing output would be increased and requires that the housing trajectory is closely monitored.

### 2. National policy requirement

- 2.1 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific "deliverable" housing sites sufficient to provide five years' worth of housing supply against their housing requirement - together with an additional buffer requirement of 5% or 20% where there has been a record of persistent under delivery of housing (moved forward from later in the plan period).
- 2.2 The NPPF specifies in footnote 11 that "to be considered deliverable, sites should be available now, offer a suitable location for development, be achievable with a realistic prospect that housing will be delivered on the site within five years and that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."
- 2.3 Paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

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<sup>1</sup> Tower Hamlets Housing Delivery Strategy (2017)

Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

- 2.4 Paragraph 49 of the NPPF is clear that where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered “up to date” – for decision taking, this means, development proposals for housing should be approved unless doing so would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate development should be restricted.

### **3. The London Plan**

- 3.1 The London Plan para 3.14A and Policy 3.3 identifies a minimum housing target of 39,314 homes (equivalent to 3,931 homes per annum) for the London Borough of Tower Hamlets between 1 April 2015 and 31 March 2025<sup>2</sup>.
- 3.2 These targets are informed by the GLA’s Strategic Housing Market Assessment (SHMA) (2013) and London’s housing land capacity as identified through the 2013 GLA Strategic Housing Land Availability Assessment (SHLAA). Consistent with the NPPF, the GLA’s SHLAA approach takes account of London’s locally distinct circumstances of pressing housing need and limited land availability and aims to deliver sustainable development. Paragraph 3.17 sets out that on the supply side, the London SHLAA is designed to address the NPPF requirement to identify supply to meet future housing need as well as being ‘consistent with the policies set out in this Framework’ (para. 47 NPPF) not least its central dictum that resultant development must be sustainable.
- 3.3 The London Plan target is made up of conventional supply, non-self-contained accommodation and vacant dwellings returned to use. Conventional supply comprises net additional self-contained dwellings. Non-self-contained accommodation includes hostels, residential care homes and student accommodation. Conventional supply and non-self-contained accommodation are not disaggregated within the target.
- 3.4 The London Plan (para 3.19A) observes that national policy requires boroughs to identify a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their requirements with an additional buffer of 5% moved forward from later in the plan period (or 20% where there has been persistent under delivery). In compiling their five year supply estimates boroughs should demonstrate that they have maximised the number of identified sites. However, given London’s reliance on recycled land currently in other uses and the London SHLAA’s evidence, it must be recognised that in addressing this national objective, capacity which elsewhere in the country would be termed “windfall” must here form part of the 5 year supply. In order to support the range of activities and functions required in London as set out in this Plan application of the 5% - 20% buffers should not lead to approval of schemes which compromise the need to secure sustainable development as required in the NPPF (paragraph 3.19A).

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<sup>2</sup> The London Plan (Mayor of London, 2016) - table 3.1

### *The new London Plan*

- 3.5 The new Mayor of London is in the process of preparing a new London Plan and published a draft plan for consultation in December 2017. As part of the evidence base for the emerging Plan, the GLA have prepared an updated SHMA (2017) and London SHLAA (2017).
- 3.6 The London SHLAA (2017) is the basis of the revised housing targets set out in the draft London Plan, which reduces the Tower Hamlets annual housing target to 3,511. However, this target is subject to examination and central government sign off and may change.
- 3.7 It is important to note that the London SHLAA (2017) also underpins the Local Plan housing trajectory in terms of site allocations and SHLAA sites without permission, therefore the adoption of a lower target through the London Plan will not require the borough to implement a different approach to the distribution and location of land uses in the borough.

## **4. Tower Hamlets' five year housing supply requirement**

### *NPPF buffer requirement*

- 4.1 As explained in chapter 2 above, paragraph 47 of the NPPF requires an additional buffer requirement of 5% to ensure choice and completion in the market for land, but a 20% where there is a record of persistent under delivery of housing.
- 4.2 We have considered our housing delivery performance over the past six years (see table 1 below). These figures reflect a comprehensive internal review of the borough's past housing delivery and an update of the figures previously set out in the February 2018 publication of this statement. It is important to note that past delivery figures are not fixed in nature and can change significantly across all years as a result of more accurate data recording processes as well as the 'back-dating' of the delayed receipt of building control completion certificates. Therefore, past delivery data should always be considered at a point in time.
- 4.3 In the assessment of a local delivery record, Planning Practice Guidance (PPG) confirms that there is no 'universally applicable test' or 'definition' of the term 'persistent under delivery', although the assessment is likely to be more robust if a longer term view is taken. We have considered past housing delivery back to 2011 which marks the adoption of the 2011 London Plan.
- 4.4 As table 1 below shows, the council fell short the target in only two of the past six years and overall we exceeded the cumulative housing target by 1,311 homes. It is therefore considered that the borough's past housing delivery set out in table 1 does not constitute a record of persistent under delivery in regards to paragraph 47 of the NPPF and guidance from the Planning Policy Guidance in the context of Tower Hamlets<sup>3</sup>.
- 4.5 Furthermore, a significant proportion of the intended housing supply for Tower Hamlets is from a number of large, strategic brownfield sites. While it is envisage that these sites would make a significant contribution towards meeting the identified target within the 10-year plan period, the development of these sites are often complex, and would require a reasonable amount of time. This can include time required for site master planning, completion of

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<sup>3</sup> Planning Practice Guidance: reference ID: 3-035-20140306

section 106 legal agreements, securing necessary infrastructure and affordable housing contribution prior to commencement of development. This, together with the tendency for high density developments in Tower Hamlets to be delivered in phases means there is potential for housing delivery to be “lumpy”<sup>4</sup> and for the annual average target to be missed in some years of the plan (with delivery higher than the target in some years, and below the target in others).

**Table 1 – Performance against targets over last six years**

	Year	Housing completions (net figures)	Housing targets	Performance against targets
London Plan 2011	2011/12	3,923	2,585	1,338
	2012/13	2,889	2,585	304
	2013/14	3,568	2,585	983
	2014/15	1,990	2,585	-595
London Plan 2015	2015/16	2,444	3,931	-1,487
	2016/17	4,699	3,931	768
<b>Total</b>		19,513	18,202	1,311

Source: London Borough of Tower Hamlets

4.6 Based on the above, it is the council’s view that a 5% buffer should be applied to Tower Hamlet’s five-year housing supply requirement for the purpose of this document. Applying a 5% buffer to the five-year target, Tower Hamlets has a total five-year housing land supply requirement of 20,638 homes over 1 April 2017 and 31 March 2022.

<sup>4</sup> The Mayor of London recognises that there is potential for housing supply in some boroughs to be “lumpy” due to the phasing of key large sites and evitable economic changes – see paragraph 1.1.37 of the London Housing Supplementary Planning Guidance (GLA, March 2016)

## 5. Tower Hamlets' deliverable housing supply

5.1 In light of the national guidance set out in chapter 3, large sites (10 or more units) which are currently under development or have a valid planning permission for development will be considered as deliverable - unless there is clear evidence that the scheme will not be implemented within the five years.

### *Methodology: deliverable supply from large permitted sites*

5.2 As discussed in paragraph 4.5 of this statement, the majority of the larger sites are likely to be delivered in phases, and "completions" will not come forward in a uniform manner in the next five years<sup>5</sup>. However, in order to provide an estimate of the potential yield of deliverable supply from housing sites, the assessment made the following assumptions regarding future build out rates and lead in times for housing delivery:

- The build out rate for each site limited to approximately 500 units over the 5-year period (or 100 units a year)<sup>6</sup>, unless there is specific evidence indicating delivery rate will be higher.
- + 0 months for sites where works on site have commenced.
- + 24 months for sites with a current full planning permission.
- + 30 months for sites with prior approval for development and "hybrid" permission.
- + 36 months for sites with a current outline planning permission.

5.3 The assumptions above provide an indicative view of development trajectory and are used in the absence of more specific evidence. It is possible for some larger schemes in the borough to deliver more than 500 homes over a 5 year period, especially on permitted sites currently led by a house builder and where development for the particular phase or building is well underway.

5.4 For the purpose of this document, the housing supply assessment considered that ten large of schemes will deliver more than the 500 homes over the next five years. This judgement was based on evidence at the time of writing, taking into account:

- Specific development trajectories provided by developers following a 2017 developer's survey<sup>7</sup>;
- Website information advising on start or completions dates; and
- Officer analysis in the cases where high rise development is more likely to more 'lumpy' in nature.

See appendix B of this statement for an understanding of the sites that have been assessed as capable of delivering more than 100 units per year within the housing trajectory.

5.5 In accordance with national and regional guidance, the housing supply also considers the contribution of non-self-contained accommodation including hostels, residential care homes and student accommodation.

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<sup>5</sup> The Mayor of London recognises that there is potential for housing supply in some boroughs to be "lumpy" due to the phasing of key large sites and inevitable economic changes – paragraph 1.1.37 of London Housing Supplementary Planning Guidance (GLA, March 2016)

<sup>6</sup> Evidence from "Barriers to Housing Delivery" (Molior & GLA, 2014, page 16); and the Housing Supplementary Planning Guidance (GLA, March 2016, paragraph 1.1.35). Note: This development trajectory assumption has also be reviewed against trajectories from our 2017 developer's survey as well as our past housing delivery rates to ensure it is robust.

<sup>7</sup> A developer's survey was undertaken in 2017 where we consulted all agents for large 'live' development schemes regarding the housing trajectories of their sites. The council received trajectory information for approximately 10 large sites.

*Methodology: windfall allowance for smaller sites*

- 5.6 A windfall site is one that has not been specifically identified as available in the Local Plan process<sup>8</sup>. This document has considered the potential for small “windfall sites” and their contribution towards the deliverable supply, as well as the 15-year trajectory. With a view to predicting future windfall rates in Tower Hamlets, it is considered small sites that contain less than 10 units should be considered as windfall.
- 5.7 For smaller sites providing less than 10 homes, the assessment assumes an average annual windfall of 223 homes will come forward each year over the plan period. The assumption is based historic delivery rates achieved in Tower Hamlets over the last six years (see table 2) which clearly demonstrates a uniform and consistent delivery trend during this period. In total, this includes an additional 892 units towards the deliverable five year supply<sup>9</sup>.

**Table 2 – Completions on smaller sites (under 10 units) (net figures)**

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Smaller sites (<10 units)	279	196	200	247	223	190

Source: London Borough of Tower Hamlets. Assessment of all completions on smaller sites carried out in 2018.

- 5.8 This small site windfall development trend is considered to continue into the future years of the LP and will provide a valuable and reliable source of housing supply. This assumption is based on:
- the strong consistency of the historic trend (see table above);
  - the majority of our small sites are on ‘recycled land’<sup>10</sup>, not vacant sites, indicating that there is a potentially healthy future supply of available small sites in the borough. This also accords with 3.19A of the London Plan;
  - the projected housing supply to 2031 is expected to exceed the average past delivery rates by over 4,000 homes in total, which indicates a reasonable prospect that our small sites windfall will be achieved (as a minimum) in future years.
- 5.9 Paragraph 48 above also states that any allowance should also have regard to the SHLAA. Our methodology for small sites is based on the same methodology used in the 2013 London SHLAA<sup>11</sup> ‘small sites’ windfall allowance which also considers historic trends. However, the GLA’s definition for small sites is any site below 0.25 hectares. We have decided to maintain our small site definition of sites under 10 units in order to avoid the double counting of sites and to ‘maximise the number of identified sites’ within our supply estimates<sup>12</sup>. Furthermore, it is noted that sites under 0.25 hectares are not truly ‘small’ in the

<sup>8</sup> NPPF (2012) glossary definition

<sup>9</sup> Note: the contribution of the windfall allowance towards the deliverable five year supply is only 4 years worth of allowance given that 2016/17 has already been included in full in the trajectory.

<sup>10</sup> Over 95% of our small sites (under 10 units) since 2011 are on ‘redeveloped’ sites.

<sup>11</sup> Note: The small sites methodology in the London SHLAA (2017) is a controversial issue across London and still subject to examination. For this reason, the London SHLAA (2013) small sites methodology still takes precedence in our view.

<sup>12</sup> Paragraph 3.19A of the London Plan

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context of Tower Hamlets, where sites of this size are capable of yielding up to 100 homes in some cases. The London SHLAA (2013) also acknowledges that the small site label can be misleading in this regard<sup>13</sup>.

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<sup>13</sup> Paragraph 3.52 of the 2013 London SHLAA

## 6. Summary of deliverable housing supply in Tower Hamlets

6.1 In summary, Tower Hamlets have a deliverable supply equivalent to 5.2 years (based on a total five-year supply requirement of 20,638 homes and a deliverable supply of 21,449 homes between 1 April 2017 and 31 March 2022). See appendix B for the full list of sites contributing towards the five-year housing supply. Around 66% of the supply is from sites where construction works have commenced and a further 27% of the supply is from sites with a current full planning permission.

**Table 3 – Summary of the Tower Hamlets five year housing supply**

Development status	2017/18	2018/19	2019/20	2020/21	2021/22	Total
<b>Under Development</b>	3,190	2,355	3,314	3,510	1,833	<b>14,202</b>
<b>Prior Approval</b>	25	0	206	107	0	<b>338</b>
<b>Full Planning Permission</b>	0	30	2540	1444	1547	<b>5,561</b>
<b>Outline Planning Permission</b>	0	0	0	203	30	<b>233</b>
<b>Windfall Allowance</b>	223	223	223	223	223	<b>1,115</b>
	<b>3,438</b>	<b>2,608</b>	<b>6,283</b>	<b>5,487</b>	<b>3,633</b>	<b>21,449</b>

Five year housing target (London Plan target) (2017/18 to 2021/22) (3,931*5)	19,655
5% buffer (5% of the target)	983
<b>Five year housing requirement</b>	<b>20,638</b>
LBTH Five year housing supply	21,449
Units above requirement	812
Percentage of housing supply above housing requirement	4%
<b>Years' worth of housing capacity</b>	<b>5.2</b>



## **7. Local Plan housing trajectory**

- 7.1 The tables below illustrate the borough's local plan housing trajectory based on expected net additional housing delivery (conventional and non-self-contained) over a fifteen-year period.
- 7.2 The fifteen-year local plan housing trajectory was assessed in conjunction with the five-year housing supply and is based on the same methodology and assumptions set out in chapter 5. This includes the smaller sites windfall allowance (223 homes per annum as set out in paragraph 5.7 above) projected years 2-15 of the plan period<sup>14</sup>.
- 7.3 The site capacities and trajectories of site allocations (without planning permission) align to London SHLAA (2017). The exception to this is six local plan allocation sites that were projected in the SHLAA to deliver some housing post-2031. However, since then, these sites have been assessed as being deliverable within the plan period to 2031 as a result of new evidence at the time of writing. These sites are set out in appendix A.
- 7.4 The capacities and trajectory of all other large SHLAA sites (i.e. all 'potential sites' currently without planning permission) are also based on the London SHLAA (2017) phasing carried out by the GLA and the London Borough of Tower Hamlets. Please note: In accordance with GLA recommendations (paragraph 2.4 in the 2017 SHLAA), due to the probability based approach to assessing potential sites, information on individual 'potential' sites is confidential and is not made publicly available in order to avoid the misunderstanding and misapplication of site information which 'might pre-empt the statutory planning decision process, undermine current land uses and businesses and lead to increases in land value through the speculative disposal and purchase of sites'.
- 7.5 Tower Hamlets has a total housing requirement of 58,965 between 2016 and 2031. This takes into account the current London Plan<sup>15</sup> annual housing target to 2025, rolled forward to 2031.
- 7.6 Tower Hamlets has a supply pipeline of 54,579 additional homes over the plan period (2016-2031). Around 30,000 of these homes are from sites currently under development or with planning permission (at June 2018). It is estimated that over the next ten years more than 42,000 additional homes will be provided across the borough.
- 7.7 Tower Hamlets has a sufficient supply of land to meet its objectively assessed housing need (46,458 homes) during the entire plan period. We will also be meeting and exceeding the London Plan target (GLA, 2016) to help meet city wide needs up to 2026.
- 7.8 Table 6 shows that there is projected to be a housing shortfall towards the end of the plan period against the London Plan target. We are committed to working with our partners (including the GLA) to maximise its housing supply within the parameters of sustainable development and address this unmet need. Our approach in this regard is outlined in the Tower Hamlets Housing Delivery Strategy<sup>16</sup>.
- 7.9 If future monitoring indicates that we are not meeting our housing target towards the end of the plan period, we will undertake a review of the plan to explore ways of addressing this

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<sup>14</sup> Year 1 of the local plan (2016/17) has already been delivered.

<sup>15</sup> The London Plan (GLA, 2016)

<sup>16</sup> Tower Hamlets Housing Delivery Strategy (2017)

unmet need, taking into account the outcomes of the new London Plan (anticipated in 2019/20).

**Table 4 – Housing pipeline and trajectory against targets**

Timeframe	Net additional housing target	Projected housing supply – Large sites and windfall sites	Number above or below the housing target
2016-21	19,655	22,515	2,860
2021-26	19,655	19,676	21
2026-31	19,655	12,387	-7,268
<b>The plan period: 2016-31</b>	<b>58,965</b>	<b>54,579</b>	<b>-4,386</b>

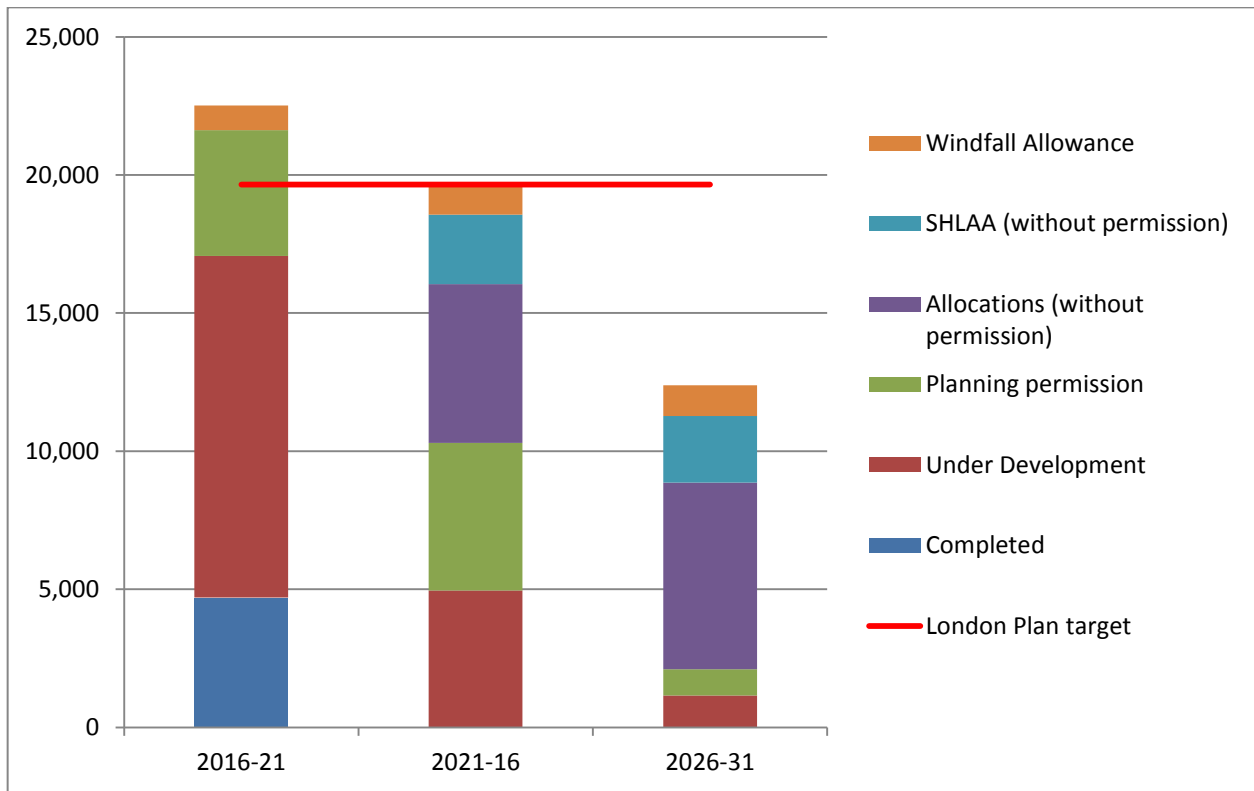
**Table 5 – Housing pipeline and development status**

Status	2016-21	2021-16	2026-31	The plan period: 2016-31
Completed	4,699	0	0	4,699
Under development	12,369	4,954	1,154	18,477
Prior approval	338	0	0	338
Full planning permission	4,014	4,797	691	9,502
Hybrid planning permission	0	0	0	0
Outline planning permission	203	546	258	1,007
Site allocations (without permission)	0	5,746	6,759	12,505
SHLAA sites (without permission)	0	2,518	2,410	4,929
Windfall allowance	892	1,115	1,115	3,122
<b>Total</b>	<b>22,515</b>	<b>19,676</b>	<b>12,387</b>	<b>54,579</b>

**Table 6 – Housing pipeline and development status across the boroughs four sub areas**

	Status	Isle of Dogs & South Poplar	City Fringe	Lower Lea Valley	Central Area	Total
Conventional housing	Completed	1,860	988	461	1,390	4,699
	Under development	12,710	3,223	1,400	732	18,065
	Prior approval	119	204	0	15	338
	Full planning permission	5,382	1,520	1,151	1,335	9,388
	Hybrid planning permission	0	0	0	0	0
	Outline planning permission	0	774	130	103	1,007
	Site allocations (without permission)	9,517	441	1,401	1,146	12,505
	SHLAA site (without permission)	501	2,392	424	1,612	4,929
Non-self-contained housing	Under development	0	0	0	412	412
	Full planning permission	30	12	0	72	114
	Windfall allowance	781	781	781	781	3,122
	<b>Minimum number of additional homes between 2016-31</b>	30,899	10,334	5,748	7,597	54,579
	<b>Percentages</b>	<b>57%</b>	<b>19%</b>	<b>11%</b>	<b>14%</b>	<b>100%</b>

Graph 1 – Housing pipeline & trajectory 2016-31



## Appendix A

Set out below are six local plan sites allocations that have been assessed as being deliverable during the local plan period to 2031 as a result of new evidence at the time of writing.

Site	Site type	Justification for changes
Bow Common - Bow Common Lane	Site allocation	<ul style="list-style-type: none"> <li>• Remediation activity commenced on site.</li> <li>• Development delivery rates provided by the developers.</li> </ul>
Leven Road Gas Works	Site allocation	<ul style="list-style-type: none"> <li>• Pre-application discussions have commenced.</li> <li>• Development delivery rates provided by the developers.</li> </ul>
Aspen Way	Site allocation	<ul style="list-style-type: none"> <li>• Developer interest and activity led by Transport for London who have a major landholding on the site.</li> </ul>
Skylines Village - Limeharbour	Site allocation	<ul style="list-style-type: none"> <li>• Application submitted and going to planning committee in late 2018.</li> </ul>
Billingsgate Market Site Allocation	Site allocation	<ul style="list-style-type: none"> <li>• The site is owned by the Corporation of London and the Council, and there are on-going discussions regarding its redevelopment. Given the public ownership of the site along with the wider aspirations of the Council and the Local Plan, it is considered that this site is deliverable within the plan period.</li> </ul>
Marian Place Gasworks – Site Allocation	Site allocation	<ul style="list-style-type: none"> <li>• Developer interest and activity.</li> <li>• Development delivery rates provided by the developers.</li> </ul>

**Appendix B – Sites contributing to the five-year housing supply**

Set out below are specific sites that form the council’s five-year housing supply (2017-2022).

Site Name	Planning Reference	Location within a Site Allocation	Status	Site Capacity 2016-31	2017/18	2018/19	2019/20	2020/21	2021/22	Total Five Year Housing Supply 2017-2022	Remaining site supply during the local plan period 2022-2031
42-44 Thomas Road, London	PA/16/01041/A1		Full Planning Permission	228			100	100	28	228	-
1 Glenaffric Avenue, E14 3BW	PA/14/00703		Full Planning Permission	30			30			30	-
100 Violet Road	PA/12/02494/A1		Full Planning Permission	73			73			73	-
111-121 Fairfield Road, E3	PA/15/01422/A1		Full Planning Permission	20			20			20	-
11-31 Toynbee Street and 67-69 Commercial Street, London	PA/16/02878/A1		Full Planning Permission	23			23			23	-
120 Vallance Road & 2-4 Hemming Street.	PA/15/01231/A1		Full Planning Permission	144				100	44	144	-
1-3 Corbridge Crescent And 1-4 The Oval, London	PA/16/03771/A1	Marian Place Gas Works and The Oval	Full Planning Permission	57			57			57	-
1-3 Turnberry Quay and 1-5 Lanark Square, Crossharbour, E14 (Dockside)	PA/12/02923/A1	Crossharbour Town Centre	Under development	89	89					89	-
1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street, London, E1 0HS	PA/14/01671/A1		Full Planning Permission	78			78			78	-
1st, 2nd, 3rd, 4th Floor, 202-204, Brick Lane, E1 6SA	PA/16/03505		Full Planning Permission	10			10			10	-
2 Trafalgar Way, E14 (Infinity Towers, formerly Helix)	PA/08/01321/A1		Under development	395		99	99	99	98	395	-
201-217 Commercial Road, London, E1 2BT	PA/13/02171/A1		Under development	13	13					13	-
206-210 Cambridge Heath Road, London, E2 9NQ	PA/13/00541/A1; PA/13/02359/A2		Under development	22	22					22	-
219-221 Bow Road, 27-31 Payne Road, E3	PA/14/03660/A1		Under development	89	89					89	-
221 Burdett Road, London, E3 4AR	PA/15/02045/A1		Full Planning Permission	27			27			27	-
235 Westferry Road, E14	PA/15/02216/A1	Westferry Printworks	Full Planning Permission	722			104	103	103	310	412
24-26, Bow Road, E3 4LN	PA/14/03003		Outline Planning Permission	103				103		103	-
25 Dalglish Street	PA/15/02674/A1		Full Planning Permission	60			30	30		60	-
25 St Pauls Way, London	PA/14/02503/A1		Under development	12	12					12	-
27-29 and 33 Caroline Street, London, E1 0JG	PA/15/02164		Full Planning Permission	56			56			56	-
28 Ensign Street, London	PA/13/03068/A1; PA/12/01908/A1		Full Planning Permission	65			65			65	-
281-285 Bethnal Green Road, London, E2 6AH	PA/14/03424/A1		Full Planning Permission	21			21			21	-
305-311, Commercial Road, E1	PA/15/02209		Under development	12	12					12	-
3-19 Caroline Street, London, E1 0JG	PA/17/00254/A1		Full Planning Permission	24			24			24	-
321-325 Commercial Road, London, E12PS	PA/03/00203/A1		Under development	14	14					14	-
337-339 Hackney Road, London	PA/08/00437/A1		Under development	10	10					10	-
34-40 Bow Road, London	PA/16/01538/A1		Full Planning Permission	10			10			10	-

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34-40 White Church Lane And 29-31 Commercial Road, London, E1	PA/15/02527		Full Planning Permission	31			31			31	-
3-5 Selsdon Way, E14	PA/15/00613/A1	Crossharbour Town Centre	Prior Approval	24			24			24	-
45 Millharbour Lane, Millennium Quarter, E14	PA/10/01177/A1; PA/11/00798/A2	Millharbour South	Under development	132	100	32				132	-
50 Marsh Wall, 63-69 and 68-70 Manilla Street, E14	PA/15/02671/A1	Marsh Wall West	Full Planning Permission	632					127	127	505
51 Derbyshire Street and 38 Voss Street, London	PA/15/00335/A1		Under development	10	10					10	-
54 Marsh Wall, London, E14 9TP	PA/16/01637/A1	Marsh Wall West	Full Planning Permission	216			72	72	72	216	-
62-66 Cavell Street, London, E1 2JA	PA/17/00028/A1		Full Planning Permission	10			10			10	-
64-70 Vyner Street and 57-65 Wadeson Street, London, E2 9DQ	PA/14/01357/A1		Under development	23	23					23	-
6-8 Hemming Street, London, E1 5BL	PA/13/01813/A1		Full Planning Permission	34			34			34	-
7 Limeharbour, E14 (Liberty Building)	PA/14/00293/A1		Under development	167			167			167	-
7 Victory House, Selsdon Way, E14	PA/15/00614/A1	Crossharbour Town Centre	Prior Approval	32			32			32	-
7, Dock Street, E1 8LL	PA/16/03685		Full Planning Permission	12			12			12	-
80 Back Church Lane, London, E1 1LX	PA/11/00142/A1; PA/14/00215/A2; PA/15/00701/A3		Under development	59	59					59	-
83 Barchester Street	PA/14/02607		Full Planning Permission	115			58	57		115	-
90 White Horse Road	PA/15/01483		Full Planning Permission	12			12			12	-
94-100 Christian Street, London E1	PA/14/00906/A1		Prior Approval	25			25			25	-
94-100 Christian Street, London, E1 1RS	PA/18/00011/A1		Prior Approval	25			25			25	-
Aberfeldy Estate, Aboott Road, E14	PA/11/02716/P0		Under development	674	135	135	135	135	134	674	-
Ailsa Wharf, Ailsa Street, London	PA/16/02692/A1	Ailsa Street	Full Planning Permission	785			113	112	112	337	448
Aldgate Place, 35 Whitechapel High St, E1	PA/13/00218/A1		Under development	159	100	59				159	-
Arrowhead Quay East of 163 Marsh Wall, Marsh Wall	PA/12/03315/A1	Marsh Wall West	Under development	764	153	153	153	153	152	764	-
Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London	PA/15/02156/A1		Full Planning Permission	63			63			63	-
Bethnal Green Mission Church, 305 Cambridge Heath Road, London, E2 9LH	PA/14/03166/A1		Under development	15	15					15	-
Blackwall Reach / The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street.	PA/12/00001 ; PA/12/02740; PA/13/03176/P2; PA/12/02752		Under development	1,474			242	268	65	575	899
Boatmans House, 2 Selsdon Way, E14 9LA	PA/17/00286	Crossharbour Town Centre	Prior Approval	63			50	13		63	-
Bow Enterprise Park, Cranwell Close, E3	PA/10/01734/A1; PA/13/01095		Under development	269	100	100	69			269	-
Building C, New Providence Wharf, Blackwall Way, E14	PA/06/02101/A1		Under development	78	78					78	-
Calders Wharf, Saunders Ness Road, E14	PA/12/02784/A1		Full Planning Permission	26			26			26	-
Car Park Adjacent To Arthur Wade House, Baroness Road, E2	PA/16/02301		Full Planning Permission	20			20			20	-
Cheviot House, 227-233, Commercial Road, E1 2BU	PA/16/03736		Prior Approval	144			50	94		144	-
Former City Pride Public House, 15 Westferry Road, E14 (Landmark Pinnacle)	PA/12/03248/A1		Under development	822				274	274	548	274

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Former Enterprise Business Park, 2 Millharbour, E14 (Harbour Central)	PA/14/01246/A1	Millharbour	Under development	901			297	101	101	499	402
Former Job Centre Plus, 307 Burdett Road, London, E14 7DR	PA/09/00214/A1; PA/13/01656/S		Under development	42	42					42	-
Former News International Site, 1 Virginia Street, London, E98 1XY	PA/13/01276/P1; PA/14/02819/P1	London Dock	Under development	1,779	283		118	138	146	685	1,094
Glaucus Works, Leven Road, E14	PA/16/02140/A1	Leven Road Gas Works	Full Planning Permission	160			100	60		160	-
Goodman's Fields, Leman St, E1 8EY	PA/11/03587/P0		Under development	485	122	121	121	121		485	-
Hercules Wharf, Castle Wharf, and Union Wharf, Orchard Place (Leamouth Peninsula South)	PA/14/03594/A1		Full Planning Permission	834			145	145	145	435	399
Hertsmere House, 2 Hertsmere Road, E14 4AB (West India Quay)	PA/15/02675/B1		Under development	861				430	431	861	-
Island Point, 443 to 451, Westferry Road, E14	PA/08/02292/A1; PA/12/03247		Under development	173	100	73				173	-
Jubilee Street, E1	PA/16/02296		Full Planning Permission	24			24			24	-
Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, E14	PA/12/00637/A1		Full Planning Permission	206			103	103		206	-
Land at 160 to 166, Chrisp Street, E14	PA/15/00039/A1		Under development	290		100	100	90		290	-
Land at 3 Millharbour and land at 6-8 South Quay Square, South Quay Square, E14 (Millharbour Village)	PA/14/03195/A1	Marsh Wall West	Full Planning Permission	1,513			150	150	150	450	1,063
Land at Fleet Street Hill	PA/13/01637		Full Planning Permission	34			34			34	-
Land At Phoenix Works, Broomfield Street, E14 6TB	PA/16/01090/B1		Under development	143	100	43				143	-
Land at Royal Mint St Mansell St and Chamber St, Royal Mint Street, London	PA/11/00642/P0; PA/13/01527/P1; PA/15/02773/P2		Under development	354	90	89	35	35	35	284	70
Land Between St Pauls Way and Masjid Lane, including Linton House, Printon house and the Burdett Estate Community Centre, St Pauls Way, E3	PA/14/02618/A1		Under development	55	55					55	-
Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street	PA/13/01638/B1		Full Planning Permission	78			78			78	-
Land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, Hackney Road, London, E2 7NS	PA/09/02323/A1		Under development	78	78					78	-
Land bounded by Park Place, Westferry Road, & Heron Quay Road (Newfoundland)	PA/13/01455/A1		Under development	568		190	189	189		568	-
Land Bounded By Watts Grove And Gale Street, London, E3 (Essex Coachways)	PA/17/00732/A1		Full Planning Permission	65			65			65	-
Leamouth Peninsula North, Orchard Place (London City Island)	PA/10/01864/P0		Under development	1,145	287	286	286	286		1,145	-
Leopold Estate Phase 2 Land Bounded By Bow Common Lane Ackroyd Drive And Burdett Road, St Pauls Way, London	PA/12/02332/P2		Under development	24	24					24	-
Locksley Estate Site A, North Of 86-144 Rhodeswell Road, E14	PA/16/02605		Full Planning Permission	33			33			33	-
Meridian Gate, 199-207 Marsh Wall, E14 (The Madison)	PA/14/01428/A1	Marsh Wall East	Under development	423			212	211		423	-
New Union Close, E14	PA/12/00360/A1		Under development	210	105	105				210	-
Old petrol station Leamouth Road	PA/16/01763/A1		Full Planning Permission	335			112	112	111	335	-
Our Ladys Primary School, Copenhagen Place, London, E14 7DA	PA/15/02148/A1; PA/16/00767/NC		Full Planning Permission	45			45			45	-
Peterley Business Centre, 472 Hackney Road, London	PA/13/02722/A1		Under development	212	58	77	77			212	-
Pierson House, 130 Eric Street, E3 4SS	PA/16/02788		Prior Approval	15	15					15	-
Poplar Business Park, 10 Prestons Road, London	PA/11/03375/A1		Under development	392	100	100	100	92		392	-
Redundant Railway Viaduct North of Pooley House, Westfield Way, London	PA/10/01458		Under development	412	100	100	100	100	12	412	-
Site at 1-18 Dollar Bay Court, 4 Lawn House Close, E14 (Dollar Bay, South Dock)	PA/11/01945/A1	Marsh Wall East	Under development	6	6					6	-
Site at Bow Wharf Adjoining Regents Canal and Old Ford Road, Old Ford Road	PA/11/03371/A1		Under development	34	34					34	-
Site at land adjacent railway viaduct, Mantus Road, E1	PA/12/01758/A1		Full Planning Permission	93			93			93	-



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Site At Land Between Allonby House And Channel House Ocean Estate, Aston Street, London	PA/13/02911		Under development	225	100	100	25			225	-
Site At North East Junction Of Cable Street And Ratcliffe Cross Street, Cable Street, London, E1	PA/11/01818/A1; PA/16/00393		Full Planning Permission	57			57			57	-
Site between Varden Street and Ashfield Street (Whitechapel Estate), London, E1	PA/15/02959/B1	Whitechapel South	Full Planning Permission	342				100	100	200	142
Site Bound by Raven Row, Stepney Way Sidney Street, London E1	PA/15/01789/B1	Whitechapel South	Full Planning Permission	564			100	100	100	300	264
South Quay Plaza 4, Marsh Wall, E14	PA/15/03073/B1	Marsh Wall West	Full Planning Permission	396					396	396	-
South Quay Plaza, South Quay, 183-89 Marsh Wall, E14	PA/14/00944/A1	Marsh Wall West	Under development	888			444	444		888	-
St Saviours Church / Former Royal British Legion Club, E14	PA/13/01590/A1		Under development	27	27					27	-
Stroudley Walk Market, E3	PA/10/00373/P0		Outline Planning Permission	130				100	30	130	-
Suttons Wharf South, 44 Palmers Road, E2	PA/14/01061/A1		Full Planning Permission	30		30				30	-
The Highway Trading Centre, Heckford Street, London	PA/16/00417		Full Planning Permission	259			100	100	59	259	-
Unit 3 & 4, 51 Derbyshire Street, London, E2 6JQ	PA/16/00047/A1		Prior Approval	10	10					10	-
Vic Johnson House Centre, 74 Armagh Road, London, E3 2HT	PA/15/01601/A1		Full Planning Permission	60			60			60	-
Watts Grove Depot, Glaucus Street, E3	PA/14/02585/A1		Under development	148	100	48				148	-
William Brinson Centre, 3-5 Arnold Road, E3 4NT	PA/16/02789		Full Planning Permission	62			62			62	-
Wood Wharf, Prestons Road, E14	PA/13/02966/P0	Wood Wharf	Under development	3,300	345	345	345	344	385	1,764	1,536

	2017/18	2018/19	2019/20	2020/21	2021/22	2017-2022
<b>TOTALS</b>	3,215	2,385	6,060	5,264	3,410	20,334
<b>Windfall Total</b>	223	223	223	223	223	1,115
<b>TOTAL - Five Year Housing Supply and Windfall</b>	3,438	2,608	6,283	5,487	3,633	21,449

N.B. A total of 4,699 homes were delivered in 2016/17 which marks the first year of the local plan.