



Infrastructure Delivery Plan

October 2017

INTRODUCTION

What is the Infrastructure Delivery Plan?

The Infrastructure Delivery Plan (IDP) is a document that provides a snapshot in time of the need for and provision of physical social infrastructure in the London Borough of Tower Hamlets.

The main aims of this document are to set out an objectively assessed need for the provision of infrastructure in the borough and to help identify and coordinate infrastructure requirements.

This IDP has been formed to support the Council's Regulation 19 Consultation version of its Local Plan.

How has the Infrastructure Delivery Plan been produced?

The Council recently established a new decision-making process for planning and delivering new infrastructure. This process is called the Infrastructure Delivery Framework and is supported by an evidence base to ensure decision-making is well informed. This IDP has been derived from the evidence base that supports the Council's decision-making.

The evidence base was produced in consultation with Council Service Areas and other infrastructure providers. It involved the reviewing and summarising of existing plans, policies and strategies as well as setting out the projects that will help the Council deliver these documents.

The evidence base is an evolving document that will be updated in terms of project content every six months with a more comprehensive review taking place annually. As such this IDP is not a reflection of all projects which may come forward over the Local Plan period as additional projects may be identified through the regular reviews and updates to the evidence base.

What is the structure of this document?

This document is divided into chapters, many of which relate to specific infrastructure asset classes however some provide other information such as on the Council's funding position and population and development projection data for the borough.

The chapters on infrastructure asset classes are typically set out as follows:

- 1. Introduction:** This section explains the content of the chapter as well as any matters the reader should take into consideration.
- 2. Evidence base and policy context:** This section summarise adopted Local, Regional and National plans, policies and strategies relating to the particular infrastructure asset class.
- 3. Existing & planned supply:** This section sets out the extent of the existing provision of an infrastructure asset class as well as well as any projects currently being delivered.

4. **Forecast need and future growth:** This section sets out the basis for assessing the need for the provision of a type of infrastructure.
5. **Supply vs forecast need:** This section provides an analysis of current and future needs in the context of proposed supply.
6. **What is the council's need?:** This section summarises the extent of infrastructure required to meet current and proposed need.
7. **Potential projects to help meet the Council's need:** This section summarises project proposals, providing information including costs and timings for provision.

Please note that the heterogeneous nature of infrastructure projects means that it has not been possible to replicate the above format across all infrastructure types. However, the authors of this document have sought to provide a consistent format where possible.

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1. Borough Context: Development, Population and Demographics

1. INTRODUCTION

- 1.1 This section sets out residential development, population, and demography information for the borough up to the year 2030/31. Having a clear idea of the nature of development and population growth, and where it is likely to be most significant, provides a valuable context that will enable an effective allocation of resources.

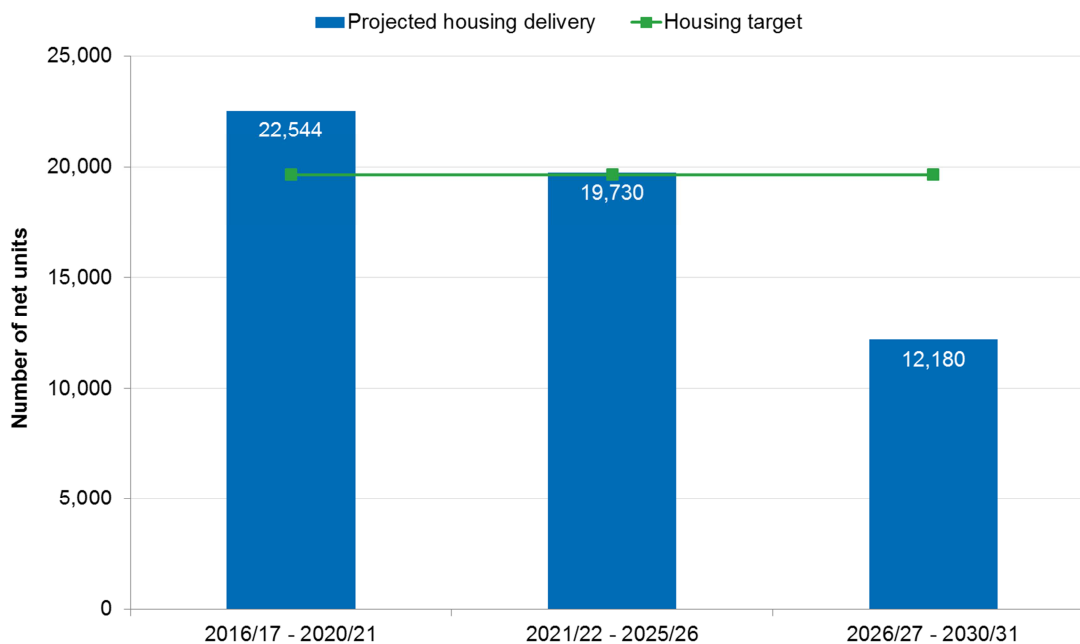
2. POPULATION, DEMOGRAPHICS AND DEVELOPMENT PROJECTIONS: BASIS

- 2.1 The Council uses a housing trajectory to project residential development in the borough. This trajectory is formed and maintained by the Strategic Planning Team and has recently been updated to support the Council's proposed submission draft Local Plan.
- 2.2 The above mentioned housing trajectory is used to project population growth in the borough – the Council provides development trajectory information onto the Greater London Authority (GLA) who carry out this work.
- 2.3 The approach to projecting population growth involves taking a most recent population estimate (such as census information) as a starting point and then each person is aged by one year according to when the projection needs to commence. Births and deaths are then taken into account based on past trends. Assumptions regarding population yields are applied to new development as it is delivered and inward/outward migration rates are considered. This approach varies from the approach by the Office of national Statistics which doesn't take account of projected housing development.
- 2.4 The information in this chapter should be considered in the context that it is impossible to predict the future and many social and economic factors influence population change. It is important to keep in mind the imprecise nature of population projections when interpreting the Infrastructure Delivery Plan as a whole.

3. RESIDENTIAL DEVELOPMENT PROJECTIONS

- 3.1 The borough is expecting significant residential development growth in the period up to 2030/31, with an estimated additional 54,455 units being delivered. Figure 1 below provides an estimate of how the additional units are expected to be distributed across each of the next fifteen years. Please bear in mind that the delivery and distribution of the projected additional units depends on a number of factors including the individual circumstances of developers and development sites as well as macroeconomic factors. In addition, because the bespoke work carried out is based on development data currently in the planning system, information regarding the quantum of development is much stronger up to 2025/26, so for years beyond this, projections become less reliable.

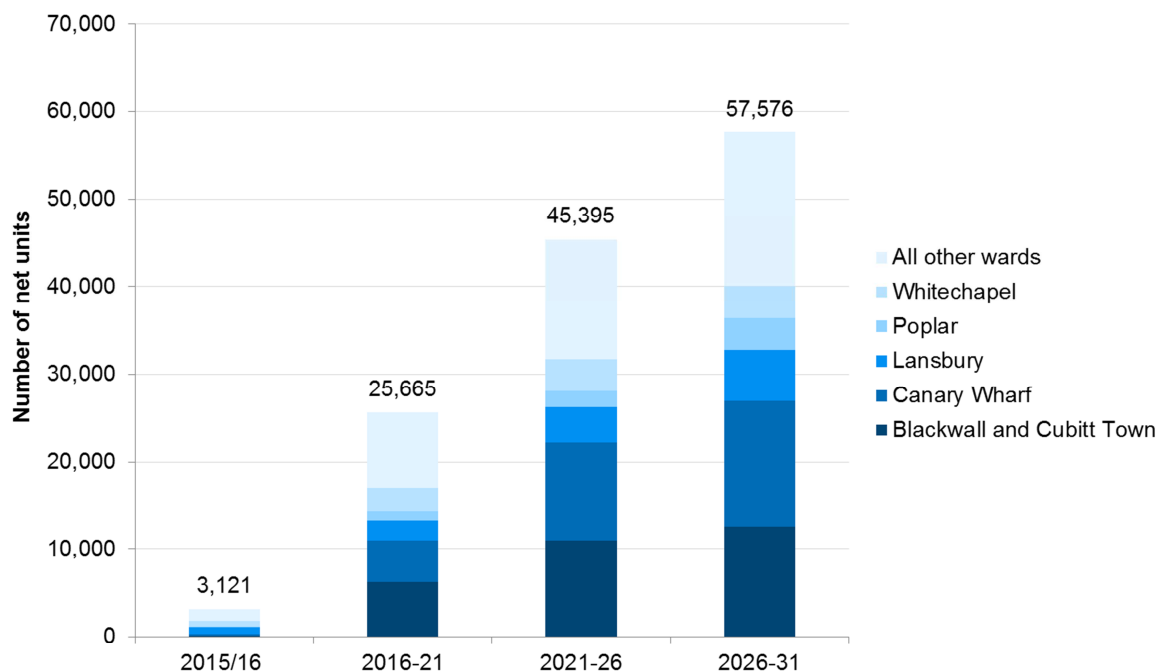
Figure 1: Projected housing delivery compared with housing target, by five year period



Source: Local Plan development trajectory August 2017

- 3.2 The period between 2016/17 and 2020/21 is expected to be the period over the next 15 years when the borough can expect the highest number of residential units to be delivered (22,544 in total). 4,260 units were delivered in 2016/17, meaning that 18,284 units are expected to be delivered in the period to 2020/21. It should be noted that these projections depend heavily on a relatively small number of large individual schemes coming forward. The proposed submission draft Local Plan is supported by a Housing Delivery Strategy which sets out the Council’s approach to increasing housing delivery.
- 3.3 In terms of where residential development is expected, the Wards with the highest levels of proposed residential development are Canary Wharf, Blackwall and Cubitt Town, Lansbury, Whitechapel and Poplar. A table containing a ward by ward breakdown of development from 2015/16 to 2030/31 can be found in Appendix A. Figure 2 below is a graph showing the cumulative development expected in the four wards with the highest levels of projected development, as well the combined projected levels of development in all other wards.

Figure 2: Cumulative housing development by ward, 2015/16 to 2030/31

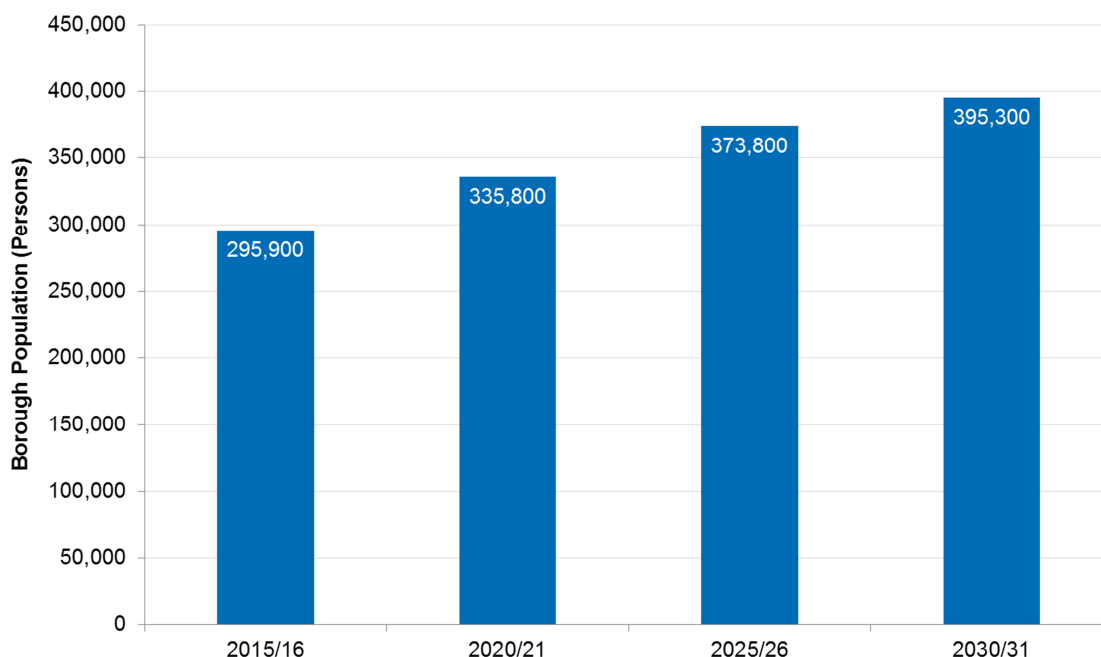


Source: GLA 2015-based interim BPO projections using the Local Plan development trajectory (August 2017)

4. POPULATION AND DEMOGRAPHIC PROJECTIONS

- 4.1 As a result of development, it is projected that by 2030/31 the borough will have a population of 395,300. At the end of 2016/17 the borough had an estimated population of 301,000. In the period between 2016/17 and 2030/31, it is estimated that the Council will add 94,300 to its population. This is equivalent to adding the population of Bath or Hemel Hempstead to the borough.
- 4.2 Figure 3 below describes the population growth projected for the borough up to the year 2030/31.

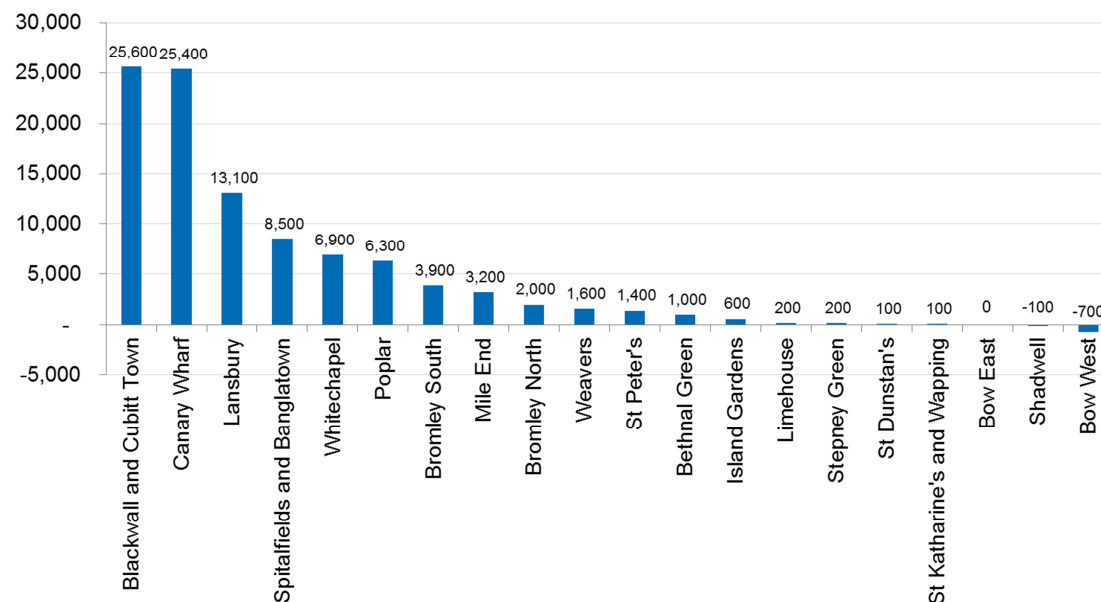
Figure 3: The projected population of Tower Hamlets, 2015/16 to 2030/31



Source: GLA 2015-based interim BPO projections using the Local Plan development trajectory (July 2017)

4.2 Canary Wharf, Blackwall and Cubitt Town, Lansbury and Whitechapel wards are the ones where the most population low growth is expected up to 2030/31. Please refer to Figure 4 below which demonstrates the cumulative population growth in the borough up to 2030/31.

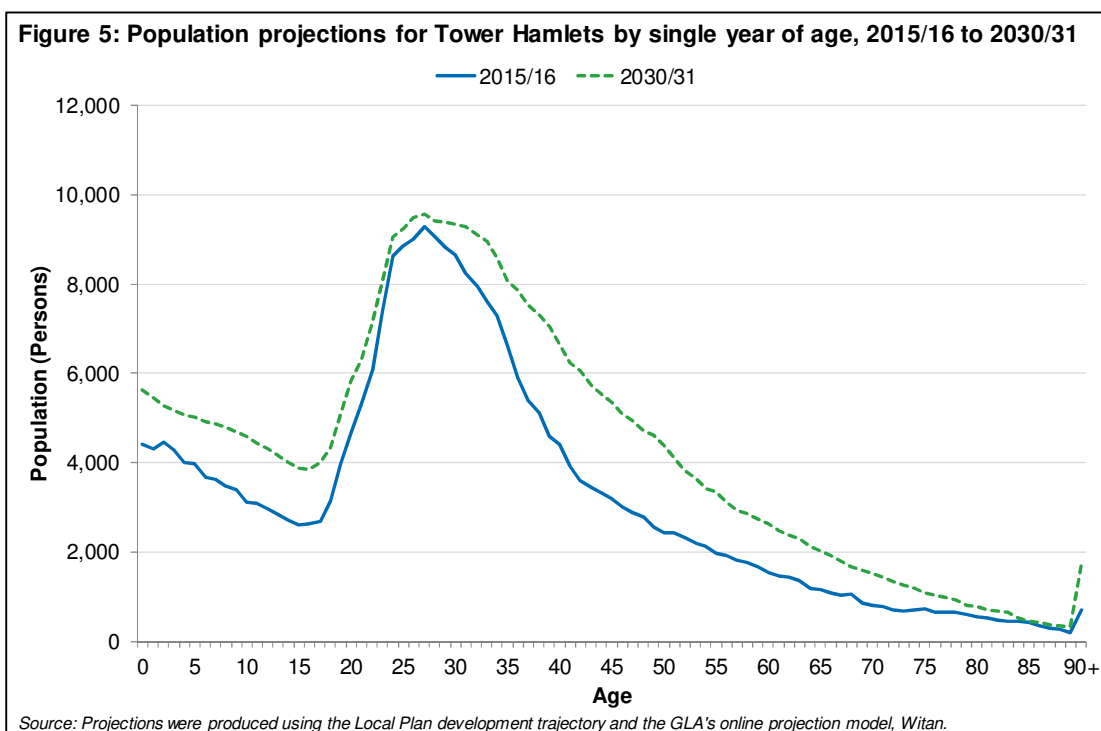
Figure 4: Additional population by ward, 2015/16 to 2030/31



Source: GLA 2015-based interim BPO projections using the Local Plan development trajectory (August 2017). Note that projections take into account changes in the existing population, which is why some wards have low or negative population change despite development being projected. Projections only take into account units in the Tower Hamlets Local Plan area and do not take into account units in the London Legacy Development Corporation (LLDC) which incorporates areas of the Bow East and Bromley North wards.

4.3 The age structure of the borough is projected to change, shown in Figure 5. While the borough is expected to have an increase in the population of all ages, older

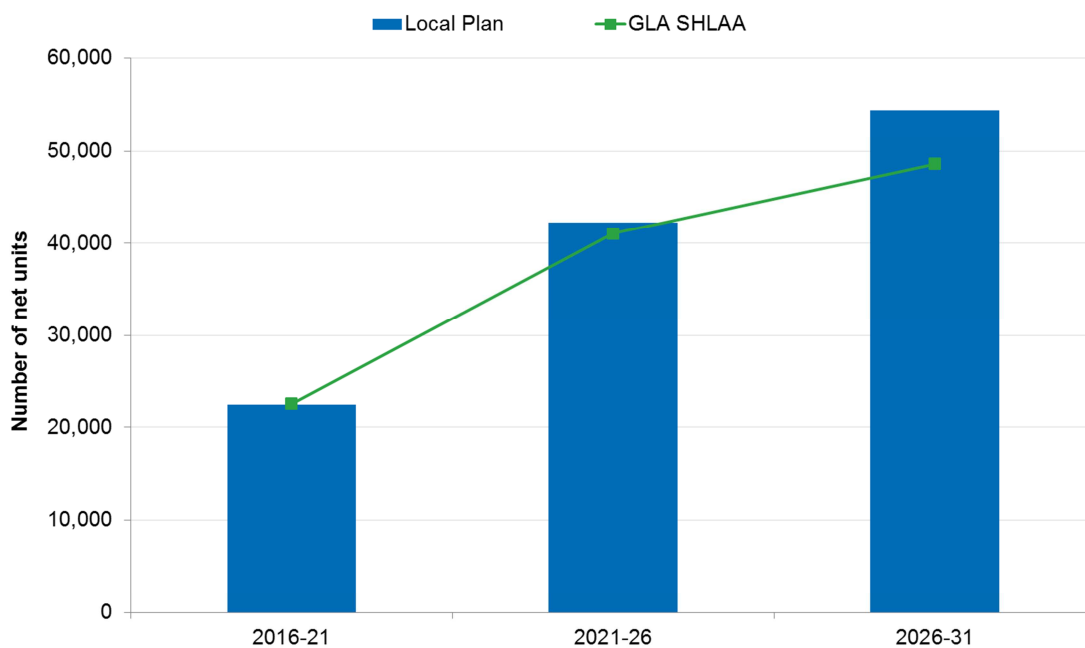
adults are projected to have the highest growth. While residents aged 90+ are the smallest age group, with only around 700 residents in 2015/16, this age group is expected to grow by 107% in the next 15 years. The borough is also projected to see an increase of residents in their 40s, 50s, 60s and 70s which is twice the rate of the borough average. A table with more detailed information can be found in Appendix B.



5. **SENSE CHECK: LBTH BESPOKE PROJECTIONS VS GLA**

- 5.1 This section will benchmark the residential development and population outputs of the Council against projections derived from the Greater London Authority's last Strategic Housing Land Availability Assessment (SHLAA) produced in 2013. Please note the GLA are close to producing a new SHLAA to be published alongside the new London Plan which is planned to be released in late 2017.
- 5.2 In terms of residential development projections, the GLAs 2013 SHLAA projects that an additional 49,502 units will be delivered in Tower Hamlets between the years 2015/16 and 2030/31. For the same period the Council are projecting that 57,576 additional units will be delivered. The variations in the amounts are as a result of the GLA's data being not as up to date as the Council's work.
- 5.3 Please refer to Figure 6 below which compares the distribution of additional housing units projected by both the GLA and the Council.

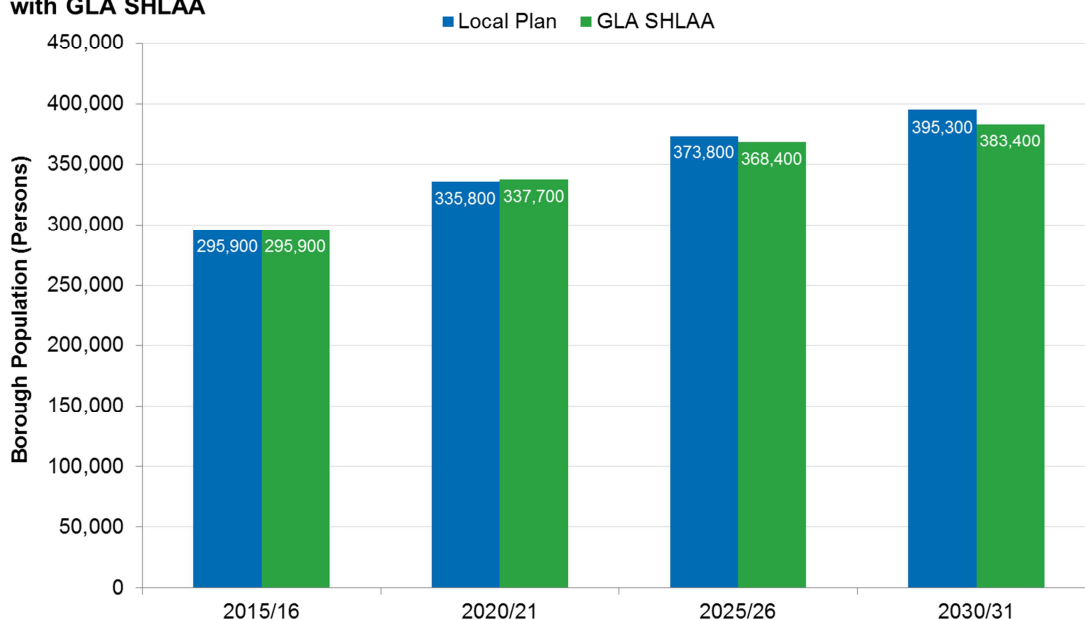
Figure 6: Cumulative development trajectory, Local Plan compared with GLA SHLAA (2013)



Source: Local Plan development trajectory August 2017 & GLA SHLAA 2013

5.4 In terms of population projections, the Council projects that by the end of the year 2030/31, the population of the borough will be 395,300 whereas the GLA currently project that the population will be 383,400.

Figure 7: Population projections for Tower Hamlets, 2015/16 to 2030/31, Local Plan compared with GLA SHLAA



Source: GLA 2015-based interim SHLAA population projections & Source: GLA 2015-based interim BPO projections using the Local Plan development trajectory (July 2017)

6. CONCLUSION

- 6.1 The borough is expecting significant residential development and population growth over the next fifteen years with approximately 54,455 additional residential units to be delivered, resulting in a population increase of approximately 94,300 people. The majority of this growth will be delivered in only a few wards including Canary Wharf, Blackwall and Cubitt Town, Lansbury, Spitalfields and Banglatown, Poplar and Whitechapel.

2. Infrastructure Funding Position

1. INTRODUCTION

- 1.1 This chapter aims to summarise the funding position of the Council with regard to the provision of new social infrastructure to support development.
- 1.2 One of the principle sources of funding the Council will need to rely on to pay for new infrastructure to support development is the Community Infrastructure Levy. This chapter aims to demonstrate that the Council has an aggregate funding gap in this regard, justifying the need to continue to charge a local CIL.
- 1.3 This chapter will summarise known and expected infrastructure costs (further detail can be found in the infrastructure specific chapters within this document) and the other possible sources of funding available to meet these costs.

2. INFRASTRUCTURE COSTS

- 2.1 This section aims to summarise the Council's projected capital costs to deliver social infrastructure to support development. The individual projects that contribute towards the overall costs of infrastructure are described in more detail in the related chapter of this document.
- 2.2 Please refer to the table below which sets out the costs of the infrastructure captured in this document. Please note that just capital costs are included, not operational or maintenance costs that might be incurred.

Table 1: Infrastructure Cost by category

Infrastructure Category	Total Combined Cost of Projects	% of Total Cost	Number of Projects	Number of uncosted projects
Early Years Infrastructure	£1,047,768	0%	18	0
Primary Education Infrastructure	£123,240,000	6%	12	2
Secondary Education Infrastructure	£222,200,000	12%	9	1
Special Education Infrastructure	£15,000,000	1%	2	0
Health Facilities	£14,640,665	1%	21	8
Leisure and Sports Facilities	£550,000	0%	11	10
Idea Stores and Libraries	£38,500,000	2%	7	0
Transportation, Connectivity and Public Realm Infrastructure	£1,319,140,000	69%	72	7
Publicly Accessible Open Space	£74,910,000	4%	38	32
Employment and Enterprise Infrastructure	£40,000,000	2%	3	0
Community Centres	£2,240,000	0%	6	2
Youth Centre Facilities	£350,000	0%	2	1
Strategic Energy and Sustainability	£4,000,000	0%	2	0
Strategic Flood Defence Infrastructure	£1,600,000	0%	2	1
Council Managed Markets Infrastructure	£2,950,000	0%	5	0
Public Safety and Emergency Services Infrastructure	£31,936,000	2%	5	0
Utilities and Telecommunications Infrastructure	£4,500,000	0%	3	2
Waste Management Infrastructure	£4,000,000	0%	3	2
Total	£1,895,604,433	100%	221	68

2.3 Please note that the amount set out relating to Transportation, Connectivity and Public Realm Infrastructure includes an upgrade to the entire DLR network, costing approximately £700m. This amount cannot yet be disaggregated to establish what only applies to the Council's authority area. Note that this amount is assumed to be funded entirely by TfL's Business Plan so does not affect the Funding Gap.

2.4 There are 68 projects for which the Council does not yet have costs as these projects are not yet developed enough. The Council estimates that these projects that these projects would cost in the region of £150m - £300m to deliver although this figure depends on a number of unknown factors.

- 2.5 The funding gap calculation (see below) only uses known costs. This is to because some unidentified funding sources might be available to pay for the currently un-costed projects, so excluding these projects presents a more accurate picture.

3. **POTENTIAL FUNDING**

- 3.1 The following table summarises the Council's position with regard to the availability of funding to spend on infrastructure. Please note that the Council is not necessarily in receipt of the amounts stated, rather it reasonably expects these amounts to be available based on the information available.

Table 2: Availability of funding for infrastructure

Type of Funding	Amount Available	Source
1. Capital Grants	£792.68m	Council's Capital Programme 2017/18 – 2020/21.
2. S106 Funding: Existing account and projections up to 2028/29	£183.5m	Council's bespoke projections.
3. CIL Funding, existing and projections up to 2030/31	£276.48m	Council's Bespoke Projections
Total	£1252.66m	

Capital Grants

- 3.2 This funding projection was partially derived from the Council's adopted Capital Programme which sets out the Council's funding position from 2017/18 to 2020/21. The draft Isle of Dogs and South Poplar Opportunity Area Planning Framework has also identified potential funding from TfL's Business Plan and this funding is also included under this category.
- 3.3 The table below provides a breakdown of the funding sources that fall under this category:

Table 3: Capital grant funding sources

Funding Source	Amount	Notes
Schools Basic Need/ Expansion Grant	£53.85m	
Transport for London's Local Improvement Programme	£10.828m	
Transport for London's Business Plan	£728m	Assumed to be spent on DLR Improvement Programme and the Crossharbour Station project.
	£792.68m	

S106 Funding

- 3.4 S106 is payable in accordance with triggers set out in S106 agreements. The Council's S106 income will, like CIL, depend upon the timings for delivery of individual development sites. The below table provides a breakdown of these funding sources.

Table 4: S106 collected and forecasted income

<i>Year</i>	<i>Annual Amount (£)</i>
Funding on account as at 31/03/2017	£86,172,404
2017/18 (estimate)	£17,500,000
2018/19 – 2028/29 (estimate)	£79,900,000
Total	£183,572,404

CIL Funding

- 3.5 The Council is projecting that in the period of the proposed Local Plan, based on current CIL rates that the Council might receive approximately £241m of CIL income over the plan period.
- 3.6 The Council has to date collected £35.18m in CIL funding.

4. FUNDING GAP

Aggregate Funding Gap

- 4.1 The aggregate funding gap is the total cost of infrastructure, less funding from sources other than CIL:

Table 5: Aggregate funding gap for CIL

Total cost of infrastructure	£1,900,804,433
Less	
Funding from sources other than projected CIL Income	£1,011,360,000
Equals	
Aggregate Funding Gap	£889,444,433

Residual Funding Gap

- 4.2 The residual funding gap is calculated by subtracting the projected CIL income from the aggregate funding gap:

Table 6: Residual funding gap for CIL

Aggregate Funding Gap	£889,444,433
Less	
CIL Funding Projections up to 2030/31	£241,000,000
Equals	
Residual Funding Gap	£648,444,433

- 4.3 The Council are able to demonstrate a significant residual funding gap so are able to continue to charge a local CIL, in accordance with paragraph 16 of the CIL Planning Practice Guidance.
- 4.4 The scale of growth projected in Tower Hamlets means that the vast majority of funding for infrastructure will need to come from sources other than CIL.

3. Early Education Care Infrastructure

1. INTRODUCTION

- 1.1 This section details the Council's need for and provision of early education care facilities (nurseries and playgroups).

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government.
- 2.2 Planning policy seeks to improve education, skills and training within the borough, to facilitate life-long learning. Facilities provided to meet these objectives should be provided in locations that maximise their accessibility. Appendix C of this document lists the most relevant sections of the plans and policies that relate to this asset class.
- 2.3 An important matter worth noting is the Council's current obligation to promote the provision of 15 hours of free early education to eligible (based on income) 2 year olds, and for all 3 and 4 year olds. From September 2017 this obligation will be increased to the provision of 30 hours per week of free early education and childcare to eligible working families with 3 and 4 year olds. The offer of 15 hours per week for eligible 2 year olds will remain unchanged. The offer is made by private childcare providers and by schools. The council's role is to promote this provision and to ensure its quality.
- 2.4 In addition to the obligation to facilitate the provision of the free early education and childcare set out in paragraph 2.3 above, the council also has a duty to ensure sufficiency of childcare for non-funded provision.
- 2.5 The Service Area involved with delivering this infrastructure type is in the process of undertaking a childcare sufficiency assessment for the borough. It is anticipated that the conclusions of this assessment will be available by the end of 2017. This will help the Council to identify the issues with providing early education and care and inform a future strategy. The outcomes of the sufficiency assessment will be incorporated within future infrastructure evidence base documents.

3. EXISTING & PLANNED SUPPLY

Current Supply

- 3.1 There are several types of facility that provide care and education for 'early year's foundation stage' which caters for children from 0 to 5 years old. These types of facility are set out below:
- Early Years early education and childcare providers including full daycare and sessional providers (0 to 4 year olds);
 - Reception classes in primary schools (4 to 5 year olds);

- Nursery classes in primary schools (3 to 4 year olds);
- Nursery schools (2 to 4 year olds);
- Registered child minders.

Early Years Early Education and Childcare Providers

- 3.2 In terms of early years education and childcare providers from the private, voluntary and independent (PVI) sector, there are 77¹ settings within the borough. 47 of these settings offer full daycare whereas 30 offer sessional childcare. The settings providing sessional childcare offer the opportunity for this care to be provided either in the morning or afternoon, and the other facilities available offer childcare for the full day.
- 3.3 The majority of this provision is run by private providers although some are leased from the Council. Only three of these facilities are provided by the Council, they are: Overland Day Nursery, John Smith Day Nursery and Mary Sambrook Day Nursery. Two of these are co-located in children's centres of the same name.
- 3.4 Some of the PVI settings (as distinct from maintained nursery schools) are operated in Children's Centres. There are 12 children's centres that offer a range of initiatives and support for families including healthcare and employment initiatives.
- 3.5 Most three and four year olds have places in schools. This is in the six maintained nursery schools, 65 nursery classes in primary schools or, for four year olds, 68 reception classes in primary schools.
- 3.6 In the spring term of 2017 there were: 333 3 and 4 year olds in maintained nursery schools, 1,485 3 and 4 year olds in maintained primary schools and 154 in academies; this gives a total 1,973 three and four year olds receiving provision in schools. Note that the numbers for each category change over the year as children move from one age group to the next.
- 3.7 In Private, Voluntary and Independent settings for the Spring Term 2017 there were 1,414 funded three and four year old children attending.
- 3.8 There are 112 active childminders in the borough. In the Spring Term 2017 there were 7 funded three and four year olds in placements with childminders.

Planned Supply

- 3.9 In terms of new and planned supply, there are 17 recently completed capital projects funded by the DfE to facilitate the provision of new, and to expand existing early year's settings. These 17 projects were funded using 'Early Learning for Two Year Olds Funding' (EL2) with central government capital funding combined with a match funding contribution from the individual childcare provider and have created 976 new childcare/ early education places, of which at least 695 are to benefit disadvantaged two year olds. The allocation of this funding to the Children Schools and Families Capital Programme was approved in Cabinet in April 2013.
- 3.10 In addition, a further 5 capital projects are currently being implemented which will

¹ The nature of this provision means that the figures are subject to change. These figures were correct Spring 2017 and will have changed by the date of this paper's publication.

create a further 284 childcare /early education places of which a minimum of 160 will be for disadvantaged two year olds. A further 13 or so other potential capital projects are currently being explored in terms of feasibility.

- 3.11 It should be noted that a number of the projects set out in the paragraph above have/will involve the provision of grants onto third party organisations. Appropriate approvals have been/are being sought in this regard.

4. FORECAST NEED AND FUTURE GROWTH

- 4.1 Projecting need for early year's facilities is a complex task, due to the following reasons:

- Demand is dependent upon the macro-economic climate. The premise being that the better the economy performs the more money people will have to spend on early education and childcare. In addition, a better economy might point to more parents being employed which might result in a greater need for childcare. It is worth noting that if incomes rise then fewer families will be eligible for free childcare for 2 year olds.
- The fact that almost all care is provided privately or through schools and is outside of the remit of the Council;
- The ever-changing age-profile of the borough's young population;
- Uncertainty surrounding preferences of the borough's parents to use early education and childcare facilities, as opposed to providing care at home;
- The number of types of facility that provide early year's care.

- 4.2 Following extensive discussions with the Integrated Early Years Service it has been established that, to address short to medium term need, a further 200 – 300 early year's places are required to be delivered. This is in addition to currently planned projects.

- 4.3 It is also expected that demand for early education and childcare provision will increase over the next 10 – 15 years. This is due to population increases as well as the fact that it is expected that a higher proportion of parents will be willing to seek childcare for two year olds.

- 4.4 In terms of population increases, it is projected that the number of 2 to 4 years olds within the borough over the next ten years will increase by just fewer than 500 in total. This is set out in the Planning for School Places – 2017/18 Review Cabinet Report dated the 19th September 2017. An increase of 501 2 to 4 year olds equates to an additional 10 medium sized playgroups.

- 4.5 At a national level, information available to parents on childcare options is poor and overly complex. This complexity, alongside the cost of provision presents a major barrier to women, particularly with regards to finding employment.

5. WHAT IS THE COUNCIL'S NEED?

- 5.1 A number of factors will contribute to the need to deliver more early education and childcare provision over the next 15 years. In terms of what the Council needs to deliver:

Quantum

- 5.2 In addition to planned projects, there is the need to ensure the delivery of 200 to 300 additional early education and childcare places up to 2019. This position will be kept under review by the Integrated Early Years Service and Infrastructure Planning Teams.

Location

- 5.3 The greatest population growth is expected to be within the wards of Blackwall and Cubitt Town, Canary Wharf, Whitechapel and Poplar in the medium to long term. Therefore, these areas should be specifically considered when establishing potential projects to deliver in respect of this asset class.
- 5.4 The Integrated Early Years Service will continue to monitor the distribution of the service users for this asset class to ensure that the right facilities are being provided in the right areas.

6. EARLY LEARNING FOR TWO YEAR OLDS CAPITAL PROJECTS

6.1 Completed Projects

Table 7

Facility	Total Project Cost	EL2 Capital Funding	Type of Project	Ward	Total childcare places	Additional EL2 Places
Global Kids – Burdett Rd	£58,500	£43,875	New provision	Mile End	100	72
Select Learning – Winterton House	£205,115	£153,836	New provision	Shadwell	120	72
City Gateway – Gateway Tots Mastmaker Court	£134,220	£19,320	New provision	Canary Wharf	62	40
LBTH – White Horse One O’Clock Club	£300,000	£300,000	Enabling Project	St Dunstan’s	-	-
Calvary Charismatic Baptist Church – Calvary Pre-School	£136,521	£102,391	New provision	Lansbury	80	48
Global Kids – Limehouse	£19,578	£14,684	Improvements	St Dunstan’s	27	36
Harmony @ Account 3 – Birkbeck Street	£82,333	£62,333	Extension	St Peter’s	60	36
Somali Integration Team- Chicksand Playgroup	£122,998	£114,988	New provision	Spitalfields & Banglatown	56	40
Early Years Network Tower Hamlets- Weavers Pre-School	£201,516	£151,137	New provision	St Peter’s	64	48
Limehouse Project – Cheadle Hall	£183,209	£148,311	New provision	Mile End	60	40
LBTH – Bethnal Green Gardens	£268,860	£268,860	New provision	St Peter’s	60	40
Date Palm Primary School	£41,658	£19,700	Extension	Stepney Green	48	48
Gateway Tots – Hind Grove	£110,839	£76,436	Relocation/ Expansion	Mile End	26	14
Around Poplar Children’s Centre – Tower Hamlets Opportunity Group	£28,708	£19,610	Improvements / Extension	Limehouse	7	7
Select Learning – Winterton House Phase 2	£62,216	£46,662	Extension	Shadwell	68	68
Barnardo’s- Tudor Lodge	£105,053	£78,790	Extension	Bromley North	48	32
Jingle Jungle – Alton Street	£121,952	£90,086	New provision	Lansbury	90	54
	£2,183,276	£1,711,019			976	695

6.2 Projects Being Implemented

Table 8

Facility	Total Project Cost	EL2 Capital Funding	Type of Project	Ward	Total childcare places	Additional EL2 Places
Ocean Somali Community Association – Mile End Road	£52,196	£39,147	New provision	St Dunstan's	40	24
St Matthias Community Centre	£87,160	£65,370	New provision	Poplar	96	48
Shining Futures – Alton Street	£48,108	£36,081	Extension	St Peter's	72	48
Ocean Somali Community Association- Concordia Workshop	£54,427	£40,820	Extension	Mile End	36	20
LBTH - Frostic Walk	£76,734	£76,734	New provision	Spitalfields & Banglatown	40	20
	£318,625	£258,152			284	160

6.3 Potential Projects in Development (initial estimates only)

Table 9

Facility	Total Projected Cost	Estimated EL2 Capital Funding	Type of Project	Ward	Total childcare places	Additional EL2 Places
Mudchute	£89,736	£67,302	Expansion	Island Gardens	48	32
Munchkins	£50,000	£37,500	Expansion	Lansbury	40	20
New Birth Nursery	£100,000	£75,000	Expansion	Stepney Green	60	40
Scallywags	£50,000	£37,500	Improvement / Expansion	St Peter's	20	14
Abertots	£50,000	£37,500	Expansion	Lansbury	40	20
Garden House – 21 Parmiter Street	£29,407	£22,055	New provision	St Peter's	48	16
Avebury	£50,000	£37,500	Improvement	Weavers	40	20

Facility	Total Projected Cost	Estimated EL2 Capital Funding	Type of Project	Ward	Total childcare places	Additional EL2 Places
Matilda Day Nursery	£30,000	£22,500	Improvement	St Katharine's & Wapping	24	16
Mile End Nursery & Playgroup	£40,000	£30,000	Improvement	Bow West	24	12
Ranwell Playgroup	£75,000	£56,250	Improvement	Bow East	40	20
Tate House Playgroup	£75,000	£56,250	Improvement	Bethnal Green	40	20
Vernon Playgroup	£50,000	£37,500	Improvement	Bow East	40	20
Wapping Women's Centre	£40,000	£30,000	Improvement / Expansion	Whitechapel	40	20
	£729,143	£546,857			504	270

4. Primary Education Infrastructure

1. INTRODUCTION

- 1.1 This section details the need for and provision of the Council's primary education facilities.
- 1.2 The information set out in this chapter is based on GLA School Roll Projections to the year 2030/31 which use the Council's Housing Trajectory to project need for school places.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's adopted Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government.
- 2.2 National planning policy outlines the importance of ensuring a sufficient choice of school places is available to meet the needs of existing and new communities. It also outlines that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement. At a local level, planning policy seeks to protect existing schools where they are considered suitable for their use and meet relevant standards. Appendix C of this document lists, in detail, the most relevant sections of the plans and policies that relate to this asset class.
- 2.3 Policy SP07 of the CS sets out that the delivery of new primary schools should be explored in the following areas:
 - Fish Island
 - Bromley-by-Bow
 - Poplar Riverside
- 2.4 The Council's MDD identifies a number of locations and sites where primary schools should be located:
 - Fish Island (Neptune Wharf)
 - Bromley-by-Bow, North East Quadrant
 - Alisa Street
 - Leven Road, Gas works
 - Bow Common Lane, Gas works
- 2.5 In the 'Delivering Sustainable Place' section of the proposed submission draft Local Plan there are 21 site allocations and the following include site reference the opportunity to deliver primary education facilities:
 - Ailsa Street
 - Crossharbour
 - Limeharbour
 - Marsh Wall East
 - Marsh Wall West
 - Millharbour South

- Millharbour
- Reuters
- Wood Wharf

2.6 The Council is working with the Greater London Authority on an Opportunity Area Planning Framework (OAPF) for the Isle of Dogs and South Poplar. The OAPF is supported by a Development Infrastructure Funding study which identifies the infrastructure required to support the growth described in the OAPF. Schools that have been provisionally identified as potentially required are set out in the table of projects towards the end of this chapter.

3. EXISTING & PLANNED SUPPLY

3.1 In the 2016/17 school year there are 70 publicly funded primary schools within the borough providing 24,587 places.

3.2 In addition to the publicly funded primary schools, there are a number of independent schools across the borough. The LA's school place planning assumes a level of independent provision will be used by families, and data in this report takes this into account in forecasts of need for publicly funded school places.

3.3 The need for and provision of primary education capacity is planned in terms of 'Forms of Entry' (FE), with 30 pupils per year group and a total of 210 aged 4-11 years per FE. Need is planned for by considering the need for reception class places as pupils who enter primary school will largely remain until secondary transfer stage.

3.4 In terms of additional planned provision, the delivery of an extra 1 FE from 2017/18 at Olga Primary School and the proposed 3 FE Bow School from 2019/20 are accounted for in planning for need in the future.

4. FORECAST NEED AND FUTURE GROWTH

4.1 In calculating the future demand for primary education there is an assessment of the current provision and the forecast need. These factors are accounted for by the GLA School Roll Projections which run up to the year 2030/31 and form the basis for the Council's projections of need for school places. This is the standard approach to projecting school places in London. The LLDC planning area falls outside the remit of the Council, but the impact of developments on the demand for pupil places needs to be considered as an addition to the core place planning projections.

4.2 After accounting for planned provision, the peak additional need for reception year places is projected to occur in the year 2030/31 with a net additional 5 reception classes required to be delivered by this point. The preferred minimum size for a new primary school is 2 FE, which means a further 2-3 primary schools would be required to meet this need. However, the LA may also need to consider the existing distribution of places provided across the borough so that the location of schools relates to the resident population in local areas.

4.3 Because the vast majority of development and population growth is projected to occur in the east of the borough and in particular in the Isle of Dogs and Poplar areas, these locations are the areas of focus in terms of site allocations for the provision of new primary schools.

4.4 In order to meet the Council's peak need for primary schools, it is proposed that the following sites are allocated in the Council's new Local Plan to deliver one of these facilities:

- Ailsa Street;
- Crossharbour;
- Limeharbour;
- Marsh Wall East;
- Marsh Wall West (school already secured through planning permission);
- Millharbour (school already secured through planning permission);
- Millharbour South;
- Reuters;
- Wood Wharf (school already secured through planning permission - Council take-up of option for developer delivery of shell and core primary school likely to be agreed within 6 months).

4.5 The Council has proposed more allocations in the proposed submission draft Local Plan than evidence suggests is needed. This is for a number of reasons, including:

- The Council has a statutory requirement to provide sufficient school places but cannot guarantee any of the site allocations will be brought forward for delivery or the timing of development;
- In some instances a site in reality may only be able to deliver a 1FE school;
- For some sites, when they come forward for delivery, demand in that area may not support a 2FE primary school;
- Evidence suggests that the Council may need a net additional 2 or 3 facilities meaning that in certain areas of the borough may need more facilities than this, with other areas having a surplus of places.
- Other issues, particularly air quality, may make an allocated site incapable of delivering a primary school when it comes forward for delivery.

4.6 It should be noted that the increased prominence of Free Schools impacts the ability of Education Authorities to effectively project need for school places given these schools can come forward in a more uncontrolled way.

5. WHAT IS THE COUNCIL'S NEED?

5.1 Significant levels of development and resulting population growth will result in the need to deliver more primary schools in the borough over the Local Plan period. In terms of the additional need:

Quantum

5.2 In the short to medium term, the need for additional primary school provision is catered for by a range of current planned projects (set out in paragraph 3.4 above).

5.3 The peak level of additional need for Primary School will be in 2030/31 with an additional 5 reception classes required to be delivered by this point. The preferred minimum size for a new primary school is 2 FE, which means a net additional 2-3 primary schools would be required to meet this need.

Location

- 5.4 As the greatest population growth is expected to be within the wards of Blackwall and Cubitt Town, Canary Wharf, Whitechapel and Poplar, additional provision of this asset class should be focused in these areas.

6. POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

- 6.1 Many of the projects to help meet need are proposed to be delivered on development sites. The Council has limited control over the development programme of these sites. Therefore, it is the case that the Council will have to decide whether to deliver primary schools on these sites when the site becomes available.

- 6.2 It is with paragraph 6.1 above in mind that the following table has been formed. It sets out the infrastructure projects that are planned to meet the identified need. Please refer to Appendix D for a Map showing the existing facilities and proposed projects pertaining to this type of infrastructure.

Table 10: Projects identified to help meet the need for primary schools

Project Reference	Ward	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
Former Bow Boys' School	Bow East	Redevelopment to provide 3FE (2 FE Special Education Facility)	£15m	No – fully funded	2019/20
Sweetwater School	Bow East	Redevelopment to provide 2FE	TBC	No – fully funded	2018/19
Neptune Wharf (LLDC)	Bow East	Redevelopment to provide 2FE	TBC	TBC	TBC
Wood Wharf	Blackwall and Cubitt Town	Provision of a 2FE Primary School as part of a mixed use development	Land/ shell and core being delivered under S106. Cost of fit out, estimated £5m	Yes – allocation of £3m to cover fit-out costs	2021/22
50 Marsh Wall (Alpha Square Development)	Canary Wharf	Provision of a 2FE Primary School as part of a mixed use development	Land/ shell and core: £8,938,703 Fit out: TBC – estimate £6m	Yes – through 'in-kind agreement' for provision of land and shell and core	TBC
3 Millharbour	Canary Wharf	Provision of a 2FE Primary School as part of a mixed use development	Land/ shell and core: £6,101,560 Fit out: TBC – estimate £6m	Yes – through 'in-kind agreement' for provision of land and shell and core	2022/23
Site Allocation – Ailsa Street (Former Bromley Hall School)	Lansbury	Redevelopment to provide 2FE	£10.2m	Yes	TBC
Site Allocation – Marsh Wall East	Canary Wharf	Site Allocation – 2 FE	TBC Estimate: £13m (£6.5m per FE)	Yes	TBC
Site Allocation – Millharbour South	Canary Wharf	Site Allocation – 2 FE	TBC Estimate: £13m (£6.5m per FE)	Yes	TBC

Project Reference	Ward	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
Site Allocation – Crossharbour Town Centre	Blackwall and Cubitt Town	Site Allocation – 2 FE	TBC Estimate: £13m (£6.5m per FE)	Yes	TBC
Site Allocation – Reuters	Blackwall and Cubitt Town	Proposed Site Allocation – 2 FE	TBC Estimate: £13m (£6.5m per FE)	Yes	TBC
Site Allocation – Limeharbour	Blackwall and Cubitt Town	Proposed Site Allocation – 2 FE	TBC Estimate: £13m (£6.5m per FE)	Yes	TBC
Total			£123.24m		

5. Secondary Education Infrastructure

1. INTRODUCTION

- 1.1 This section details the need for and provision of secondary education facilities.
- 1.2 The information set out in this chapter is based on GLA 2017 School Roll Projections to the year 2030/31. The information in this chapter may change.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government.
- 2.2 National policy outlines the importance of ensuring sufficient choice of school places are available to meet the needs of existing and new communities. It also outlines that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement. At a local level, policy seeks to protect existing schools where they are considered suitable for their use and meet relevant standards. Appendix C of this document lists, in detail, the most relevant sections of the plans and policies that relate to this asset class.
- 2.3 Policy SP07 of the CS outlines that there shall be the identifying of three areas of search for a secondary school in:
- Fish Island
 - Mile End
 - Bromley-by-Bow
- 2.4 The Council's MDD identifies a number of locations and sites where secondary schools should be located:
- Fish Island
 - Bow Locks (opened September 2014)
 - Westferry Printworks
 - London Dock (News International)
- 2.5 In the 'Delivering Sustainable Place' section of the proposed submission draft Local Plan there are 21 site allocations and the following include site reference the opportunity to deliver secondary education facilities:
- London Dock (school already secured through planning permission);
 - Westferry Printworks (school already secured through planning permission);
 - Bow Common Gas Works;
 - Billingsgate Market;
 - Leven Road Gas Works.
- 2.6 The Council is working with the Greater London Authority on an Opportunity Area Planning Framework (OAPF) for the Isle of Dogs and South Poplar. The OAPF is supported by a Development Infrastructure Funding study which identifies the infrastructure required to support the growth described in the OAPF. Schools that

have been identified as required are set out in the table of projects towards the end of this chapter.

3. EXISTING AND PLANNED SUPPLY

- 3.1 There are 17 publicly funded secondary schools within the borough providing 14,946 places for 11-16 year olds in 2016/17.
- 3.2 In addition to the publicly funded secondary schools, there are a number of independent schools across the borough. The local authority's school place planning assumes a level of independent provision will be used by families, and data in this report takes this into account in forecasts of need for publicly funded school places.
- 3.3 The need for and provision of secondary education capacity is planned in terms of 'Forms of Entry' (FE), with 150 pupils per FE.
- 3.4 In addition to the proposed delivery of two secondary schools (London Dock and Westferry Printworks) that have been secured through site allocations and planning consents, 4 FE may be delivered by the Livingstone Academy Free School. The dates of delivery of all of these facilities are to be confirmed, but are expected in the years 2018/19 – 2021/22.

4. FORECAST NEED AND FUTURE GROWTH

- 4.1 Calculating the future demand for secondary education is an assessment of the current provision and the forecast need. These factors are accounted for by the GLA School Roll Projections which run up to the year 2030/31, and form the basis for the Council's projections of need for school places. This is the standard approach to projecting school places in London.
- 4.2 After accounting for planned provision, the peak additional need for Year 7 places is projected to occur in the year 2030/31 with an additional 23 year 7 classes of 30 students required to be delivered by this point. Ideally, each secondary school can deliver 6 year 7 classes. This means that a further 4 secondary schools may need to be delivered to meet need.
- 4.3 Because the vast majority of development and population growth is projected to occur in the east of the borough and in particular in the Isle of Dogs and Poplar, these locations are the areas of focus in terms of site allocations for the provision of new secondary schools. However, it should be noted that secondary schools can be more strategically located than primary schools. It is assumed that students will travel further to secondary schools than primary schools.
- 4.4 The Council has proposed more allocations in the proposed submission draft new Local Plan than technical evidence suggests is needed, this is because the Council has a statutory requirement to provide sufficient school places but cannot guarantee any of the site allocations will be brought forward for delivery or the timing of development. In addition, some of these allocations may not be able to deliver the size of school needed or other issues, such as air quality may make an allocated site incapable of delivering a secondary school when it comes forward for delivery

5. WHAT IS THE COUNCIL'S NEED?

- 5.1 Significant levels of development and resulting population growth will result in the need to deliver more secondary schools in the borough over the next 10 years. In terms of the additional need:

Quantum

- 5.2 In the short to medium term, the need for additional secondary school provision is catered for by a range of current planned projects. After accounting for planned provision, it is projected that a further 23 forms of entry are required by 2030/31. This will likely mean the provision of a further 4 secondary schools.

Location

- 5.3 The location of potential new secondary schools is preferred in the areas of the higher levels of new housing development. However, it is recognised that students may travel further to secondary school than to primary school, so a more strategic view of location is possible.

6. POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

- 6.1 Many of the projects to help meet need are proposed to be delivered on development sites. The Council has limited control over the development programme of these sites.
- 6.2 It is with paragraph 6.1 above in mind that the following table has been formed. It sets out the infrastructure projects that are planned to meet its need. Please refer to Appendix E for a Map showing the existing facilities and proposed projects pertaining to this type of infrastructure.

Table 11: Projects identified to help meet the need for secondary schools

Project Reference	Ward	Description	Est. Cost	CIL/S106 required?	Funding	Planned Year of delivery
Site Allocation – London Dock site (School secured in permission)	St Katharine’s & Wapping. Meets borough-wide need.	Site allocation for 6FE secondary school. LBTH to take a long lease and fund construction of new school.	£45m	Yes (£25m CIL)		2020/21
Site Allocation – Westferry Printworks site (School secured in permission)	Canary Wharf. Meets borough-wide need.	Site allocation for 6FE secondary school.	£45m	Yes		TBC
Langdon Park School	Lansbury. Meets borough-wide need.	Additional accommodation for 6 th form.	£5m	Yes		2019
George Green’s School	Island Gardens. Meets borough-wide need.	Additional accommodation for 6 th form.	£5m	Yes		2019
Livingstone Academy	Whitechapel. Meets borough-wide need.	4 FE Academy.	N/A	N/A		2017
Site Allocation – Billingsgate Market	Canary Wharf Meets borough-wide need.	Site allocation for 6FE secondary school.	£39m	Yes		TBC
Site Allocation – Leven Road Gas Works	Poplar Meets borough-wide need.	Site Allocation for 6FE secondary school.	£39m	Yes		TBC
Site Allocation – Bow Common Gas Works	Blackwall and Cubitt Town Meets borough-wide need.	Site allocation for 6FE secondary school.	£39m	Yes		TBC
Raine’s Foundation School	Bethnal Green	Refurbishment: Provision of new Gym and Library facilities.	£5.2m	Yes, £4m S106 allocated.		2017/18
Total			£222.2m			

6. Special Education Infrastructure

1. INTRODUCTION

- 1.1 This section details the need for and provision of the Council's special education facilities that provide for a range of education needs including for pupils who have Special Educational Needs and Disability (SEND).

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government.
- 2.2 National planning policy outlines the importance of ensuring sufficient choice of school places, including special schools, are available to meet the needs of existing and new communities. It also outlines that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement. At a local level planning policy seeks to protect existing schools where they are considered suitable for their use and meet relevant standards. Appendix C of this document lists, in detail, the most relevant sections of the plans and policies that relate to this asset class.

3. EXISTING AND PLANNED SUPPLY

- 3.1 Below is a list of the special schools maintained by the Council. These schools provide for a range of education needs including for pupils who have Special Educational Needs and Disability, particularly those with an Education, Health and Care (EHC) Plan.
- **Beatrice Tate** (40 Southern Grove, E3 4PX) is a co-educational school for pupils aged 11 to 19, specialising in support for pupils with learning difficulties.
 - **Bowden House School** (Seaford, BN25 2JB) is a residential school for boys aged 9 to 19 which specialises in support for pupils with complex social and emotional needs.
 - **Cherry Trees** (68 Campbell Road, E3 4EA) is a primary school for boys from Year 0 to Year 6 which specialises in support for pupils with social, emotional and mental health needs.
 - **Ian Mikardo High** (60 William Guy Gardens, E3 3LF) is a secondary school for boys from Year 7 to Year 13 which specialises in support for pupils with social, emotional and mental health needs.
 - **Phoenix** (49 Bow Road, E3 2AD) is a co-educational, all-through school for pupils from early years to age 19 which specialises in support for pupils with Autistic Spectrum Disorder. Phoenix also operates two satellite sites at Marner Primary School and at Bow School (secondary).

- **Stephen Hawking** (2 Brunton Place, E14 7LL) is a special school for pupils aged 2 to 11, which specialises in support for pupils with profound and multiple learning difficulties.

3.2 The Council also offers resourced provision to support 150 pupils in mainstream schools at a number of primary schools (Bangabandu, Cullogen, Cyril Jackson, Globe, Hague) and secondary schools (George Greens, St Paul's Way Trust). In addition, some of our special schools (Cherry Trees, Ian Mikardo) offer an outreach service to enable staff in mainstream schools to support pupils with SEND.

4. **FORECAST NEED AND FUTURE GROWTH**

4.1 Over the next fifteen years, the borough is expected to see the highest level of population growth in the country, driven by large scale housing development. This will undoubtedly lead to increased demand for school places, however it is difficult to quantify the impact on special schools as a number of different factors affect demand for special schools, such as extending provision to pupils up to 25 years of age (previously 19 years of age). There is no commonly accepted approach for projecting the need for special school places, such as there is for mainstream schools.

4.2 However, it is clear from historical trends that the number of pupils with statements or EHC Plans has risen faster than the overall school population, causing the proportion of pupils with statements/EHC Plans to increase in recent years. Tower Hamlets also has one of the highest proportion of pupils with statements or EHC Plans in England.

4.3 In addition, the Council has had to extend its capacity to alleviate short-term pressures. Stephen Hawking School is operating above its planned capacity, and experiences pressure for more admissions. Phoenix School has extended to include two satellite sites based at mainstream schools, and is still experiencing pressure on its capacity.

4.4 The Council is currently commissioning SEND pupil projections which will take into account these historical trends and pressures on our current capacity. In addition, these projections will enable us to model future scenarios to determine whether our provision could be use more efficiently.

5 **WHAT IS THE COUNCIL'S NEED?**

5.1 Significant levels of development and resulting population growth will result in the need to deliver more special school places in the borough over the Local Plan period.

5.2 While the need is difficult to quantify before the Council has completed the SEND pupil projections, it is estimated that the Council will need to provide 1 or 2 additional facilities over the medium term.

5.3 For special schools the typical approach for identifying locations in terms of areas of greatest demand does not always need to be applied, and as such a more strategic approach to their location can be taken due to these schools often providing their own transport.

6. **POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED**

- 6.1 One project has been identified to help meet the Council's need and one further project is required to be identified. Please refer to table 12 below for more information:

Table 12 Projects identified to help meet the need for Special Schools

Project Reference	Ward	Description	Cost	CIL/S106 Funding required?	Planned Year of delivery
Redevelopment of Former Beatrice Tate School site	St. Dunstan's	Additional accommodation for Stephen Hawking School.	£5m	No – DfE grant funding available.	2017
Former Bow Boys School	Bow East	2FE facility alongside Primary School	Included in Primary School Chapter.	See Primary School Chapter.	See Primary School Chapter
Additional capacity to be identified	TBC	Projects to be identified when specific needs clarified.	£10m	TBC	2018
Total			£15m		

7. Health Facilities

1. INTRODUCTION

- 1.1 This section details the provision of and need for public, primary health care facilities.
- 1.2 Alongside those facilities provided by the Council and the NHS, there are a number of privately owned/run health care facilities within the borough. However as these are not publicly funded, they have not been incorporated within this evidence base document. While private facilities do, and will continue to, supplement the offer of existing and future publicly funded facilities, they have not been included in any calculations or projections of future need and provision.
- 1.3 The NHS operates the publicly funded facilities in the borough, and the Council works collaboratively with Tower Hamlets Clinical Commissioning Group commissioning (CCG) to deliver new or expanded facilities.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission draft Local Plan (DLP), the London Plan (LP) produced by the Greater London Authority (GLA), and the National Planning Policy Framework (NPPF) produced by central government.
- 2.2 A requirement of national planning policy is that Local Planning Authorities are required to take account of, and support, local strategies to improve health and deliver sufficient health care facilities to meet local needs. At a local level, policy seeks to protect existing health facilities, and where new ones are being provided there is an encouragement for co-location and integration of health care services, including with local authority delivered support services. Appendix C of this document lists the most relevant sections of the plans, policies and strategies that relate to this asset class.
- 2.3 There is currently a new Health and Wellbeing Strategy 2017-2020, which contains a priority around Healthy Place:
- We aim to identify three areas in the borough where there is a particular need to improve the physical environment (eg lack of green space, population growth) and engage with residents and local organisations on priorities for improvement to benefit health and wellbeing;
 - Develop a process to ensure that the impacts on health and wellbeing made by major developments are routinely assessed and considered in planning decisions;
 - Support the council's Air Quality Plan and implement an air quality communications campaign across the partnership
- 2.4 Requirements for new or improved primary care infrastructure are identified through the Tower Hamlets Clinical Commissioning Group's Estates Strategy. The most recent update of this strategy was July 2016.
- 2.5 Policy S.CF1 of the proposed submission draft Local Plan seeks to maintain an adequate supply and range of community facilities, including health facilities, across

the borough to serve local needs and support the creation of more liveable and sustainable places.

2.6 In addition to the plans and strategies listed above, it is worth noting that a number of sites have been allocated under the Council's proposed submission draft Local Plan to deliver new Health Facilities. In particular, the following sites have been allocated for delivery:

- Crossharbour Town centre (replacement of existing);
- London Dock;
- Marsh Wall East;
- Marsh Wall West;
- Millharbour;
- Millharbour South;
- Whitechapel South (Sexual Health Clinic);
- Wood Wharf.

3. EXISTING AND PLANNED SUPPLY

3.1 There are currently 37 Primary Health Care facilities in the borough, with a combined list size of 313,049 people. The 37 facilities provide an estimated equivalent of 182 Full Time Equivalent (FTE) General Practitioners (GPs) and 1,868,917 GP appointments. Please refer to Appendix F for a list of the facilities and associated information. Please refer to the map attached at Appendix G which shows the locations of these health facilities and the areas that are within a 10 minute walk of them. This map also shows the locations of potential projects.

3.2 It is also worth noting that Primary Health Care Facilities provide a range of different services. The NHS is required to make sure a range of services are provided and the Council is required to help ensure appropriate facilities are provided to accommodate these services.

4. FORECAST NEED AND FUTURE GROWTH

4.1 In order to determine the current and future need for primary care services in the borough, reference can be made to the NHS' Healthy Urban Development Unit Model. This model indicates that 1 GP per 1,800 populations should be provided in the borough. This is applied here as a proxy, given that primary care strategy takes into account the full breadth of primary care support staff, and that this is a flat ratio which does not account for a more complex health mix within a community of Tower Hamlet's diversity and deprivation.

4.2 Taking this measure as the benchmark for provision of health care facilities, table 13 below analyses the current provision of facilities in the context of current and future need.

Table 13: GPs - Supply vs. Demand

Year	Provision (GP's - FTE)	Projected Population	Demand (GP's)	Deficit / Surplus	Deficit / Surplus (% of Provision)
2016/17	182.13	300,985	167.21	14.92	8.19
2020/21	182.13	335,755	186.53	-4.40	-2.42
2025/26	182.13	373,753	207.64	-25.51	-14.01
2030/31	182.13	395,323	219.62	-37.49	-20.59

- 4.3 The table above demonstrates, in overall terms, outlines that there are enough GPs in the borough to accommodate current need. When considering projected population growth and assuming no further GPs are provided, there will be a deficit of nearly 21% in the provision of this type of infrastructure. Thirty seven additional GPs will need to be provided by 2030/31 to accommodate population growth.
- 4.4 The Tower Hamlet's Clinical Commissioning Group's 2016 Estates Strategy sets out a model which calculates growth in terms of GP appointment numbers, and the required number of clinic and treatment rooms to accommodate those appointments. These figures combine population growth projections and assumptions about shifts in activity following reductions in outpatient appointments. Our current preference is to maintain the HUDU model cited in 4.1, but we will continue to review these considerations for future proposals.
- 4.5 Spatial considerations are also relevant. Generally, infrastructure should be within a reasonable walking distance of residents. Assuming that residents should not have to walk for longer than 10 minutes to access a primary health care facility, there are a few areas in the borough that are not appropriately catered for in spatial terms, in particular: the southern section of the Isle of Dogs; a section of Limehouse, the area adjacent to the Leamouth Peninsula and Fish Island.

5. **WHAT IS THE COUNCIL'S NEED?**

- 5.1 Significant levels of development and resulting population growth will result in the need to deliver more Primary Health Care facilities in the borough over the next 15 years. In terms of the additional need:

Quantum

- 5.2 In the short to medium term, until 2021, existing provision is nearly able to accommodate the current demand for these facilities.
- 5.3 For the longer term, a number of new facilities will need to be delivered across the borough. By 2030/31, 37 additional FTE GPs will be required to account for population growth. This represents a need of 6 – 7 new Primary Health Care facilities.

Location

- 5.4 Given the fact that there are a number of areas to the east of the borough that are not within walking distance of facilities, and as the greatest increases in population growth are expected in the Poplar, Canary Wharf, and Blackwall and Cubitt Town Wards, additional provision of this asset class should be prioritised in these areas. Fish Island will require the delivery of a new facility, but this may be the responsibility

of the London Legacy Development Corporation (in conjunction with the NHS), depending on the timing of the required delivery.

6. POTENTIAL PROJECTS TO HELP MEET THE COUNCILS NEED

- 6.1 There are a number of projects to help meet need. A high proportion of these projects are proposed to be delivered on development sites. The Council has limited control over the development programme of these sites although the Council is undertaking monitoring so the necessary funding can be released for delivery in a timely fashion.
- 6.2 It is currently the case that 21 projects have been identified to enhance the provision of primary care in the borough. These projects range from the conversion of office space to consultation rooms, to the provision of brand new health care facilities. Please refer to table 14 which sets out the projects that are planned to meet need.

Table 14: Projects identified to help meet the need for Primary Health care Facilities

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Proposed Year of Delivery
Smaller Projects					
Aberfeldy Practice	Lansbury	Conversion of office space into clinical space: -creation of an enclosed section in the waiting area to house a patient pod to allow patients to record medical data including BP, BMI etc that will save appointment time.	£232,850	Yes – S106 funding Secured and Approved.	2017
Barkantine Health Centre	Canary Wharf	Creation of 5 new consulting/treatment rooms.	£171,200	Yes – S106 funding Secured and Approved.	2017
Blithehale Health Centre	Weavers	Conversion of available space into clinical consulting room.	£22,600	Yes – S106 funding Secured and Approved.	2017
Jubilee Street Practice	Shadwell	Conversion of large community room into clinical area to undertake telephone triage and / or face to face consultations.	£120,600	Yes – S106 funding Secured and Approved.	2017
Limehouse Practice	Limehouse	Restructure of current premises to create additional clinical space -Rehouse teams within the Practice to increase efficiency and economies of scale -Create a more welcoming environment for patients.	£170,000	Yes – S106 funding Secured and Approved.	2017
Mission Practice	St Peter's	Creation of new consulting room by relocating communication room - Installation of multimedia equipment.	£130,600	Yes – S106 funding Secured and Approved.	2017
Spitalfields Practice	Spitalfields and Banglatown	Conversion of a large room into two clinical rooms -Conversion of a store room into a	£207,000	Yes – S106 funding Secured and Approved.	2017

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Proposed Year of Delivery
		therapy room.			
Wapping Group Practice	St. Katharine's and Wapping	Extension of a room to undertake minor surgery, warfarin clinics and patients BMI.	£137,315	Yes – S106 funding Secured and Approved.	2017
Whitechapel Health	Whitechapel	Conversion of office to a clinical room -Ground floor baby changing facility.	£148,500	Yes – S106 funding Secured and Approved.	2017
Larger Projects					
Goodman's Fields - Primary Care Facility	Whitechapel	Goodman's Field - Primary Care Facility that will house City Well Being and Whitechapel Health GP Practices - 1,050 sq. m.	£3.5m	Yes – S106 funding ringfenced.	2019/2020
Wellington Way – Health care Facility	Bromley North	Wellington Way - part refurbishment of existing health care facility and part new build.	£4.6m	Yes – S106 funding ringfenced.	2018
Suttons Wharf	Bethnal Green	Potential Relocation of Globe Town Surgery.	£3.1m	Yes – S106 funding ringfenced.	2018
Aberfeldy Estates	Lansbury	Aberfeldy Estates - Provision of a new health care facility to rehouse Aberfeldy Practice 1050 sq. m.	£3.1m	Yes – S106 funding ringfenced.	2018/2019
London Dock Site Allocation	St. Katharine's and Wapping	Delivery of new facility.	TBC	TBC	TBC
Whitechapel South Site Allocation	Whitechapel	Replacement of and provision of new Sexual Health Facility.	TBC	TBC	TBC
Wood Wharf Site Allocation	Blackwall and Cubitt Town	Wood Wharf New development to include new health facility.	TBC	Potentially for fit out - TBC	2022/2023
Crossharbour Site Allocation – re-provision	Blackwall and Cubitt Town	Re-provision of modernised facility.	TBC	TBC	TBC
Marsh Wall East Site Allocation	Blackwall and Cubitt Town	Delivery of new facility.	TBC	TBC	TBC
Marsh Wall West	Canary Wharf	Delivery of new facility.	TBC	TBC	TBC

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Proposed Year of Delivery
Site Allocation					
Millharbour Site Allocation	Canary Wharf	Delivery of new facility.	TBC	TBC	TBC
Millharbour South Site Allocation	Canary Wharf	Delivery of new facility.	TBC	TBC	TBC
Total			£15.64m		

8. Leisure and Sports Facilities

1. INTRODUCTION

- 1.1 This section details the provision of and need for indoor sport and leisure facilities in the borough. The information is based on adopted plans, policies and strategies and is consistent with the infrastructure need identified to support the delivery of the existing Local Plan consisting of the Core Strategy, Managing Development Document and the proposed submission draft Local Plan. It will focus in particular on the provision of swimming pools and sports halls.
- 1.2 The reason for the focus on the provision of sports halls and swimming pools is because Sport England provides benchmarks for performance only in respect of these types of facilities, enabling a quantitative assessment of need.
- 1.3 Outdoor sports facilities, and playing pitches in particular, are covered within the open space section of this document.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. At a local level there is the Council's Indoor Facilities Strategy (2017) which forms part of the evidence base for the proposed submission draft Local Plan.
- 2.2 Planning policy seeks to deliver healthy and liveable neighbourhoods that promote active and healthy lifestyles and enhance people's wider health and well-being. This will be achieved through the delivery of high quality, useable and accessible leisure facilities, which will include updating existing facilities. Appendix C of this document lists the most relevant sections of the plans, policies and strategies that relate to this Asset Class.
- 2.3 Policy SP03 of the CS identifies areas of search for new and improved leisure facilities in the following locations:
 - Shadwell and Wapping
 - Poplar
 - Cubitt Town
- 2.4 In the site allocations section of the MDD two of the sites outlined for future development are to provide additional leisure facilities are:
 - Poplar Baths (now delivered)
 - Westferry Printworks
- 2.5 This chapter takes account of the Council's proposed submission draft Local Plan which proposes that the development of the Westferry Printworks Site should involve the expansion of the existing Tiller Road Leisure Centre. It also takes account of the proposed site allocation on the Bishopsgate Goods Yard site which requires the provision of a Leisure Facility.

2.6 This chapter also takes account of the Indoor Sports Facilities Strategy which identifies the following strategic options and objectives:

Strategic Option	Strategic Objective:
1. Investigate any opportunities for adding indoor sports provision as part of the Bishopsgate Goods Yard development, potentially as a joint venture with partners, including neighbouring councils.	Increase the overall supply of publicly accessible sports halls and swimming pools in Tower Hamlets.
2. Investigate any opportunities to develop indoor sports provision as a joint venture with partners, including neighbouring councils.	Increase the overall supply of publicly accessible sports halls and swimming pools in Tower Hamlets.
3. Explore provision of Whitechapel Sports Centre with an enhanced facilities mix (pitch and sports hall, plus possibly a pool) on the existing or an alternative site as part of the wider re-development of the Whitechapel area.	<p>Increase the overall supply of publicly accessible sports halls and swimming pools in Tower Hamlets.</p> <p>Re-provide indoor sports facilities with improved provision that is consistent with best practice guidance.</p> <p>Improve economic efficiency and energy efficiency of indoor sports facilities.</p>
4. Investigate options for increasing community access to sports halls on school sites and other dual-use facilities.	Increase the overall supply of publicly accessible sports halls and swimming pools in Tower Hamlets.
5. Investigate options for a lido in the borough to provide additional swimming pool capacity in line with the Mayor's pledge.	Increase the overall supply of publicly accessible sports halls and swimming pools in Tower Hamlets.
<p>6. At York Hall, the council should explore either:</p> <ul style="list-style-type: none"> • Refurbishment of York Hall with the existing facilities mix (excluding Mayfield House), or; • Re-development of the site including Mayfield House and retention of the historic York Hall building, with pool provision and potentially enhanced facilities mix and housing development, or; • Re-development of the site including Mayfield House and retention of the historic York Hall building and the event function / boxing hall, with housing development, but with pool provided elsewhere. 	<p>Increase the overall supply of publicly accessible sports halls and swimming pools in Tower Hamlets.</p> <p>Re-provide indoor sports facilities with improved provision that is consistent with best practice guidance.</p> <p>Improve economic efficiency and energy efficiency of indoor sports facilities.</p>
<p>7. The Council should investigate either:</p> <ul style="list-style-type: none"> • The retention/refurbishment of the St George's Pool, with the addition of a sports hall, with an option for housing development on the site, or; • The addition of new facilities at John Orwell Leisure Centre, including a 	<p>Increase the overall supply of publicly accessible sports halls and swimming pools in Tower Hamlets.</p> <p>Re-provide indoor sports facilities with improved provision that is consistent with best practice guidance.</p>

swimming pool, of high design quality, to replace any lost provision at St George's and new facilities such as 5-a-side playing pitches. St George's could then be redeveloped to help fund the new facilities.	Improve economic efficiency and energy efficiency of indoor sports facilities.
8. The council should explore options to improve the facility mix of the Tiller Leisure Centre by: <ul style="list-style-type: none"> Investigating if the adjacent proposed school sports facilities could be brought into the footprint of the leisure centre. This could include the redevelopment of Tiller Leisure Centre to create a more financially viable and attractive provision in a high growth area. Investigating the inclusion of alternative site allocations for the Isle of Dogs in the Local Plan. 	<p>Increase the overall supply of publicly accessible sports halls and swimming pools in Tower Hamlets.</p> <p>Re-provide indoor sports facilities with improved provision that is consistent with best practice guidance.</p> <p>Improve economic efficiency and energy efficiency of indoor sports facilities.</p>
9. Continue to support the implementation of the council's Carbon Management Plan, Climate Change Strategy and Air Quality Action Plan.	Improve economic efficiency and energy efficiency of indoor sports facilities.
10. Work with the council's equalities forums to evaluate the accessibility and suitability of the council's indoor sports facilities for people of all protected characteristics.	Re-provide indoor sports facilities with improved provision that is consistent with best practice guidance.

3. **EXISTING & PLANNED SUPPLY**

3.1 The Council provides a number of indoor sport and leisure facilities across the borough.

3.2 This section sets out in detail the following types of facility where they are provided by the Council:

- Sports Halls;
- Swimming Pools.

Existing Sports Hall Provision

3.3 Sports Hall capacity is expressed in terms of the number of standard size badminton courts that can be set up in a sports hall. A standard sports hall consists of four badminton courts. Sports halls that are dual use (i.e. accessible to the public outside of school hours) are considered to provide 25% capacity only. Table 15 below provides a breakdown of how sports halls are spread across the borough:

Table 15: Sports Hall in Tower Hamlets

Ward	Total Number of Courts	Reduction for Dual Use
Bethnal Green	7	6
Bow West	4	3

Bromley North	1	0.75
Bromley South	4	3
Canary Wharf	4	4
Island Gardens	4	3
Mile End	8	7
Poplar	5	4.75
Shadwell	5	3.75
Spitalfields and Banglatown	11	9.25
St Dunstan's	3	2.25
St Katharine's and Wapping	4	4
St Peter's	3	2.25
Stepney Green	6	4.5
Weavers	6	4.5
Whitechapel	1	0.75
Total	76	62.75

NB: Only wards with sports hall provision are listed.

- 3.4 The total number of courts in the borough is 76 however, the multi-use nature of these courts to an extent diminishes their utility, meaning the available quantum of courts is 62.75.

Existing Swimming Pool Provision

- 3.5 Swimming pool capacity is expressed in square metres of water space available for lane swimming. Swimming pools are only considered for the purpose of modelling if they are publicly accessible and are main swimming pools enabling lane swimming. Learner pools and leisure pools are excluded. Table 16 below provides a breakdown of how publicly accessible swimming pools are spread across the borough:

Table 16: Existing Swimming pools

Swimming Pools	
Ward	Size of pool (sqm)
Canary Wharf	312.5
Mile End	416.25
Poplar	312.5
Shadwell	466.2
St Peter's	425
Total	1932.45

NB: Only wards with swimming pool provision are listed.

The Council's Sports and Leisure Centres

- 3.6 The Council is responsible for operating a number of multi-use centres in the borough. The Council presently works in partnership with Greenwich Leisure Limited (GLL) who manages the facilities under the 'Better' brand. The Council leisure centres are:

- John Orwell Sports Centre, Tench Street, E1W 2QD;
- St George's Leisure Centre, 221 The Highway, E1W 3BP;
- Whitechapel Sports Centre, Durward Street, E1 5BA;
- Mile End Park Leisure Centre and Stadium, 190 Burdett Road, E3 4HL;
- Tiller Leisure Centre, Tiller Road, E14 8PX;
- York Hall Leisure Centre, Old Ford Road, E2 9PL;
- Poplar Baths, 170 East India Dock Road, E14 0ED.

3.7 These centres comprise a number of different facilities such as sports halls, fitness studios, gyms and swimming pools.

4. **FORECAST NEED AND FUTURE GROWTH**

4.1 Table 17 below provides the indices by which benchmarking for the delivery of indoor Leisure and Sports Facilities should be undertaken to assess levels of required provision by Local Authorities. Please note that the indices in question are aspirational targets that may not align with the delivery practices of a land constrained borough like Tower Hamlets.

Table 17: Indices to assess performance in terms of Leisure Facility provision

Area	Measure	Value	Source
Sports Halls	courts per 1,000 person	0.34	Sports Facility Calculator – Sport England, LBTH specific
Swimming Pools	sq. m of water per 1,000 person	11.48	Sports Facility Calculator – Sport England, LBTH specific

5. **SUPPLY VS FORECAST NEED**

5.1 The assessment of leisure facilities will focus on provision of sports halls (badminton courts) and swimming pools assessment as these are the types of facility for which the borough has delivery benchmarks.

Badminton Courts

5.2 Table 18 below sets out the surplus/deficit in provision in respect of this infrastructure type between 2016/17 and 2030/31.

Table 18: Sports halls (badminton courts) – Supply vs Demand

Year	Provision (No. of Courts)	Projected Population	Demand (Courts)	Deficit / Surplus	Deficit / Surplus (% of Provision)
2016/17	62.75	300,985	102.33	-39.58	-63.08
2020/21	62.75	335,755	114.16	-51.41	-81.92
2025/26	62.75	373,753	127.08	-64.33	-102.51
2030/31	62.75	395,323	134.41	-71.66	-114.20

- 5.3 The table above demonstrates that the Council is currently running a technical deficit in terms of the delivery of this type of infrastructure. As the population increases so will the deficit if no additional facilities are provided.

Swimming Pools

- 5.4 Table 19 sets out the surplus/deficit in provision in respect of this infrastructure type between 2016/17 and 2030/31.

Table 19: Swimming Pools – Supply vs Demand

Year	Provision (Sq. M)	Projected Population	Demand (Sq. M)	Deficit / Surplus	Deficit / Surplus (% of Provision)
2016/17	1932.45	300,985	3,455.31	-1,522.86	-78.80
2020/21	1932.45	335,755	3854.47	-1922.02	-99.46
2025/26	1932.45	373,753	4290.68	-2358.43	-122.04
2030/31	1932.45	395,323	4538.31	-2605.86	-134.84

- 5.5 Table 19 above demonstrates that the Council is currently running a deficit in terms of the delivery of this type of infrastructure.
- 5.6 The level of deficit could almost be catered for by delivering two international size swimming pools (25m by 50m) or by delivering 6, county standard swimming pools (17m by 25m).

6. WHAT IS THE COUNCIL'S NEED?

- 6.1 Significant levels of development and subsequent population growth will result in the need to deliver more leisure facilities in the borough over the next 10 years.
- 6.2 In terms of the additional need:

Quantum

- 6.3 In terms of badminton courts, technically, by 2030/31 up to 70 more will be required to accommodate projected population growth. In terms of swimming pools over the same period, technically there is a requirement for (approximately) a further 6 county size swimming pools. A qualitative analysis in the Indoor Facilities Strategy (2017) takes a pragmatic approach to provision and recommends the delivery of 1 new facility via a site allocation at Bishopsgate Goods Yard.
- 6.4 The benchmarks for performance used to produce the requirements set out in paragraphs 5.2 and 5.4 above are aspirational and should not be treated as absolute. Whilst there should be some effort to extend existing and deliver new facilities, the improvement of the quality and utilisation of existing facilities is an important consideration for the Council.

Location

- 6.5 As the greatest population growth is expected to be within the wards of Blackwall and Cubitt Town, Canary Wharf, Whitechapel and Poplar, additional provision as well

upgrades to existing facilities should be considered a priority in these areas. However, indoor leisure facilities are of a more strategic rather than neighbourhood nature and as such, provision elsewhere in the borough, may help meet demand in areas of high growth where pressure on land use is particularly high.

7. POTENTIAL PROJECTS TO HELP MEET THE COUNCILS NEED

- 7.1 The Council has identified a number of potential projects to help meet its need to deliver this type of facility. An important part of this will also be for the Council to secure agreements with schools to enable these facilities to be more accessible to the public.
- 7.2 Please refer to table 20 below which sets out the potential projects to help meet the Council's needs:

Table 20: Projects identified to help meet the need for Sports and Leisure Facilities

Project Reference	Ward	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
Bishopsgate Goods Yard Leisure facility	Weavers	Investigate opportunities for adding indoor sports provision as part of the Bishopsgate Goods Yard development.	TBC	Yes	TBC
Development of joint leisure facilities	Borough-wide	Investigate any opportunities to develop indoor sports provision as a joint venture with partners, including neighbouring councils.	TBC	Yes	TBC
Whitechapel leisure facility provision	Whitechapel	Explore provision of Whitechapel Sports Centre with an enhanced facilities mix (pitch and sports hall, plus possibly a pool) on the existing or an alternative site.	TBC	Yes	TBC
Sports halls - additional provision through dual use	Borough-wide	Investigate options for increasing community access to sports halls on school sites and other dual-use facilities.	TBC	Yes	TBC
Lido	Borough-wide	Investigate options for a lido in the borough to provide additional swimming pool capacity.	TBC	Yes	TBC
York Hall	St. Peters	Redevelopment or /refurbishment of York Hall facility.	TBC	Yes	TBC
John Orwell Leisure Centre and St George's Pool options	St. Katharine's & Wapping/ Shadwell	Redevelopment /comprehensive refurbishment of existing leisure facilities.	TBC	Yes	TBC
Isle of Dogs leisure facility options	Canary Wharf	Redevelopment /comprehensive refurbishment of existing leisure facilities.	TBC	Yes	TBC
Energy efficiency programme	Borough- wide	Continue to support the implementation of the Council's Carbon Management Plan, Climate Change Strategy and Air Quality Action Plan.	TBC	Yes	2018

Project Reference	Ward	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
Access improvement programme	Borough- wide	To evaluate and ensure sustainable access for people using the Council's indoor sports facilities.	TBC	Yes	2018
Sports and leisure facility improvement programme	Borough-wide	Rolling programme of improvement works to existing facilities to ensure sufficiency and suitability while major renewal, replacement and new built projects are developed.	£0.555m	Yes	2018
Total			0.555m		

9. Local Presence Community Facilities (e.g. Idea Store, library or archives facility)

1. INTRODUCTION

- 1.1 This section details the need for and provision of Idea Stores, libraries and archives across the borough. The information is based on adopted plans, policies and strategies and is consistent with the infrastructure need identified to support the delivery of the existing Local Plan consisting of the Core Strategy and the Managing Development Document.
- 1.2 An 'Idea Store' is a facility that provides a local presence for the Council's library, learning and information functions, as well as offering a wide range of other uses including access to council services, career support, training, meeting areas, cafes, arts and leisure pursuits in easily accessible locations (known as the "Local Presence offer").

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. At a local level there is the 'Idea Store Strategy 2009', which formed part of the evidence base for the existing Local Plan.
- 2.2 Local planning policy supports the role and growth of Idea stores and libraries, protects existing facilities where they meet an identified local need and the building is suitable for its use. Appendix C of this document lists the most relevant sections of the plans, policies and strategies that relate to this asset class.
- 2.3 Policy SP07 of the CS supports the growth of Idea Stores and libraries in accessible locations and identifies the following areas of search for new Idea Stores:
- Shadwell (This area of search is now served by Idea Store Watney Market.)
 - Bethnal Green
 - Crossharbour
- 2.4 Policy DM8 of the MDD seeks to protect existing community facilities which would include Idea Stores, libraries and archives.
- 2.5 In the site allocations section of the MDD four of the sites (as listed below) that are outlined for future development are to provide additional Idea stores facilities:
- Bishopsgate Goods Yard
 - Bromley-by-Bow North East Quadrant
 - Wood Wharf
 - Crossharbour Town Centre
- 2.6 The Idea Store Strategy 2009 outlines a number of locations which could provide new facilities in addition to the Watney Market facility which has been delivered:
- Bromley-by-Bow
 - Wood Wharf
 - Crossharbour
 - Bethnal Green
- 2.7 The Council's submission draft Local Plan identifies a number of sites on which a new Idea Store (incorporating the wider Local Presence service offer), or an archive, should be located. These sites include:

- Bishopsgate Goods Yard;
- Wood Wharf
- Crossharbour;
- Chrisp Street Town Centre (re-provision of existing Idea Store).

2.8 It should be noted that the Council's *Asset Strategy Scoping, Principles and Priorities paper for Tower Hamlets for 2015-2020* which was referred to Cabinet in December 2015 requires that long-term maintenance and revenue funding will need to be identified before the Council takes on the management of new facilities.

3. **EXISTING & PLANNED SUPPLY**

3.1 There are currently 7 Idea Stores/libraries and one historical archive within the borough. Table 21 below provides further information.

Table 21: Existing Idea Stores, Libraries and Archive Facilities.

Name	Size (Sq. M GIA)	Ward
Idea Store Canary Wharf	797	Canary Wharf
Idea Store Whitechapel	1,827	Whitechapel
Idea Store Chrisp Street	864	Poplar
Idea Store Bow	1,147	Bow East
Idea Store Watney Market	1,250	Shadwell
Bethnal Green Library	1,391	Bethnal Green
Cubitt Town Library	585	Blackwall and Cubitt Town
Bancroft Local History & Archives Library	1,550	Bethnal Green
Total Libraries / Idea Store	7,861	
Total Archives	1,550	

3.2 Floor areas included in this table relate to library and ancillary uses within Idea Stores only. Non-library floor areas are not included. This is in line with the Public Libraries, Archives and New Development - A Standard Charge Approach (2008) produced by the Museums, Libraries and Archives Council.

3.3 It should be noted that planning permission has been granted for a new development on Wood Wharf and development has commenced. This planning permission secured an option in favour of the Council to secure a new Idea Store to replace the existing one on the Canary Wharf site. At a defined point in the construction programme the Council will need to decide whether to seek the delivery of this facility or an equivalent S106 financial contribution. The proposed Idea Store will provide approximately 300 sq. m of additional floorspace compared to the current Canary Wharf facility. An alternative location (the Asda site in Crossharbour) is also under consideration as a strategic location to serve communities on the Isle of Dogs.

4. **FORECAST NEED AND FUTURE GROWTH**

4.1 Table 22 below provides the indices by which benchmarking for the delivery of libraries and archive facilities should be undertaken to assess levels of required provision. Please note that the indices in question are aspirational targets that may not align with the delivery practices of a land constrained borough like Tower Hamlets.

Table 22: Indices to Benchmark Performance of Idea Stores, Libraries and Archive Facilities

Area	Measure	Value	Source
Library space	Space per 1,000 person	30sqm	Museums, Libraries and Archives Council: Public Libraries, Archives and New Development - A Standard Charge Approach (2008)
Archive	Space per 1,000 person	6sqm	Museums, Libraries and Archives Council: Public Libraries, Archives and New Development - A Standard Charge Approach (2008)

5. **SUPPLY VS FORECAST NEED**

Quantum

- 5.1 The benchmark figures set out within table 22 above will be used to analyse the existing provision of 'Idea Stores' and archive space, as well as to forecast what level of provision would be required in order to meet the demands of the future population.
- 5.2 Tables 23 and 24 below outline the current and future provision of archives and Idea Store facilities against performance benchmarks:

Table 23: Supply vs Demand – Idea Stores and Libraries

Year	Provision (Sq. M)	Projected Population	Demand (Sq. M)	Deficit / Surplus	Deficit / Surplus (% of Provision)
2016/17	7,861	300,985	9,030	-1,169	-15
2020/21	7,861	335,755	10,073	-2,212	-28
2025/26	7,861	373,753	11,213	-3,352	-43
2030/31	7,861	395,323	11,860	-3,999	-51

Table 24: Supply vs Demand – Archives

Year	Provision (Sq. M)	Projected Population	Demand (Sq. M)	Deficit / Surplus	Deficit / Surplus (% of Provision)
2016/17	1,550	300,985	1805.91	-255.91	-16.51
2020/21	1,550	335,755	2014.53	-464.63	-29.97
2025/26	1,550	373,753	2242.52	-692.52	-44.68
2030/31	1,550	395,323	2371.94	-821.94	-53.03

- 5.3 The information contained in tables 23 and 24 above shows that, at present, there is a current technical deficit in the provision of Idea Stores and libraries of 15%. Should the population increase at the rate which is projected, this deficit in provision would increase to 51% by 2030/31. Given that existing Idea Stores and libraries range from 800sqm to 1,800sqm, a 51% in deficit could be mitigated by the provision of 2 – 4 new facilities.
- 5.4 In terms of archive facilities, the technical deficit in provision is technically currently 16.51%. By 2030/31 this deficit, due to projected population growth, will have increased to 53.03%. It is thought that the provision of a new facility, to replace or in addition to the current facility could mitigate this deficit.

Location

- 5.5 The current Idea Store Strategy (2009) directs that Idea Stores and libraries have a catchment area of 1 mile. The Council should aim to ensure that as much of the borough is within the catchment of one of these facilities.

6. WHAT IS THE COUNCIL'S NEED?

- 6.1 Significant levels of development and resulting population growth will result in the need to deliver more Idea Stores, library and archive capacity in the borough over the next 15 years. In terms of the additional need:

Quantum

- 6.2 Technically, by 2030/31, there is projected to be a deficit in provision of Idea Stores and libraries of almost 4,000 sq. m. To mitigate this deficit, between 2 and 4 additional facilities (or equivalent expansions to existing ones) would need to be delivered.
- 6.3 In terms of archives facilities, by 2030/31, there is projected to be a deficit in provision of 821 sq. m. The provision of a new facility, to replace or in addition to the current facility could mitigate this deficit, depending on the size of the proposed facility.

Location

- 6.4 An important factor to consider when identifying the locations that are most in need for the delivery of new Idea Stores is that the success of the Idea Stores programme is contingent on the stores being located in town centres. Provision of new facilities should be considered in these locations.
- 6.5 In terms of archive facilities, a more strategic view of location can be considered; however customer facing (as opposed to storage) elements of these facilities would be better located in town centres and as part of a co-location with other facilities.

7. POTENTIAL PROJECTS TO HELP MEET THE COUNCILS NEED

- 7.1 Many of the potential projects for this asset class that will require CIL or S106 funding are proposed to be delivered on development sites. The Council has limited control over the development programme of these sites. Therefore, it is the case that the Council will have to decide whether to deliver facilities on these sites when the site becomes available. Formal processes are being established on a case-by-case basis to ensure the Council can effectively do this.
- 7.2 It is with paragraph 7.1 above in mind that the following table has been formed. It sets out the infrastructure projects that are planned to meet need.

Table 25: Projects identified to help meet the need for Local Presence Community Facilities (e.g. Idea Store, library or archives facility)

Project Reference	Ward	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
Site Allocation - Wood Wharf	Blackwall and Cubitt Town	Delivery of a new Idea Store or local presence facility.	Dependant on which facility is provided - £6m (Land and shell and core) + £1.5m fit out	Yes	2021
Site Allocation - Cross harbour facility	Blackwall and Cubitt Town	Delivery of a new Idea Store or local presence facility.	Dependant on which facility is provided - £6m (Land and shell and core) + £1.5m fit out	Yes	2021
Bethnal Green Facility/Northwest of the borough	Bethnal Green	Delivery of a new Idea Store, library or local presence facility.	£6m (Land and shell and core) + £1.5m fit out	Yes	2022
Bromley by Bow Facility	Bromley South	Delivery of a new Idea Store or local presence facility.	£6m (Land and shell and core) + £1.5m fit out	Yes	2025
Site Allocation - Chrisp Street Idea Store refurbishment	Lansbury	Refurbishing existing facility.	£0.5m	Yes	TBC
East London Heritage Centre	TBC	Delivery of a new archive facility.	£6m (Land and shell and core) + £1.5m fit out	Yes	2022
Idea Stores Improvement Programme	Borough Wide	Rolling programme of improvement works to existing facilities to ensure sufficiency and suitability while major renewal, replacement and new built projects are developed.	£500k pa	Yes	2017
Total			£38.5m		

10. Transportation, Connectivity and Public Realm Infrastructure

1 INTRODUCTION

- 1.1 This section details the need for and provision of transportation and connectivity infrastructure, is based on adopted plans, policies and strategies and is consistent with the infrastructure need identified to support the delivery of the existing Local Plan consisting of the Core Strategy and the Managing Development Document. In addition to this the details within this section reflect emerging planning policy, as set out within the proposed submission draft Local Plan. In addition to the aforementioned documents, studies used in the formation of the proposed submission draft Local Plan, such as the Transport Strategy and details of studies used in the emerging OAPF all help to shape the information within this chapter.
- 1.2 The responsibility for delivering this type of infrastructure, which includes rail systems, roads, signalling, junctions, roundabouts and cycling and pedestrian infrastructure is shared between TfL, the Council, local developers and other bodies.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government.
- 2.2 National planning policy promotes that local authorities should work with transport providers to ensure this type of infrastructure is sufficiently provided to support sustainable development. Local policy encourages the provision of a hierarchy of integrated transport interchanges that offer access to a range of public transport modes across the borough. Appendix C of this document lists the most relevant sections of the plans and policies that relate to the provision of this asset class.
- 2.3 Policy SP08 of the CS aims to improve public transport and accessibility to meet the demands of the current population and in identified growth areas. It specifies the need to improve connectivity infrastructure in the east of the borough and the Isle of Dogs. This policy also promotes working with neighbouring boroughs and TfL to explore and deliver cross boundary public transport projects.
- 2.4 Policy SP09 of the CS protects, promotes and ensures a well-connected, joined-up street network that integrates street types and users and there is support for a high-quality public realm network that provides a range of sizes of public spaces that can function as places for social gathering.
- 2.5 In Policy DM23 of the MDD it outlines that development should be well-connected with the surrounding area. An integral part of development shall be the public realm including matters of safety and security as well as good design. Public realm improvements will be encouraged at transport interchanges to ensure easy access between different transport modes.
- 2.6 In Policy S.TR1 of the proposed submission draft Local Plan it outlines that development is located within areas of high levels of public transport, does not have an adverse impact on the public transport network and prioritises the travel choice of non-privately owned vehicles.

3. EXISTING & PLANNED SUPPLY

- 3.1 TfL provides the majority of public transport services within the borough in the form of the Docklands Light Railway, Underground railway, Overground railway, Thames Clipper boat, buses and bicycles. The Council works in partnership with TfL to facilitate upgrades to or provide new infrastructure in this regard. Please note that TfL are likely to provide funding for some of the more significant items of infrastructure.
- 3.2 The majority of the borough's arterial roads are owned, operated and maintained by TfL. The Council owns and maintains the remaining secondary and local streets in the borough (aside from private roads).
- 3.3 Crossrail stations at Canary Wharf and Whitechapel will be delivered by 2018 significantly increasing access to strategic transport infrastructure to these areas. In addition, the upgrades to the Cycle Superhighway 2 (Aldgate to eastern edge of borough) were completed in 2016.
- 3.4 Other improvements are being made to the borough's transport infrastructure on an ongoing basis in line with local and regional policy objectives.

4. FORECAST NEED AND FUTURE GROWTH

- 4.1 Demand for transport and connectivity infrastructure will increase with the delivery of new development and population growth. Demand will generally be identified through qualitative studies of specific areas as well as by TfL who undertake capacity modelling for transport modes.
- 4.2 The Infrastructure Planning Team will continue to work with TfL and the Council's Transport & Highways Team to identify projects to meet demand for this type of infrastructure project.

5. SUPPLY VS FORECAST NEED

- 5.1 It is difficult assess supply against demand in a quantitative manner. Therefore, the Council will continue to work with partners to ensure this type of infrastructure is delivered to meet demand on a case-by-case basis and in line with the evidence supporting the proposed submission draft Local Plan and the draft OAPF for the Isle of Dogs and South Poplar.

6. WHAT IS THE COUNCIL'S NEED?

- 6.1 Improvements to transport and connectivity infrastructure can be delivered where local analysis, strategy, or TfL, indicate works might be required. Many of the relevant projects may aim to encourage modal shift (e.g. reallocation of road space from cars to bicycles) to support more active and sustainable travel. Significant levels of development and resulting population growth will require the need for transport infrastructure to be delivered both at a strategic and local level.
- 6.2 The additional need for transport infrastructure requires the following to be considered:

Quantum

- 6.3 This is difficult to define on a quantitative basis given projects will usually be identified in qualitative, area-based analysis. However, it is clear that a number of projects are required to be delivered to improve connectivity infrastructure in the borough. It will also be important to continue investing in existing infrastructure to ensure it is capable of coping with increased demand.

Location

- 6.4 There is significant demand for connectivity infrastructure throughout the borough. Areas of high growth on the Isle of Dogs (and South Poplar) as well as new and improved links across the River Lea are some examples of where there is very high demand for this infrastructure.

7. POTENTIAL PROJECTS TO HELP MEET THE COUNCILS NEED

- 7.1 Table 26 below sets out infrastructure projects that are planned to meet need.

Table 26 Projects identified to help meet the need for Transportation, Connectivity and Public Realm Infrastructure

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
Fish Island - TfL Cycle Hire Scheme Extension/ Enhancement	Bow East	Improvements and enhancements to the TfL Cycle Hire scheme	£40k per station	No	2017
Whitechapel Station Upgrade	Whitechapel	Interchange upgrade and connectivity improvements	£3.7m	TBC	TBC
Hackney Wick Station - Crossrail 2	Bow East	Eastern branch interchange station	TBC	TBC	TBC
Hackney Wick Station Upgrade	Bow East	Upgrade station access.	£1m from LBTH, £25m total.	£1m committed	2018
Bromley by Bow Station - Upgrade	Bromley North	Station upgrade and connectivity improvements	£86.5m	TBC	TBC
South Dock Bridge 1	Canary Wharf	Provision of a second Walking and Cycling Bridge across South Dock	£10m	Yes	2021
South Dock Bridge 2	Canary Wharf	Provision of a replacement of Wilkinson Eyre Bridge pedestrian bridge across South Dock	£10m	Yes	TBC
Public Realm Gateway/ Streetscene Enhancement Programme	Borough-wide	Provision of Public Realm Gateway, 13 yr programme / Upgrading street scene, creating health streets (transforming major street	£15m	Yes	2030

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
		scene)			
Street Lighting Replacement Programme	Borough-wide	Borough wide replacement of Street Lighting, 15 year programme	£15m	Yes	2030
Wapping/ Shadwell Connections	Shadwell	The Highway/Vaughan Way junction improvement scheme	TBC	TBC	TBC
Wayfinding Improvements	Borough-wide	Improvement of wayfinding features throughout the borough, Rollout of Legible London	Ongoing	Yes	Ongoing
Planned Highway Maintenance	Borough-wide	Carriageway maintenance to borough's roads. 2.5m per year, 13 year programme	£2.5m pa, £32.5m	Yes	Ongoing
Roach Point Bridge Connection	Bow East	Replacement of bridge extension to White Post Lane	£10m	No	2019
Old Ford Crown Close Bridge	Bow East	Replacement of pedestrian bridge with bus accessible bridge	£32m	Yes	TBC
New Connection to Greenway	Bow East	Pedestrian link from Wick Lane	£1m	Yes	2020
Crown Close Roundabout	Bow East	Improvement works	£5m	Yes	2020
A12 junctions	Bromley By Bow	Modifying the A12 to provide	£10m	Yes	2018

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
		junctions at grade.			
Aspen Way/Blackwall/Poplar Connections	Canary Wharf/ Poplar	Aspen way decking.	£50m	TBC	TBC
Preston's Road Roundabout	Blackwall and Cubitt/Poplar	Improved pedestrian and cycling facilities at roundabout.	£10m	Yes	2022
Tower Hill Junction Improvement	Whitechapel	Modifying traffic management (possible fly under)	£20m	Yes	TBC
Cycling improvements	IoD&P OAPF Area	Improvements to network and infrastructure.	£20m	Yes	TBC
Road safety improvements	Borough-wide	Accident remedial schemes at hotspots and area wide traffic management.	£10m	Yes	Ongoing
Potential Rotherhithe to Isle of Dogs Thames Crossing	Canary Wharf	Pedestrian and cycling crossing from Isle of Dogs to Southwark.	TBC	No	2022
A13 Connector	Lansbury	Provision of a new connector across the A13 opening up Canning Town Station to the Housing Zone at Tower Hamlets	£10m	TBC	TBC
Alternate A13 bridge	Poplar	Provision of a new connector opening up Canning Town	TBC	TBC	TBC

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
crossing		Station to the Housing Zone at Tower Hamlets			
Ailsa Street Bridge	Lansbury	Provision of a new pedestrian and cycle bridge	£4.1m	TBC	TBC
Poplar Reach Bridge (Leven Road site)	Lansbury	Provision of a new pedestrian and cycle bridge	£3.5m	TBC	TBC
A12 Improvements	Lansbury	Environmental and connection improvements along the A12	£0.5m	TBC	TBC
Leamouth bridge	Poplar	Environmental works/infrastructure, bridge over the River Lea	£0.5m	TBC	TBC
Trinity Bouy Wharf bridge	Blackwall and Cubitt	Environmental works/infrastructure, bridge over the River Lea	TBC	TBC	TBC
DLR improvements	Borough-wide	A programme of additional rolling stock and service frequency enhancements to increase capacity on the DLR. This programme is for the whole DLR service	£718m	Yes	2027
Crossharbour station	Blackwall and Cubitt Town	Redevelopment of station, increasing capacity to accommodate demand generated by adjacent development and improving integration of the station with	£10m	Yes	2025

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
		its surroundings, in particular the new district centre at crossharbour.			
Poplar Station (East) (A4ii)	Poplar	Improvements to the station	£10m	Yes	2026
Island Gardens station	Island Gardens	Improvements to the station including deep clean and new lifts.	£2m	No	2022
Blackwall station	Poplar	Station improvements including additional stair capacity at Blackwall station and public realm improvements	£4m	Yes	2026
Aspen Way bridges (assuming three bridges)	Poplar/Canary Wharf	Land bridges between Billingsgate and Poplar High Street, over Aspen Way and DLR Poplar depot	£37.95m	Yes	2029
Further bus service enhancements – Medium term	Borough-wide	Continued development of the bus network and services to support growth in the Opportunity Area. Potentially increasing services, together with capacity and new routes	£11.05m	No	2026
Further bus service enhancements – Long term	Borough-wide	Continued development of the bus network and services to support growth in the Opportunity Area. Potentially increasing services, together with capacity and new routes	£33.15m	No	2041
Bus Priority enhancements – Western Approach	Borough-wide	Bus Priority to support bus services enhancements, West India Dock Road and Westferry Road.	£1.5m	Yes	2024
Bus Priority enhancements – Eastern Approach	Borough-wide	Bus Priority to support bus services enhancements –	£1.5m	Yes	2021

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
		Prestons roundabout			
Bus Priority enhancements – South Poplar East –West link	Borough-wide	Bus Priority to support bus services enhancements – East India Dock Road and Cotton Street	£1m	Yes	2026
Bus Priority enhancements – Isle of Dogs circular	Borough-wide	Bus Priority to support bus services enhancements – Westferry Road, Manchester Road, East Ferry Road and Marsh Wall	£1m	Yes	2025
Bus standing and interchange at Canary Wharf	Canary Wharf	Potential for additional standing and interchange space around Canary Wharf to support continued development of the bus network	£0.05m	Yes	2026
Upgrade Poplar footbridge	IoD&P OAPF Area	As part of the redevelopment of North Quay there will be a need for upgrades to Poplar footbridge. Improving links with north Poplar and the DLR station	£5m	Yes	2020
Improvements to north – south connections and public realm within East India Dock Road	IoD&P OAPF Area	Improving north –south connections and public realm within East India Dock Road. As well as junction improvements at East India Dock Road/Burdett Road and Cotton Street/East India Dock Road	£10m	Yes	2033
West India Dock Road	IoD&P OAPF Area	Improvements to crossing facilities and walking and cycle connections to Westferry DLR station as well	£10m	Yes	2024

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
		as the junction improvements at Westferry			
Blackwall Connections	IoD&P OAPF Area	Public realm improvements around Cotton Street and Preston's Road. Improved walking and cycle connections through Preston's Road Roundabout to Blackwall Station and upgrades to Blackwall Way	£5m	Yes	2021
Poplar High Street	Poplar	Place making study for Poplar High Street (including junction improvements). Enhance the role of Poplar High Street within the local area and reviewing its longer term movement function	£5m	No	2027
Cotton Street/Poplar High Street	Poplar	Improved facilities of pedestrians and cyclists	£5m	Yes	2027
Prestons Road/Manchester Road	IoD&P OAPF Area	Upgrades to improve public realm and provide better facilities for cyclists	£3m	Yes	2020
Blue bridge improvements	Blackwall and Cubitt Town	Improvements to the cycle level of service on the blue bridge and its approaches	£1m	Yes	2021
Manchester Road/Marsh Wall	Blackwall and Cubitt Town	Junction improvement scheme to improve safety and pedestrian facilities	£1m	Yes	2020
Marsh Wall	IoD&P OAPF Area	Streetscape improvement, including pedestrian and cycle connections to South Dock bridges	£10m	Yes	2025
Millwall cut bridge	IoD&P OAPF Area	New bridge to connection South Dock and Thames	£5m	Yes	2028

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
		Quay (Only required in high Growth)			
East Ferry Road (Including Crossharbour District Centre)	loD&P OAPF Area	Improved pedestrian and cycle connections district centre, including upgrades to the East Ferry Road underpass	£5m	Yes	2025
Westferry Road	loD&P OAPF Area	Upgrades to improve public realm and provide better facilities for cyclists connecting into the upgrades of Manchester road at Island gardens. Includes replacing Westferry Road footbridge with surface level crossing. This would also include the removal of the bridge on Westferry Road.	£5m	Yes	2035
Tiller Road/Pepper Street	loD&P OAPF Area	Upgrading the east/west connection between Westferry Road and Manchester Road via Millwall Inner Dock	£1m	Yes	2021
Glengall Quay Bridge	loD&P OAPF Area	Upgrade to existing bridge to improve access for pedestrians and cyclists	£1m	Yes	2021
Transportation and connectivity infrastructure Millharbour	loD&P OAPF Area	Cycle improvement to Millharbour	£1m	Yes	2021
Spindrift Avenue	Island Gardens	Signage and wayfinding improvements for pedestrian and cyclists	£0.5m	Yes	2021
Limehouse to Leamouth walking route	loD&P OAPF Area	Upgrades to the Thames Path public realm. First step	£3m	Yes	2022

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
		to undertake a feasibility study looking into the potential for completing missing links			
Connections to CS3	IoD&P OAPF Area	Upgraded cycling facilities on routes connecting to CS3. Such as upgrades between CS3 and A1020 and Poplar High Street. Rerouting Ming Street section to Penny fields	£5m	Yes	2035
DLR Station public realm upgrades.	IoD&P OAPF Area	Improvements to station public realm. This could include Mudchute, Crossharbour, South Quay, Poplar, Westferry and Blackwall	£10m	Yes	2024
Saunders Ness Road	IoD&P OAPF Area	Remove vehicular traffic from western section of Saunders Ness Road and create green space for pedestrians and cyclists along northern side of Island Gardens	£2m	Yes	2026
Cycle Hire	IoD&P OAPF Area	Increase cycle hire stations in five new locations North Quay, Crossharbour, Riverside South Billingsgate and on the decking over aspen way	£2m	No	2042
East India basin footbridge	Poplar	Upgrade the existing footbridge along mouth of East India Dock Basin	£5m	Yes	2030
Eastern Isle of Dogs Pier	Canary Wharf	New Pier to enhance river services.	£20m	Yes	2022
Promotion of river services	IoD&P OAPF Area	Raise awareness of services	£5m	Yes	2021

Project Reference	Ward/ location	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
		together with improving wayfinding and connections across the opportunity area.			
QR Code rollout	Borough-wide	QR stickers to improve street cleanliness through better reporting.	£0.1m	Yes	2018
Borough Wide - Road condition	Borough-wide	Analysis and review of roads across the borough.	£2m	TBC	TBC
Smart Big Belly Bins	Borough-wide	Compacted litter bins that reduce the number of collections	TBC	Yes	2018
URS Fill Level Sensors	Borough-wide	Sensors that measure the capacity of URS bins to allow target resource collections	TBC	TBC	2018
Total			£1,319.14m		

11. Publicly Accessible Open Space

1. **INTRODUCTION**

- 1.1 This section details the need for and provision of publicly accessible open spaces in the borough.

2. **EVIDENCE BASE AND POLICY CONTEXT**

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. In addition, the Council's emerging Open Space Strategy (2017), Green Grid Strategy (2010) and its subsequent update (2017), are all relevant.
- 2.2 In addition to the policies listed above, it is worth noting that the Council is currently forming a new Local Plan which will be informed by the new Open Space Strategy (2017). The proposed submission draft new Local Plan proposes to allocate a number of sites for the delivery of new open space – these are described in more detail in section 7 of this chapter and set out in the table below:

Table 27: New Open Spaces identified in the new Local Plan

Strategic Open Space (‘Tower Hamlets Local Park’ – 1 Hectare+)	Small Open Space (‘Pocket Park’)
Aspen Way	Ailsa Street
Bishopsgate Goods Yard	Billingsgate Market
Bow Common Gas Works	London Dock
Leven Road Gas Works	Marsh Wall East
Limeharbour	Marsh Wall West
Marian Place Gas Works and The Oval	Millharbour
Westferry Prinworks (secured through planning permission)	Millharbour South
Whitechapel South	North Quay
Wood Wharf (secured through planning permission)	Reuters Ltd
	Riverside South

- 2.3 National planning policy outlines that residents should have access to high quality publicly accessible open space. Local policy seeks to ensure that where development occurs there will be a requirement for it to provide or contribute to an improved network of open spaces. Appendix C of this document lists the most relevant sections of the plans, policies and strategies that relate to this asset class.
- 2.4 The purpose and objectives of the Council's emerging Open Space Strategy are to manage the impact of population growth on the provision of open spaces; attract and guide investment to the best effect; contribute to sustainable development; and address competing demands on parks and open spaces.
- 2.5 The vision of the Green Grid Strategy is to create an interlinked network of high quality, multifunctional, accessible, ‘green’ open spaces and waterways in Tower Hamlets, which will encourage active lifestyles and improve the quality of life of the

borough's residents.

- 2.6 The Tower Hamlets Health and Wellbeing Strategy (2017) includes the priority 'Creating a healthier place', and part of the focus of this is the enhancement of existing open spaces to improve health outcomes. A Faculty of Public Health briefing paper published in 2010 concluded from a review of the evidence that contact with safe, green spaces can improve a number of aspects of mental and physical health and wellbeing, as well as various social and environmental indicators. It found:
- Contact with green spaces and natural environments can reduce symptoms of poor mental health and stress, and can improve mental wellbeing across all age groups.
 - Access to green spaces can increase levels of physical activity for all ages.
 - Having green spaces in an area can contribute to reduced health inequalities.
 - Safe, green spaces can increase levels of communal activity across different social groups, as well as increase residents' satisfaction with their local area.
 - Green spaces can help with our response to climate change through their potential to reduce the impacts of heatwaves, and reduce flooding and CO2 emissions.
 - Green spaces and natural environments can improve air and noise quality, and support sustainability through increasing biodiversity, encouraging active transport and community participation.
- 2.7 The information within this chapter has taken account of the Council's draft emerging Open Space Strategy.

3. EXISTING AND PLANNED SUPPLY

- 3.1 Across the borough there are a number of public open spaces of varying size that provide different functions. Table 28 below, provides a breakdown of publicly accessible open spaces according to their primary function (many spaces have multiple functions) using the typology set out in the former *Planning Practice Guidance 17: Planning for Open Space, Sport and Recreation*.

Table 28: Publicly accessible open spaces by function - former PPG17 Typology

Typology	Number of sites
Allotments, community gardens and city (urban farms)	5
Amenity green space	18
Cemeteries and churchyards	15
Civic spaces	9
Green corridors	1
Natural and semi natural urban green spaces	2
Parks and gardens	103
Provision for children and teenagers	12
Grand Total	172

- 3.2 Table 29 below provides an additional breakdown of publicly accessible open spaces in the borough by size, but takes into account a locally distinct typology the 'Tower Hamlets Local Park'. Under the London Plan hierarchy this typology is captured in the Small Open Space category. Tower Hamlets Local Parks are at least 1ha in size,

and are spaces which provide crucial space for active play and active recreation.

Table 29: Publicly accessible open space by size

Tower Hamlets Hierarchy	Number of sites
District park	2
Linear open space	1
Local park and open space	9
Metropolitan park	1
Pocket park	90
Small open space	49
Tower Hamlets local park	20
Grand Total	172

- 3.4 The provision of publicly accessible open space in Tower Hamlets in 2016/17 is 260.58 ha.

4. FORECAST NEED AND FUTURE GROWTH

- 4.1 In 2016/17, there was a total of 0.88 ha per 1,000 residents in Tower Hamlets. This is less than the local open space monitoring standard of 1.2 ha per 1000 residents. Table 30 below provides the indices by which benchmarking for the delivery of open space should be undertaken. This helps the Council assess levels of required provision.

Table 30: Index for benchmarking performance in terms of open space provision

Area	Measure	Value	Source
Open space	Space per 1,000 person	1.2 Hectares	The emerging Open Space Strategy 2017

- 4.2 When Tower Hamlets produced the Open Space Strategy (2006), Fields in Trust Guidelines were used to devise a local monitoring standard for open space. This is currently 1.2ha per 1000 residents and is still used within the new Open Space Strategy (2017).

5. SUPPLY VS FORECAST NEED

- 5.1 Table 31 below sets out the surplus/deficit in the provision of publicly accessible open space against the (technically defined) demand, between 2016/17 and 2030/31.

Table 31: Supply vs Demand – Provision of Publicly Accessible Open Space

Year	Provision: No. of Hectares	Projected Population	Demand (Hectares)	Deficit / Surplus	Deficit / Surplus (% of Provision)
2016/17	260.58	300,985	361.18	-100.60	-38.61
2020/21	260.58	335,755	402.91	-142.33	-54.62
2025/26	260.58	373,753	448.50	-187.92	-72.12

2030/31	260.58	395,323	474.39	-213.81	-82.05
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- 5.2 Table 31 above demonstrates that, technically, the Council currently has a deficit of approximately 100 hectares in terms of the provision of publicly accessible open space. As the population increases so will the deficit.
- 5.3 With the delivery of major sites over the next ten years, such as Wood Wharf and Bishopsgate Goods Yard, additional publicly accessible open space will be provided. This will help account for some of the population growth although it is still expected that the deficit in provision will grow.
- 5.4 It is worth noting that it is not possible for this analysis to take account of the boroughs proximity to the Queen Elizabeth Park in the LLDC. This park, whilst not in Tower Hamlets, does help to alleviate the pressures on open space in the borough.

6. WHAT IS THE COUNCIL'S NEED?

- 6.1 Significant levels of development and resulting population growth will result in the need to deliver more publicly accessible open spaces in the borough over the next 10 years. In terms of the additional need:

Quantum

- 6.2 Technically, by 2030/31 up to 213 more hectares of open space is required to meet need. This equates to the delivery of 2 - 3 additional open spaces the size of Victoria Park. Clearly, in a land constrained borough like Tower Hamlets, this is not realistic. Therefore, the Council should secure the provision of open space where possible through the development management and Local Plan process, as well as improve the quality of existing open spaces.

Location

- 6.3 Given the density of the borough and the proposed level of development, there is limited scope to create new, publicly accessible open space through direct council delivery. As a consequence, the council will seek new open space through the planning process.
- 6.4 Some areas of the borough will experience higher levels of population growth than others, many of which already have insufficient access to open space. Quantitative assessments, together with analysis of catchment areas and lines of severance, have been used to set out projected levels of open space deficiency by ward, and proposed measures to mitigate the situation within the emerging Open Space Strategy (2017).

7. POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

- 7.1 A number of individual in the table below are not costed because the scope of the project has not been defined. However, for this type of project that is to be located in the draft Isle of Dogs and South Poplar Opportunity Area, an overall cost for the provision of these types of projects has been included in the projects list. Please find the projects referred to in table 32 below.

Table 32: Projects identified to help meet the need for open space

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
New Open space – Secured for delivery in a S106 Agreement					
London Dock Strategic Open Space	St Katharine's and Wapping	New: Tower Hamlets Local Park	TBC	Yes – secured in S106.	TBC
Wood Wharf Strategic Open Space	Blackwall and Cubitt Town	New: Tower Hamlets Local Park	TBC	Yes – secured in S106.	TBC
Goodman's Fields Small Open Space	Whitechapel	New: Pocket Park	TBC	Yes – secured in S106.	TBC
Leamouth Peninsula Small Open Space	Blackwall and Cubitt Town	New: Pocket Park	TBC	Yes – secured in S106.	TBC
Blackwall Reach Strategic Open Space	Blackwall and Cubitt Town	New: Tower Hamlets Local Park	TBC	Yes – secured in S106.	TBC
Westferry Printworks Strategic Open Space	Canary Wharf	New: Tower Hamlets Local Park	TBC	Yes – Secured in S106	TBC
New Open Space – Not yet Secured for Delivery					
Leven Road Strategic Open Space	Lansbury	New: Tower Hamlets Local Park	TBC	Yes	TBC
Marian Place Gas Works and the Oval Strategic Open Space	St Peters	New: Tower Hamlets Local Park	TBC	Yes	TBC

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
Crossharbour Town Centre Small Open Space	Blackwall and Cubitt Town	New: Pocket Park	TBC	Yes	TBC
Millenium Quarter Various Small Open Spaces	Canary Wharf	New: Pocket Parks	TBC	Yes	TBC
Bow Common Gas Works Strategic Open Space	Bromley South	New: Tower Hamlets Local Park	TBC	Yes	TBC
Bishopsgate Goods Yard Strategic Open Space	Weavers	New: Tower Hamlets Local Park	TBC	Yes	TBC
Aspen Way Way Strategic Open Space	Poplar	New: Tower Hamlets Local Park	TBC	Yes	TBC
Limeharbour Strategic Open Space	Blackwall and Cubitt Town	Tower Hamlets Local Park	TBC	Yes	TBC
North Quay Site Small Open Space	Canary Wharf	New: Pocket Park	TBC	Yes	TBC
Billingsgate Market Site Small Open Space	Canary Wharf	New: Pocket Park	TBC	Yes	TBC
Reuters Site Small Open Space	Blackwall and Cubitt Town	New: Pocket Park	TBC	Yes	TBC
Riverside South Site Small Open Space	Canary Wharf	New: Pocket Park	TBC	Yes	TBC
Millharbour South Site Small Open Space	Canary Wharf	New: Pocket Park	TBC	Yes	TBC

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
Hercules Wharf Site Small Open Space	Blackwall and Cubitt Town	New: Pocket Park	TBC	Yes	TBC
Clove Crescent Site Small Open Space	Poplar	New: Pocket Park	TBC	Yes	TBC
Marsh Wall East Site Small Open Space	Blackwall and Cubitt Town	New: Pocket Park	TBC	Yes	TBC
Marsh Wall West Site Small Open Space	Canary Wharf	New: Pocket Park	TBC	Yes	TBC
Millharbour Site Small Open Space	Canary Wharf	New: Pocket Park	TBC	Yes	TBC
Bromley by Bow North East Quadrant	Bromley North	New: Tower Hamlets Local Park	TBC	Yes	TBC
River Lea	Lansbury	Provision of a linked open space from Fish Island down to Leamouth Peninsula	TBC	Yes	TBC
South Quay Masterplan Open Spaces	Canary Wharf/Blackwall and Cubitt Town	Various Open Spaces to be developed as part of the masterplan implementation	TBC	Yes	TBC
Whitechapel Vision Open Spaces	Whitechapel	New: Green Spine Open Space	TBC	Yes	TBC
Bartlett Park - Enhancement of Open Space	Lansbury	Improvement of existing open space	£6m	Yes	TBC

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
Green Grid Projects - Borough Wide	Borough-wide	Various projects including: - Greening the Street Tree Planting Provision of Community Gardens Enhancing Existing Open Space Provision of New Open Space	TBC	Yes	TBC
Open space improvement programme	Borough Wide	Quality and resilience enhancements to open spaces across the borough to address increased usage from a growing population. Rolling programme over 13 years, £1m per annum.	£13m	Yes	TBC
Outdoor Sports Facilities Improvement Programme	Borough Wide	Quality, capacity and resilience enhancements to outdoor sports facilities, pitches and ancillary facilities. Rolling programme.	TBC	Yes	TBC
Open space provision	Opportunity Area	Delivery of new open spaces across development sites within the 'Opportunity Area'	£27.45m	Yes	By 2042
Land - Open space provision	Opportunity Area	The cost of the land for providing the open space at development sites within the 'Opportunity	£28.46m	Yes	By 2042

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
		Area'			
Local Play Space 5-11	Borough -Wide	Providing facilities for 5-11 year olds, 38,981sqm (High growth) and 31,147sqm (Medium growth). Using the GLA benchmark of 10sqm per child.	Provided as part of the developments	Yes	TBC
Facilities 12 +	Borough -Wide	Providing facilities for 12 + year olds, 55,577sqm (High growth) and 27,169sqm (Medium growth). Using the GLA benchmark of 10sqm per child.	Provided as part of developments	Yes	TBC
Total			£74.91m		

12. Employment and Enterprise Infrastructure

1. INTRODUCTION

- 1.1 This section details the need for and provision of employment and enterprise infrastructure, such as training facilities, and is based on adopted plans, policies and strategies.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. At a local level there is also the Tower Hamlets Employment Strategy (2011), the Enterprise Strategy (2012) and the 2015 Community Plan.
- 2.2 National planning policy outlines the importance of local planning authorities working with other providers to meet forecast demands for educational infrastructure. Local policy supports the wider skills training and education of residents. Appendix C of this document lists the most relevant sections of the plans, policies and strategies that relate to this asset class.
- 2.3 Policy SP07 of the CS supports the wider skills training and education of residents within the borough by promoting the role and growth of Idea Stores and libraries, and outlines provision for working with the WorkPath integrated employment support service. In addition, the Local Plan seeks to support development that promotes local enterprise, and the employment and skills training of local residents.
- 2.4 The Council's adopted Employment Strategy aims to:
- "...outline how best to help Tower Hamlets residents capitalise on the dynamic employment growth occurring around them."*
- 2.5 In order for the Council and its partners to deliver the vision of the Employment Strategy, seven main objectives are identified:
1. Make the mainstream services work better for residents.
 2. Engage those workless residents detached from the labour market and complement the work of the mainstream.
 3. Encourage increased aspiration toward engaging with the labour market, particularly for inactive groups.
 4. Ensure economic investment is co-ordinated and focused.
 5. Capture employment opportunities for Tower Hamlets residents within the Strategic Corporate plan and wider London labour market.
 6. Develop an integrated Employment Service to support higher volumes of local people into work, including graduates into higher skilled jobs

7. To improve the quality and availability of skills training and ESOL provision and better coordinate the provision of both third- sector and private sector employment support, including by moving from grant giving to commissioning for employment services

2.6 The vision of the Enterprise Strategy is to:

“...encourage and support enterprise and entrepreneurial activity to increase opportunity, prosperity and mobility in Tower Hamlets.”

1. Develop and deliver the Growth Strategy to create the right environment for sustained economic growth whilst harnessing the benefits for local residents and businesses.
2. Implement a programme of business support for Tower Hamlets businesses and entrepreneurs
3. Create the right environment for business growth including delivering the Whitechapel Vision, securing the provision of appropriate workspace (including for order to boost the number of skilled jobs in the local economy
4. Implement the high street and Town Centres strategy
5. Improve our ability to secure local employment through S106 agreements with developers building in our borough

2.7 The Community Plan 2015 sets out three ways to develop the skills of residents:

- Generate more apprenticeships, traineeships and other opportunities for young people;
- Develop skills provision for adults needing to re-enter the labour market or upskill;
- Increase the number of employment opportunities for disabled residents.

3. EXISTING AND PLANNED SUPPLY

3.1 The WorkPath service is a central component to the council's commitment to employment and enterprise infrastructure. Working across the borough in partnership with other departments including Housing, Health, Children's Services, community providers and specialists, the WorkPath service provides residents with a variety of services to upskill and support them into sustainable employment including employability training packages, assisted job search, housing and child care advice. WorkPath supports the hardest to reach communities and workless families through a dedicated Information, Advice and Guidance team offering one to one support.

3.2 Since 2010 over 45,000 more local residents are now working. This increase is a result of many factors including great school achievements, increasingly higher skill levels in the borough, a changing population, and accessibility to a wider variety of jobs. Tower Hamlets has this year seen record levels of employment across the borough with an almost 17% rise in the employment rate over the last seven years. This success, however, masks some inequalities across the area with much lower rates for certain groups, including those from ethnic minority communities, people

with disabilities or health issues, women, and young people, who still struggle to reach that first rung on their career ladder.

- 3.3 Tower Hamlets benefits from having a multitude of different organisations across the private, public and community sectors, supporting local people to achieve basic skills levels, key skills, sector based training, certification, work experience, pre-employment training, volunteering, apprenticeships and jobs. It is exactly this range of services that the Council is looking to join together into a seamless and holistic offer for local people. It is essential that organisations come together to provide a coherent and easy-to-navigate route-way for individuals. This includes everything from: initial engagement and the use of a common assessment tool; motivational and aspirational development; health, housing, financial and benefits advice, access to childcare, skills, training, work experience, mentoring, and of course, employability skills and connection to job vacancies.
- 3.4 The new WorkPath service is a brand under which providers and agencies can all place the client at its heart. The journey toward work for many people can be complex with some needing to overcome multiple barriers to work. This journey is often confusing and is linked to a range of different advisory services, some of which are unclear of the range of other support services available, or what might be the next best step for a particular individual.
- 3.5 The Council's focus and priority is to be the enabler and facilitator of local support; to prioritise those people who require most help and to harness the benefits of the economic growth across London, for all local residents to share in.
- 3.6 WorkPath has reshaped the Council's existing employment delivery model so that it can absorb and extend the good practice currently being delivered. The WorkPath approach will be continuously developed to expand the model with relevant providers, and build on the existing partnership of organisations delivering employment, education, training, health, housing and other advice and support services. The model will be backed up with an IT system which tracks the progress of individual residents and supports them onto the next step toward a sustainable job.
- 3.7 Over the next two years the service will evaluate its delivery and the clients it serves to identify both the quality of provision and volume of people it has supported. The evaluation will inform new funding models to support longer term savings to the local and national exchequer. These funding models will provide the legacy investment in an integrated service to ensure it addresses all barriers to work and delivers a comprehensive service regardless of which door the client knocks on.
- 3.8 WorkPath will maintain and grow the functions of job brokerage in much the same partnership way, and will work alongside Job Centre Plus, London Works, City Gateway and many other brokerage and recruitment agencies to publicise the vast array of different opportunities available to local people.
- 3.9 A key element of innovation has involved the development of an iterative "Multiple Barriers Assessment Tool" (MBAT) identifying over 50 potential barriers to employment and creating an objective methodology of scoring and tracking a client's progress in addressing barriers to work. The MBAT tool is being integrated into a newly developed web-based Customer Relationship Management (CRM) system that works seamlessly with WorkPath and acts as a single point of contact where all the services can be accessed by the client, and enables WorkPath partners (internal and external) to effectively cross-refer and track clients on their journey.

- 3.10 Over the next two years the service will evaluate its delivery and the clients it serves to identify both the quality of provision and volume of people it has supported. The current CRM project expanded in both scope and complexity in late 2016, the principle additions being a fully self-service client portal, enhanced tracking & monitoring of each client over longer career development periods and enhanced probabilities of success for each bespoke “WorkPath” via CRM machine-learning & algorithms, feeding into medium and long term service strategies. Increased automation of redundant business processes will lead to fundamental re-engineering across multiple service teams and an increase in horizon scanning techniques that allow service delivery to be moulded to future need in a timely fashion.
- 3.11 This model will provide the legacy investment in an integrated service to ensure it addresses all barriers to work and delivers a comprehensive service regardless of which door the client knocks on.
- 3.12 This new delivery model is significantly increasing the coordinated support available for clients and ultimately raise aspiration and success for local people. It is critical that as a local authority we can help local people share in the economic growth of the borough, minimise the impacts of welfare reforms and contribute to reducing poverty in London.

4. DEMAND FOR EMPLOYMENT AND ENTERPRISE INFRASTRUCTURE

- 4.1 There are a number of relevant considerations relating to the demand for this type of infrastructure. These considerations are set out below:

Employment Forecasting

- 4.2 The GLA forecasts that employment in Tower Hamlets will increase from 261,000 in 2014 to 323,000 in 2022 and 465,000 in 2036. This is a growth of 78% in the borough, compared with 14% in London as a whole. Tower Hamlets therefore increases from 5.5% of total London employment in 2014 to 8.6% in 2036, with the majority of these jobs requiring level 3/4 qualification.

Borough Employment Information

- 4.3 The employment rate for working age residents (16-64) in Tower Hamlets is 65.3% which lags behind the London rate of 73.8%.
- 4.4 Latest figures reveal 89,200 male residents 75.2% are currently in employment which is below the London average (80.1%) and England’s average (79.5%). Female employment figures are lower at 58,200 which represents 54.3% employment rate against the London average of 67.4% and England’s 69.5%.

Targeting Disadvantaged Groups

- 4.5 Some groups have disproportionately low employment rates (shown in the table below) and so require more targeted intervention.

Table 33

	Tower Hamlets (No. of residents)	Tower Hamlets (%)	London (%)	Great Britain (%)
Employment rate - aged 16-64				
Ethnic minority	63,800	52.7	65.9	64.0
Pakistanis/Bangladeshis	32,600	45.2	55.9	54.9
Black or black British	10,000	69.3	68.4	67.4
Ethnic minority males	35,400	62.6	73.2	72.6
Pakistani/Bangladeshi males	22,000	59.8	74.0	72.4
Black or Black British males	5,600	73.6	69.0	71.2
Ethnic minority females	28,400	44.0	59.3	55.9
Pakistani/Bangladeshi females	10,600	29.9	36.0	35.5
Black or Black British females	4,300	64.5	67.9	64.4
Unemployment rate - 16+				
Ethnic minority	14,900	18.9	8.7	8.2
Pakistanis/Bangladeshis	9,400	22.4	11.5	11.1
Black or black British	2,900	22.4	10.2	9.8
Ethnic minority males	9,200	20.4	8.7	7.9
Pakistani/Bangladeshi males	6,800	23.5	9.9	9.0
Black or Black British males	!	!	10.8	9.7
Ethnic minority females	5,700	16.8	8.8	8.6
Pakistani/Bangladeshi females	2,700	20.0	15.1	15.5
Black or Black British females	2,000	31.8	9.7	9.9
Economically inactive - aged 16-64				
Ethnic minority	42,300	34.9	27.7	30.2
Pakistanis/Bangladeshis	30,100	41.8	36.7	38.3
Black or Black British	1,500	10.7	23.9	25.2
Ethnic minority males	11,900	21.1	19.8	21.1
Pakistani/Bangladeshi males	8,000	21.8	17.8	20.4
Black or Black British males	1,200	15.3	22.6	21.2
Ethnic minority females	30,400	47.1	35.0	38.9
Pakistani/Bangladeshi females	22,100	62.6	57.6	58.0
Black or Black British females	!	!	24.8	28.5
Employment rate - age split				
Employment rate - aged 16-24	19,400	43.7	47.1	54.0
Employment rate males - aged 16-24	10,700	48.2	46.7	53.7
Employment rate females - aged 16-24	8,700	39.1	47.6	54.3
Employment rate - aged 50-64	13,200	48.9	71.0	70.4
Employment rate males - aged 50-64	7,400	56.6	77.4	75.7
Employment rate females - aged 50-64	5,900	41.8	64.8	65.4

! Estimate and confidence interval not available since the group sample size is zero or undisclosed (0-2).

4.6 Analysis suggests that some key groups are more disadvantaged in the borough and subsequently are disproportionately represented in lower employment and higher unemployment statistics. These groups include:

- *Black (African)* – the ethnic group with the highest proportion of JSA claimants, where people of Somali origin are particularly significant
- *Young men* – over half of JSA claimants are young men
- *Women* – economic activity rates are much lower than for men as many women are home makers and raising families
- *BME women* – employment rates are significantly lower than the London average and unemployment rates are nearly double the the London average.
- *Other ethnic minority communities*, notably including the Bangladeshi community, which has the second highest percentage incidence of JSA claimants after Black (African) people.
- *People with health issues or a disability*, particularly mental health
- *Overlaps between these groups* – such as Bangladeshi women, who are significantly more likely to be economically inactive than other groups

4.7 Table 34 below outlines the employment rates, volumes of the population and difference by gender in each ward; however, information is only available in relation to the previous ward boundaries. The table shows that worklessness is most significant in areas to the centre and east of the borough.

Table 34 Employment by Ward – Census 2011

LBTH Ward	Total		Males		Females	
	%	Vol	%	Vol	%	Vol
St Katherine and Wapping	77	7,619	82	4,534	70	3,085
Millwall	74	13,759	80	8,065	66	5,694
Blackwall and Cubitt Town	71	10,684	79	6,257	62	4,427
Bow East	69	7,655	74	4,115	63	3,540
Weavers	67	6,693	73	3,839	61	2,854
Bow West	66	6,262	70	3,265	63	2,997
Whitechapel	65	7,530	72	4,638	56	2,892
Bethnal Green North	65	6,580	71	3,598	59	2,982
Limehouse	64	7,314	73	4,344	55	2,970
Shadwell	61	6,534	70	4,026	50	2,508
Spitalfields and Banglatown	61	5,055	69	3,067	52	1,988
Mile End East	56	5,276	60	3,063	49	2,213
Bethnal Green South	56	5,934	62	3,471	49	2,463
Mile End and Globe Town	55	6,271	62	3,450	49	2,821
St Dunstons and Stepney Green	55	6,098	62	3,484	48	2,614
Bromley-by-Bow	55	5,386	64	3,183	46	2,203
East India and Lansbury	53	5,124	61	2,970	56	2,154

Skills

- 4.8 An overview of the number of residents at varying levels of qualifications is set out in table 35 below. This table demonstrates that relative to the rest of London the residents of Tower Hamlets are under skilled with around 33.3% not having qualifications at level 3, which will be the focus of future jobs growth:

Table 35: Qualifications obtained by Tower Hamlets residents

	Tower Hamlets (No. of residents)	Tower Hamlets (%)	London (%)	Great Britain (%)
NVQ4 And Above	116,600	52.2	51.9	38.2
NVQ3 And Above	148,800	66.7	66.3	56.9
NVQ2 And Above	169,800	76.1	77.6	74.3
NVQ1 And Above	182,000	81.6	85.2	85.3
Other Qualifications	21,800	9.8	8.2	6.6
No Qualifications	19,300	8.7	6.6	8.0

5. WHAT IS THE COUNCIL'S NEED

- 5.1 For most employment performance indicators Tower Hamlets falls below the average performance of other London boroughs. This indicates the need for investment to overcome the barriers to work, increase skill levels and increase employment and business start-up support opportunities for residents.
- 5.2 There are a number of target groups that are over represented in benefit, poverty and inactive statistics. Initiatives should be tailored to target these groups:
- Women, particularly BME women
 - Disabled (Both Mental and Physical)
 - Young People
 - 50 years +
 - Ethnic Minority
 - Long Term Unemployed (2yrs+)
- 5.3 In terms of location, the centre and east of the borough are over represented in the benefit, poverty and inactive statistics.
- 5.4 It is worth noting that there are complex barriers to labour market inclusion that require tailored and sustained interventions to address a range of issues including housing, health, debt, confidence, basic skills and labour market experience before being job ready.

6.0 POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

- 6.1 The following table provides an overview of a project that will provide physical infrastructure and will help to address issues of economic and employment inactivity in residents.

Table 36: Projects identified to help overcome barriers to work through Employment and Training Facilities

Project Reference	Ward	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
Employment, Training and Information Outreach Sites (Poss three)	Areas with high concentration of high economic/ employment inactivity.	Delivery of facilities to enable delivery of employment and training support and information in locations which are accessible to key target groups.	c£20m	TBC	TBC
Investment in affordable workspace facilities for new entrepreneurs	Areas with commercial concentrations and available commercial space for conversion	Delivery of facilities which can be subdivided or shared. Should include access to shared support programmes of business support and shared reception, FM	c£10m	TBC	TBC
Affordable childcare facilities	Areas where affordable childcare is a significant issue as a barrier to work	Facility to provide part subsidised childcare for residents to access. Residents will be on training or employment programmes and will move to resilience and self support. and achieve	c£10m	TBC	In line with the current developing Affordable Childcare programme of work
Total			£40m		

13. Community Centres

1. INTRODUCTION

- 1.1 This section details the use and provision of community centres. The principle aim of these centres is to support various activities to help build social capital and foster community cohesion.
- 1.2 The facilities that are the subject of this chapter are used for a range of activities such as playgroups, holding meetings for Tenants and Residents Associations, youth centres and veterans clubs.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 In terms of the evidence and policy direction for this asset class, the *Community Buildings Review - Recommendation Report* approved by the Mayor in Cabinet on the 1st November 2016 is relevant. This report identifies that many of the community buildings are in a poor condition (and would be costly to repair), have a plethora of management arrangements.
- 2.2 The above referred to report recommends that a network of community hub buildings be established throughout the Borough allowing multiple occupation, higher quality facilities and bookable spaces. This approach will be more economically efficient whilst offering a better service to residents. Where it is not possible to provide a hub property in a locality, existing community centres may be retained.
- 2.3 Ideally community hubs will include spaces that can be hired on an hourly basis (e.g. meeting rooms, community halls, activity space, board rooms) as well as spaces that can be rented on a longer-term basis (accommodation for local voluntary and community sector organisations that require a longer-term base). They will be equipped with free wi-fi where possible. There should also be secure lockable storage for organisations that might use the spaces on a regular basis.
- 2.4 The above mentioned Cabinet report proposed that the first community hub building be an existing community centre on Christian Street. This facility has recently been successfully delivered (September 2017).

3. EXISTING AND PLANNED SUPPLY

- 3.1 The Council currently owns 73 multi-use community buildings that are located across the borough. There is a wide variation in type, quality and condition of premises with a variety of uses and occupation type/terms (e.g. leases, tenancies-at-will etc.). The total floor area of these facilities is approximately 18,500 sq.m.
- 3.2 Table 37 below sets out the amount of floorspace for multi-use Community Facilities, excluding Youth Centres, there is in each ward.

Table 37: Council managed multi-use community facilities by ward

Ward	No. of Facilities
Bethnal Green	8
Blackwell & Cubitt Town	1
Bow East	2
Bow West	3

Bromley-by-Bow	1
Canary Wharf	1
East India & Lansbury	1
Limehouse	11
Mile End	5
Shadwell	7
Spitalfields and Banglatown	4
St Dunstons	2
St Katharines & Wapping	6
Stepney Green	3
Weavers	6
Whitechapel	12
Total	73

4. DEMAND FOR MULTI-USE COMMUNITY FACILITIES

- 4.1 Demand for this type of facility is difficult to assess on a quantitative basis. The quality of facilities is key and the *Community Buildings Review - Recommendation Report* identifies the types of facility the Council needs to deliver to support the community.

5. WHAT IS THE COUNCIL'S NEED?

- 5.1 The *Community Buildings Review - Recommendation Report* approved by the Mayor in Cabinet on the 1st November 2016 identifies a need to create a network of hub community buildings in order to best serve local communities with good quality, relatively inexpensive accommodation that is fit for purpose and available in the size required and at the times needed.
- 5.2 The Asset Management Team have identified the Isle of Dogs and the North East of the borough as having the most acute need to deliver this type of facility.

6. POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

- 6.1 A number of new hub facilities have been formally identified, please refer to the table below:

Table 38: Projects identified to help meet the need for Community Centres

Project Reference	Ward	Description	Estimated Cost	CIL/S106 required?	Funding	Planned Year of delivery
Bentworth Friendship Club & Granby Hall	Weavers	Community Hub Facility	£0.9m	Yes		TBC
Tramshed TRA	Bethnal Green	Community Hub Facility	£0.02m	Yes		TBC
Wapping community Centre	Whitechapel	Community Hub Facility	£1.3m	Yes		TBC
Limehouse Youth Centre	Limehouse	Community Hub Facility	TBC	Yes		TBC
St Andrews	Bromley South	Community Hub Facility	£0.02m	Yes		TBC
Montefiore Centre	Spitalfields and Banglatown	Community Hub Facility	TBC	Yes		TBC
Total			£2.24m			

14. Youth Centre Facilities

1. INTRODUCTION

1.1 This section details the use and provision of youth facilities.

2. EVIDENCE BASE AND POLICY CONTEXT

2.1 The Council's statutory requirements to deliver youth centre facilities, the Education and Inspections Act 2006 requires that local Education Authorities must, so far as is reasonably practicable, secure access for young people (13 to 19 year olds and 13 to 24 year olds with learning disabilities) to both educational and recreational leisure-time activities that will benefit the personal and social development of young persons in the authority's area.

3. EXISTING AND PLANNED SUPPLY

3.1 Youth facilities are currently provided from 8 community hubs across the boroughs, which are listed below:

- Columbia Road Youth Centre
- Collingwood Youth Centre
- Haileybury Youth Centre
- Wapping Youth Centre
- Eastside Youth Centre
- Linc Youth Centre
- St Andrews Wharf Youth Centre
- Limehouse Youth Centre

3.2 The Council is currently exploring the potential for providing an additional Youth facility encompassed within the St Andrews Community Centre which has been provided as part of a 'shell and core' agreement with a developer.

3.3 It is expected that the model for delivering Youth Centre facilities will be developed further to align with the Council's approach to delivering Community Centres, as set out in chapter 13.

4. DEMAND FOR YOUTH CENTRE FACILITIES

4.1 The delivery youth of facilities across the borough has recently been reviewed and the number buildings that are operated from has been reduced from 39 to 8. This number of facilities is deemed to be meeting the need.

5. WHAT IS THE COUNCIL'S NEED?

5.1 Following the rationalisation process that has recently been undertaken it will be important to ensure that supply of youth facilities continues to meet the demand. The projected population growth is likely to create additional demand and therefore it is likely that additional facilities will have to be provided.

6. POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

- 6.1 It is expected that upgrade works may be required to some facilities to accommodate the new way in which the Council is delivering youth facilities. However, the details of such a project have not been developed. In addition to this, there is currently the investigation into delivering youth facilities within the St Andrews Community Centre and/or another in Christian Street.
- 6.2 Please see table 39 below.

Table 39: Projects identified to help meet the need for Youth Facilities

Project Reference	Ward	Description	Cost	CIL/S106 Funding required?	Planned Year of delivery
St. Andrews Community Centre	Bromley South	Fit out of new building, which has been provided as part of a shell and core agreement	£0.35m	TBC	TBC
Christian Street	Whitechapel	Delivery of new facility	TBC	TBC	TBC
Total			£0.35m		

15. Strategic Energy and Sustainability Infrastructure

1. INTRODUCTION

- 1.1 This section details the need for and provision of strategic energy and sustainability infrastructure. The vast majority of energy that serves the borough is privately provided and outside of the Council's remit.
- 1.2 The Council has relatively limited influence over the provision of this infrastructure. It is therefore difficult to calculate the current and future needs of this asset class in line with the projected population growth.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. The London heat map published 2011 has data relevant to this asset class.
- 2.2 Local policy promotes delivering decentralised and renewable or low carbon energy. Appendix C of this document lists the most relevant sections of the plans, policies and strategies that relate to this asset class.
- 2.3 Policy SP11 of the CS promotes low and zero-carbon energy generation through:
 - Safeguarding existing renewable and decentralised energy systems;
 - The implementation and promotion of a network of decentralised heating and energy facilities which will have the potential to link a wider sub-regional network;
 - Exploring the use of waste to energy facilities ;
 - Working with partners inside and outside the borough to explore ways of implementing decentralised energy systems;
 - Support development designed to make use of renewable energy technology.
- 2.4 Policy DM29 of the MDD outlines that development will be required to connect to or demonstrate a potential connection to a decentralised energy system. It also identifies a number of locations and strategic sites that should provide 'district heating systems.
- 2.5 The Council's latest and most relevant strategy concerning strategic energy and sustainability infrastructure is a document called 'Opportunities for sustainable energy & Biodiversity enhancement within the London Borough of Tower Hamlets'. This strategy sets out a number of possible locations to deliver decentralised energy generation such as Fish Island, Chrisp Street, Aldgate as well as sites that currently have gas works located on them.
- 2.6 The LBTH Heat mapping study undertaken in 2011 identified eight focus areas for further investigation into the delivery of decentralised energy networks. The focus areas identified in the study are:

1. Stepney
2. Mile End
3. Aldgate/ Whitechapel
4. Bethnal Green
5. Blackwall
6. Canary Wharf
7. Bromley by Bow
8. Wapping

3. EXISTING AND PLANNED SUPPLY

3.1 Decentralised energy systems create power more efficiently than alternative systems. The Council currently owns the Barkantine combined heat and power system located on the Isle of Dogs. New and existing developments have been able to connect into this system, meaning that the energy serving these developments is produced more efficiently, helping the borough meeting its lower carbon initiatives.

3.2 In addition to the Council's own combined heat and power system, there are numerous privately owned facilities, generally located on development sites of 500 units or more.

4. FORECAST NEED AND FUTURE GROWTH

4.1 The projected increase in the population will result in higher demand for energy. The Council, in order to meet its lower carbon initiatives will need to ensure that as much of this energy as possible can be produced using lower carbon methods.

5. HOW CAN THE COUNCIL MEET ITS NEED?

5.1 The projected population increase to 2030/31 means there will be a significant increase in the demand for energy, including via sustainable methods of production.

5.2 In order to promote low and zero-carbon energy generation in the borough, the Council should:

- Consider expanding the Council's existing combined heat and power system;
- Consider the provision of new Council-owned combined heat and power systems;
- Continue to promote the provision of decentralised energy systems on privately owned strategic development sites and secure low cost heat for future LBTH residents.

6. POTENTIAL PROJECTS TO HELP MEET THE COUNCILS NEED

6.1 The following table set out some infrastructure projects that will help the Council meet its needs:

Table 40: Projects identified to help meet the need for Strategic Energy and Sustainability Infrastructure

Project Reference	Ward	Description	Estimated Cost	CIL/S106 Funding required?	Planned Year of delivery
Barkantine Decentralised Energy Works 2	Canary Wharf	Barkantine district energy system is approaching full capacity and investment to deliver plant equipment capacity upgrades will be required to meet the anticipated additional loads from the developments in the isle of dogs area	£0.5 – £2m	Yes	2017 - 2021
Barkantine Decentralised Energy Works 1	Canary Wharf	To meet future development energy loads in the south quay area, additional 'trunk' pipework required.	£2m	Yes	2017/2018
Total			£4m		

16. Strategic Flood Defence Infrastructure

1. INTRODUCTION

- 1.1 This section details the need for and provision of strategic flood defences.
- 1.2 The vast majority of the east and south of the borough is within flood zone 3a (as designated by the Environment Agency), and therefore the land has a 1 in 100 or greater annual probability of river flooding. The provision of infrastructure relating to flood defences is therefore significant to maintain the safety of the current and future population of Tower Hamlets.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. A Strategic Flood Risk Assessment has been produced to support the proposed submission draft Local Plan.
- 2.2 National planning policy considers that inappropriate development in areas at risk of flooding should be avoided, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Local policy provides criteria for assessing new proposals in order to ensure that where development is acceptable there is a reduced risk and impact from flooding. Appendix C of this document lists the most relevant sections of the plans, policies and strategies that relate to this asset class.
- 2.3 Policy SP04 of the CS outlines a number of ways to assess the risk and impact from flooding when considering proposals for new development. In addition, Policy DM13 of the MDD outlines that development proposals will be required to show how they reduce the amount of water usage, runoff and discharge from development sites, through appropriate water reuse and Sustainable Urban Drainage Systems (SUDS) techniques, which will help to reduce the risk of flooding.
- 2.4 Policies D.ES4 & D.ES5 in the proposed submission draft Local Plan contain similar objectives as those set out in the current Core Strategy.

3. EXISTING & PLANNED SUPPLY

- 3.1 Across the borough there are a number of measures in place to reduce the risk from flooding, such as river walls and locks. The Thames Barrier also provides crucial protection to the borough from sea flooding and surges.
- 3.2 In addition, most significant developments built in the last few years will have incorporated SUDS. The Council has provided SUDS on public highways to reduce flooding; however, most SUDS are not provided or maintained by the Council, and therefore a record of these facilities is not held. In addition, most SUDS are formed to mitigate site specific development so do not constitute 'Strategic Flood Defences', but the existence of these projects mean it is worthwhile noting them.

4. FORECAST NEED AND FUTURE GROWTH

- 4.1 The Environment Agency generally oversee strategic flooding issues and any related projects would need to be led by them, as such projects would have significant implications for others administrative areas.
- 4.2 As far as the Council is aware, the Environment Agency has not identified any strategic flood defence projects required in Tower Hamlets.
- 4.3 The eastern and southern sections of the borough that are designated within flood zone 3a are considered to be the areas of greatest need for strategic flood defences. Please refer to Appendix H for a map showing the flood zones.

5. SUPPLY VS FORECAST NEED

- 5.1 The lack of proposals from the Environment Agency regarding Strategic Flood Defences in Tower Hamlets indicates the current supply of defences that serve the borough, meets demand.

6. WHAT IS THE COUNCIL'S NEED?

- 6.1 The need to provide strategic flood defences is imperative to ensuring the safety of local residents:

Quantum

- 6.2 The Environment Agency has not identified any strategic flood defence projects in Tower Hamlets. The Infrastructure Planning Team will be looking to forge better links with this organisation in due course.
- 6.3 The Council has identified that borough wide projects need to be delivered to reduce the risk of flooding in local areas.

Location

- 6.4 Whilst no specific projects have been identified, it is thought that projects that serve the areas designated as flood zone 3a are most needed.

7. POTENTIAL PROJECTS TO HELP MEET THE COUNCILS NEED

- 7.1 Table 41 below sets out infrastructure projects that are planned to meet need:

Table 41: Projects identified to help meet the need for Strategic Flood Defence Infrastructure

Project Reference	Ward	Description	Estimated Cost	CIL/S106 required?	Funding	Planned Year of delivery
Flood mitigation works - Borough wide	Borough Wide	Flood mitigation works in critical drainage areas	TBC	Yes		2018
Installation of Sustainable Urban Drainage Systems (SUDS) on highways - Borough wide	Borough Wide	Installation of SUDS to enhance flood mitigation measures. 12 yr programme	£1.6m	Yes		2025
Total			£1.6m			

17. Council Managed Markets Infrastructure

1. INTRODUCTION

- 1.1 This section details the need for and provision of infrastructure to support council managed markets.
- 1.2 By way of background, there are 10 council managed markets and between them it is estimated that they have an annual turnover of over £21million and provide over 300 employment opportunities.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. The London heat map published 2011 has data relevant to this asset class. At a local level there is the 'Street Market Strategy.'
- 2.2 National planning policy sets out that local planning authorities should retain and enhance existing markets and, where appropriate, re-introduce or create new ones. In addition, national policy requires that steps should be taken to ensure that markets remain attractive and competitive. Local policy supports the growth of street markets in town centres due to the role that they play by adding retail variety, promoting local enterprise and local character. Appendix C of this document lists the most relevant sections of the aforementioned documents that relate to this asset class.
- 2.3 Policy D.TC7 of the proposed submission draft Local Plan broadly supports new development proposal impact on markets subject to there being an improve in the quality of the public realm and market itself, the capacity of the market being maintained and there being appropriate storage and servicing facilities available. Furthermore subject to proposal meeting the criteria set out within the policy new markets are also encouraged.
- 2.4 The 'Street Market Strategy' outlines a number of initiatives to improve and expand market provision in the borough. For example, it proposes the rollout of standardised rigs and the potential development of a new street market on the Isle of Dogs.

3. EXISTING & PLANNED SUPPLY

- 3.1 The Council manages markets in the following locations:
 - Brick Lane;
 - Columbia Road;
 - Petticoat Lane;
 - Bethnal Green;
 - Chrisp Street;
 - Roman Road;
 - Roman Road Square;
 - Stroudley Walk;
 - Watney Street;

- Whitechapel Road.

3.2 No projects relating to the delivery of further Council managed markets are in the pipeline.

4. FORECAST NEED AND FUTURE GROWTH

4.1 Whilst it is difficult to define the current demand for street markets, it is considered that this demand will broadly accord to population levels which are expected to increase by 30%. It is worth noting that, with potential socio-economic changes in the make-up of the borough's population, that demand for certain types of market may decrease or increase.

4.2 As well as considering the potential to deliver new markets, improvements to existing markets needs to be considered. It has been identified that several of the markets listed in section 3 above could benefit from modernisation, such as the provision of electricity supplies and the rollout of standardised rigs.

5. SUPPLY VS FORECAST NEED

5.1 It is difficult to define the extent to which the supply of Council managed markets is meeting demand. There is not currently a street market on the Isle of Dogs which is an area of high projected growth, so it could be argued that supply is not meeting demand in this area.

6. WHAT IS THE COUNCIL'S NEED?

6.1 Significant levels of development and resulting population growth may result in the need to deliver more Council managed markets. In addition, existing markets could benefit from improvement projects. In terms of the additional need:

Quantum

6.2 The provision of one new market on the Isle of Dogs has been identified as a potential project. Existing markets could benefit from improvement works.

Location

6.3 The location with the most need for the delivery of a new street market is the Isle of Dogs. In terms of improvements to existing markets, markets across the borough could benefit from being upgraded.

7. POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

7.1 Please refer to table 42 below.

Table 42: Projects identified to help meet the need for market related infrastructure

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
New rig provision	Borough-wide	Rollout of standardised rigs in the boroughs market	£0.5m	Yes	2017
New market	Isle of Dogs	Developing new street market on the Isle of Dogs	£0.5m	Yes	TBC
Installation of electricity supplies to all markets	Borough-wide	Install electricity supplies to all Council managed markets.	£1.75m	No	2020
Braithwaite Street, Shoreditch	Spitalfields & Banglatown	Creation of a new food court and arts and crafts market	£0.1m	Yes	2017
Goulston Street Market	Spitalfields & Banglatown	Expansion of a food court market into Bell lane	£0.1m	Yes	2017
Total			£2.95m		

18. Public Safety and Emergency Services Infrastructure

1. INTRODUCTION

- 1.1 This section details the provision of and need for infrastructure dedicated to public safety, including infrastructure relating to CCTV provision as well as emergency services. This evidence base will assess the existing and future provision for this asset class.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. At a local level there is the CCTV Strategy 2006-2011. The issue of public safety is however encompassed in other policies for highway safety, public realm and general design principles.
- 2.2 Part of Policy DM23 of the MDD sets out that development will be required to improve safety and security without compromising good design and inclusive environments by:
- i. Locating entrances in visible, safe and accessible locations;
 - ii. Creating opportunities for natural surveillance;
 - iii. Avoiding the creation of concealment points;
 - iv. Making clear distinctions between public, semi-public and private spaces; and
 - v. Creating clear sightlines and improving legibility of the surrounding area.
- 2.3 An objective of the CCTV Strategy is "To make CCTV an effective component of crime reduction and anti-social behaviour control."
- 2.4 Within Policy D.DH2 of the proposed submission draft Local Plan it specifies that new development is required to positively contribute to the public realm through creating opportunities for natural surveillance and designing out concealment, and therefore passively promoting public safety through the design of new development.

3. EXISTING & PLANNED SUPPLY

- 3.1 The physical infrastructure relating to public safety that the Council can provide, principally constitutes CCTV and associated supporting infrastructure. At present there are 350 CCTV cameras across the borough as well as two system rooms and one control room.
- 3.2 There are eight Police Station facilities across the borough, ranging from 'Contact Point' facilities to 'Deployment Bases'. There are five Fire Station facilities in the borough.

4. FORECAST NEED AND FUTURE GROWTH

CCTV Network

- 4.1 There are no standards/benchmarks for the level of CCTV required per person because spatial and coverage considerations are more relevant. However given the

population of the borough is expected to increase by approximately 30% between 2015/16 and 2030/31, it is likely that more of this infrastructure will be needed.

- 4.2 A phased replacement programme to replace and upgrade the end of life CCTV network hardware of cameras, and command and control centre equipment has started. The technical specification has been drawn up and a costing exercise has taken place. Procurement is anticipated to start soon.
- 4.3 The phased replacement programme is expected to take one year to fully deliver and implement, and will consist of:
- Upgrading the entire network of CCTV cameras from analogue to digital; and
 - Upgrading the command and control centre hardware and software to support a digital network: The existing system as is over 12 years old now and component parts are no longer supported by manufacturers.

Emergency Services

- 4.4 Given the main focus of new development is to be within the Isle of Dogs and the South Poplar, this is the area in which new facilities should be delivered to accommodate the growth.

5. SUPPLY VS FORECAST NEED

- 5.1 As spatial and coverage considerations are more relevant for this type of infrastructure, it is difficult to undertake a quantitative analysis to establish the extent to which the Council is meeting its obligation regarding delivery.
- 5.2 Despite being unable to undertake a quantitative analysis, upgrades to existing facilities have been identified as being needed.

6. WHAT IS THE COUNCIL'S NEED?

- 6.1 Significant levels of development and resulting population growth will likely result in the need to deliver more infrastructure dedicated to public safety:

Quantum

- 6.2 It is difficult to define a quantum of additional infrastructure required. The Infrastructure Planning Team will continue to work with the relevant service area to identify projects to improve the quality of service. However it is worth noting that CCTV infrastructure, in the form of a fibre network, is also used to support other council services like connectivity to children centres, schools, council buildings and going forward into smarter cities design.
- 6.3 The Development Infrastructure Funding Study (DIFS) for the Isle of Dogs and South Poplar outlines the future requirements for additional space required by the emergency services. The projects listed within the DIFS are included within the projects table in section 7.

Location

6.4 The location of new projects will depend on spatial coverage and technical considerations, so locations will be identified on a project by project basis. However, locations where significant development is expected to take place will be specifically considered.

7. **POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED**

7.1 Please refer to table 43 below.

Table 43: Projects identified to help meet the need for public safety related infrastructure

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
Victoria Park to Mulberry Place - Provision of fibre optic cabling	Borough-wide	Installation of cabling to enable higher CCTV coverage and completion of fibre ring for resilience	£1.50m	TBC	TBC
CCTV	Borough-wide	Fit out new control centre and move to digital CCTV	£2.93m	Yes	2018
Police station	Borough-wide	Extending existing facilities or co locating with other facilities	£9.097m	Yes	2037
Ambulance station	Borough-wide	Expansion to Poplar Ambulance station	£5.825m	Yes	2042
Fire station	Borough-wide	Development of one additional fire station 2,500sqm	£12.584m	Yes	2027
Total			£31.936m		

19. Utilities (Water, Gas and Electricity) and Telecommunications Infrastructure

1. INTRODUCTION

1.1 This section details the provision of and need for:

- Water infrastructure;
- Gas and electricity technology; and
- Telecommunications infrastructure.

2. EVIDENCE BASE AND POLICY CONTEXT

2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS), Managing Development Document (MDD) and the proposed submission Draft Local Plan (DLP), as well as the London Plan (LP) produced by the Greater London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. .

Telecommunications

2.3 The Tower Hamlets Partnership Digital Inclusion Strategy and Action Plan 'Get Online Tower Hamlets' March 2015 – March 2018, sets out the need to address barriers and enable access to digital communications as a means to enhancing inclusiveness, tackling inequalities and enabling access to employment and economic growth. There has also been the publication of the Smart London Plan (www.london.gov.uk/sites/default/files/smart_london_plan.pdf) and the UK Digital Strategy 2017 (www.gov.uk/government/publications/uk-digital-strategy/uk-digital-strategy) produced by central government.

2.4 Policy D.DH11 of the proposed submission draft Local Plan supports the installation of new apparatus subject to it not unacceptably harming the appearance of heritage assets, a demonstration that an existing site has been explored and is not possible to be shared, there not being any acceptable risks to health and wellbeing of residents and the proposal not unacceptably detracting from the neighbouring amenities.

Water

2.5 Policy SO3 of the CS promotes that the capacity of existing and new infrastructure is adequate to support development and growth with the cumulative impact of development.

2.6 Policy D.ES6 of the proposed submission draft Local Plan requires new residential developments to achieve a maximum water use of 105 litres per person per day and refurbishments and other non-domestic development should meet BREEAM water efficiency credits. The same policy also requires that major development shall demonstrate that the local water supply and public sewerage networks have adequate capacity both on and off-site to serve the development, taking into consideration the cumulative impact of current and proposed development.

2.7 Thames Water are due to carry out a consultation in early 2018 on a long term regional plan called 'Water Resources Management Plan' and alongside this will be a shorter term plan called 'Price Review 19' which may identify local projects to accommodate growth

Gas and Electricity

- 2.8 Policy SP11 of the CS promotes working with partners inside and outside the borough to explore ways of implementing decentralised energy systems. that the capacity of existing and new infrastructure is adequate to support development and growth with the cumulative impact of development.
- 2.9 In the National Policy Statement for Renewable Energy Infrastructure it stresses the importance of delivering new gas and electricity network infrastructure projects, as they will add to the reliability of the national energy supply, providing crucial benefits to all users of the system.

3. EXISTING AND PLANNED SUPPLY

Telecommunications

- 3.1 Whilst the supply of telecommunications masts is managed by private companies, the most up to date record of the 200+ telecommunications masts in Tower Hamlets can be found on the following website:
- <http://opensignal.com/coverage-maps/UK/>
- 3.2 The locations of the BT 'Openreach' cabinets which provide Wi-Fi to parts of the borough for users of specific networks, can be found on the following website:
- <http://www.broadbandchoices.co.uk/news/2014/08/fibre-availability-050814>
- 3.3 A £1.75 million project has been approved to provide free WiFi access to Tower Hamlets. The first areas to benefit are Brick Lane, Watney Market and Chrisp Street, which are due to receive the Wifi by autumn 2018.
- 3.4 This will help our most vulnerable residents access opportunities to improve their lives by providing access to opportunities for training or jobs. It will also help prevent social isolation.

Water

- 3.5 Thames Water control the supply of water infrastructure and associated projects. At this stage only two potential projects have been identified and is included within the table at the end of this chapter. The Council will remain engaged with Thames Water to ensure it captures additional projects when they are proposed.

Gas and Electricity

- 3.6 The supply of gas and electricity is provided by private companies and therefore information on existing and planned supply is controlled by them.

4. FORECAST NEED AND FUTURE GROWTH

Telecommunications

- 4.1 The Digital Inclusion Strategy identifies a number of actions aimed at tackling digital exclusion, including adopting a pro-active approach to leveraging investment in the local digital infrastructure and improving digital inclusion and coverage capacity across the borough.
- 4.2 Tower Hamlets Council appointed Regional Network Solutions (RNS), digital infrastructure consultants, to consider how the Council could improve local mobile and digital coverage and capacity.
- 4.3 RNS identified that while there was a good level of wifi available in buildings across the borough there was none in public space. They also found that Tower Hamlets has the highest concentration in the UK of Pay-As-You-Go mobile contract customers, which puts a high demand on mobile infrastructure. This characteristic of Tower Hamlets reflects a low household income among local people.
- 4.4 RNS also carried out soft market testing with Providers and found a high level of interest in accessing these Council-owned assets as it would make investment in the local connectivity infrastructure more cost effective.
- 4.5 RNS advised that the 30Km of Council-owned fibre & ducting and also Council-owned street furniture assets, including street lighting and CCTV columns, could be offered to Providers in order to lever investment in the local digital and mobile connectivity infrastructure.
- 4.6 In June 2017 the Council approved a cabinet report seeking permission to take forward a two phased approach to improving the local connectivity infrastructure. The first phase will appointed Provider and give them access to Council-owned street furniture to deploy wifi and small cell technology. The second phase will offer a Provider access to Council-owned fibre & ducting to lever investment in the local infrastructure and release capacity to the market.
- 4.7 Given telecommunications infrastructure is predominantly managed by private companies, the Council holds very little quantitative data in respect of current and future demand for this type of infrastructure. In qualitative terms it is understood and accepted that there is a need to develop easier access to services through better communication channels and digital technologies.
- 4.8 However, Mobile Providers consulted by RNS shared that the ever increasing demand put on data-centric mobile devices, particularly in densely populated larger towns and cities, requires more and more bandwidth and as a result current 3G and 4G cellular networks are struggling to meet current needs. In order to deal with this capacity issue mobile network operators (MNOs) are turning away from rooftop base stations and focusing on small cells to deliver the capacity needed for seamless mobile connectivity which customer now expect. Small Cell technology will pave the way for 5G capacity and enable real time data required for Smart City applications.

Water

- 4.9 Thames Water generally oversees the delivery and maintenance of water supplies and therefore any related projects would need to be led by them.

- 4.10 The significant levels of forecasted growth within the borough, in particular within the area covered by the Opportunity Area Planning Framework (OAPF) means that it is feasible that more projects will be required in due course, particularly in this area.

Gas and Electricity

- 4.11 The statutory undertakers who oversee the delivery and maintenance of gas and electricity supplies are required to develop and maintain an efficient, co-ordinated and economical system of distribution. The infrastructure related to this asset class is provided by private companies and therefore the identification process for developing new projects will be led by them.

5. SUPPLY VS FORECAST NEED

Telecommunications

- 5.1 In order to realise economic opportunities set out in Tower Hamlets Growth Strategy connectivity infrastructure will need to improve to meet the needs of key growth sectors locating in the borough including biomedical, hospitality, technology sectors and locations like Whitechapel and Aldgate are a focus for such sectors and will require investment in digital and connectivity infrastructure.
- 5.2 Engagement with affordable workspace providers led by the Council's Enterprise team highlights issues raised by start-up and growing businesses located in their premises and their frustration with Providers lacking of willingness to invest in the local connectivity infrastructure and improve connectivity capacity and speed.
- 5.3 As stated above, given that this type of infrastructure is predominantly managed by private companies, it is difficult to assess whether the existing supply of this type of infrastructure is sufficient to meet demand.
- 5.4 If a demand for the provision of publicly accessible Wi-Fi was identified, then this type of infrastructure would need to be provided to meet demand.

Water

- 5.5 Thames Water indicates that the current levels of water infrastructure meet the demands of the current population but that certain additional projects may be required in due course.

Gas and Electricity

- 5.6 Other than those projects outlined within the Strategy Energy and Sustainability chapter of the evidence base, and in the absence of any additional projects being provided, it is considered that the gas and electricity demands of the current population for this infrastructure type are being met.

6. WHAT IS THE COUNCIL'S NEED?

Telecommunications

- 6.1 The projected increase in population levels means that there will be a likely requirement for additional telecommunications infrastructure to be provided in order

to support the existing networks. This will need to be provided where need is identified by private companies.

- 6.2 The Council will deliver its first free WiFi project in 2018. This could be expanded to cover more areas of the borough.

Water

- 6.3 The need to provide and maintain water supplies is imperative to local residents:

Quantum

- 6.4 Thames Water have identified two strategic projects which are described in the table below.

Location

- 6.5 The projects described in the table below span across the borough.

Gas and Electricity

Quantum

- 6.6 At the present time no infrastructure projects have been identified, however projects will be required to accommodate growth.

Location

- 6.7 At the present time no infrastructure projects have been identified, however projects will be required to accommodate growth.

7. POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

- 7.1 Please refer to table 44 below.

Table 44: Projects identified to help meet the need for Utilities (Water, Gas and Electricity) and Telecommunications related Infrastructure

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
Additional projects to deliver a free publicly accessible WiFi network	Borough Wide	Borough wide public wi-fi network and provision of hardware	TBC	TBC	TBC
New water main from Cooper Mills to the Isle of Dogs	Borough-wide	Provision of new water main.	TBC	TBC	TBC
Installation of new mains	Opportunity Area	Installation of new distribution water mains.	£4.5m	TBC	2019
Total			£4.5m		

20. Waste Management Infrastructure

1. INTRODUCTION

- 1.1 This section details the provision of facilities required to deliver the Council's statutory duties as a waste authority.
- 1.2 Alongside those facilities provided by the Council, there are a number of privately owned/run facilities within the borough. These do and will continue to supplement the offer of existing and future council run facilities. However, while these private facilities meet the London Plan requirements for land set aside for waste management (waste apportionment targets), they do not provide capacity for the Council to deliver its statutory waste functions. It is also worth noting that at least one of these sites, the 'McGrath' site in the LLDC area, may be lost to mixed use development.

2. EVIDENCE BASE AND POLICY CONTEXT

- 2.1 There are a number of plans and policies relevant to this asset class including the Council's Core Strategy (CS) and Managing Development Document (MDD) and the proposed submission draft Local Plan (DLP), as well as the London Plan (LP) produced by the Great London Authority (GLA) and the National Planning Policy Framework (NPPF) produced by central government. Locally, the Mayor in Cabinet has set the future direction for waste management and cleansing services in a series of decisions.
- 2.2 Planning policy supports the safeguarding of the capacity of existing waste sites which have been identified, and support is given for other waste management facilities in certain locations. There is also a drive to promote recycling as part of a waste management hierarchy. Appendix C of this document lists the most relevant sections of the plans, policies and strategies that relate to this asset class.
- 2.3 Policy SO14 of the CS promotes the safeguarding of existing waste sites that have been identified, and supports other waste management facilities within certain locations.
- 2.4 Policy DM14 of the MDD promotes the minimising of waste produced and the maximising of recycling.
- 2.5 Policy S.MW1 of the proposed submission draft Local Plan not only safeguards existing waste sites, it also identifies new areas that are in principle suitable for waste facilities, and have the potential for waste facilities to come forward in order to meet the Council's apportionment target. These areas are:
- The Highway (LBTH);
 - Empson Street (LBTH); and
 - Fish Island (LLDC).

3. EXISTING & PLANNED SUPPLY

- 3.1 In terms of waste management infrastructure in the borough which supports the delivery of the Council's statutory waste functions, the following sites exist:

- Yabsley Street: This is the Council's Reuse and Recycling Centre, operated by Veolia.
- Blackwall Depot: This site houses the majority of the fleet of waste and cleansing vehicles required. Further vehicles are stored at other Council sites around the borough due to the limited capacity of the only remaining depot site suitable for waste management purposes. The Mayor in Cabinet has designated this site as the primary site for future service delivery.

3.2 The Council also provides a number of recycling banks across the borough.

3.3 In due course it is likely the Council will need to provide increased depot capacity, to accommodate more waste management vehicles. No firm proposals have yet been formed in this regard.

4. FORECAST NEED AND FUTURE GROWTH

4.1 The Council's Household Waste Model takes two approaches to projecting waste growth. In one scenario it uses projected increases in household average incomes and population growth to forecast the amount of waste produced by households in the borough. This approach is preferred because a study of the borough's household waste found a direct correlation between the average waste amount per household per week and the household income.

4.2 In this scenario, the model finds that based on the correlation between the waste amount and household income, the amount of household waste generated in the borough will increase by 56% between 2016/17 and 2026/27. It should be noted that the model and the study are based on a number of assumptions. The Household Waste Model bases its assumptions on household projections data from the GLA 2014 round SHLAA DCLG long-term projections.

4.3 Given the caveats to the projection above, the Council's Household Waste Model takes another approach to projecting waste growth. If projections are based on historical data about waste growth from 1995/96 and 2002/03 (when there was a particularly steep increase) then the projection is that waste output will increase by 82% between 2016 and 2026/27. Of the scenarios modelled, this is the 'worst case scenario' and is included here to give a sense of the potential range by which waste generation could grow.

5. SUPPLY VS FORECAST NEED

5.1 The current provision of facilities is suitable to serve the current population, however in one scenario the Council's Waste Management Model is projecting an increase of up to 82% of household waste. This will result in the need to increase the capacity of waste management facilities, and depot space in particular.

6. WHAT IS THE COUNCIL'S NEED?

6.1 A projected increase in population and incomes means that the Council will need to deliver further infrastructure to support waste management services in the borough.

Quantum

- 6.2 The current provision of waste management infrastructure is sufficient to support current waste output. Projected increases in waste output will result in the need to increase the Council's capacity for dealing with waste. An outline space requirement (5.27 hectares of land) based on the waste projections has been developed, and is currently being translated into delivery options by the Council's asset management function.

Location

- 6.3 Larger waste management infrastructure can generally be strategically located; however for reasons of service delivery, resilience and efficiency, any depot location would need to be within the borough or on the immediate boundary. The number of suitable sites is very limited and as a consequence the Mayor in Cabinet has determined that the existing Blackwall Depot site be designated the location for future service delivery. Additional capacity to meet growth should be developed at this location through more effective use of the available land. Options for this are being developed by the Council's asset management function.

7. POTENTIAL PROJECTS TO HELP MEET THE COUNCIL'S NEED

- 7.1 Please refer to table 45 below.

Table 45: Projects identified to help meet the need for waste management related infrastructure

Project Reference	Ward	Description	Est. Cost	CIL/S106 Funding required?	Planned Year of delivery
Depot capacity	Borough-wide	Increase in-borough depot capacity to meet growth and meet statutory waste duties.	TBC	Yes	TBC
Vacuum waste disposal system	Borough wide	Developing and implementing waste bulking system.	£4m	Yes	2023
Underground refuse systems (URS) trucks	Borough wide	Servicing existing and future underground refuse systems	TBC	TBC	TBC
Total			£4m		

Appendix A: Cumulative housing development by ward

Appendix A: Cumulative housing development by ward, 2015/16 to 2030/31				
Ward	2015/16	2016/17 to 2020/21	2021/22 to 2025/26	2026/27 to 2030/31
Bethnal Green	20	989	1,424	1,663
Blackwall and Cubitt Town	84	6,197	10,974	12,563
Bow East	258	510	565	627
Bow West	56	134	195	264
Bromley North	35	834	926	1,016
Bromley South	435	1,328	1,516	2,127
Canary Wharf	237	4,732	11,192	14,362
Island Gardens	258	514	652	706
Lansbury	735	2,264	4,049	5,875
Limehouse	8	125	179	285
Mile End	8	913	1,500	1,753
Poplar	106	1,114	1,910	3,571
Shadwell	29	429	643	735
Spitalfields and Banglatown	31	593	1,274	1,677
St Dunstan's	110	396	455	547
St Katharine's and Wapping	8	786	2,189	3,254
St Peter's	76	672	963	1,266
Stepney Green	8	89	199	345
Weavers	8	403	966	1,197
Whitechapel	611	2,643	3,627	3,745
<i>Tower Hamlets</i>	<i>3,121</i>	<i>25,665</i>	<i>45,395</i>	<i>57,576</i>

Source: Local Plan development trajectory (August 2017)

Note: Ward totals may not sum to borough total due to rounding. Projections only take into account units in the Tower Hamlets Local Plan area and do not take into account units in the London Legacy Development Corporation (LLDC) which incorporates areas of the Bow East and Bromley North wards.

Appendix B: Population projections by ten year age band

Appendix B: Population projections by ten year age band					
Age group	2015/16	2020/21	2025/26	2030/31	% change, 2015/16 to 2030/31
0-9	41,500	44,500	48,000	50,900	23%
10-19	31,300	35,400	39,800	42,200	35%
20-29	72,200	77,300	81,600	80,700	12%
30-39	69,100	80,800	88,000	88,600	28%
40-49	34,800	42,200	50,900	56,900	63%
50-59	21,700	26,100	30,700	35,200	62%
60-69	13,200	15,900	18,800	22,000	66%
70-79	7,400	8,200	10,200	12,200	65%
80-89	4,000	4,400	4,500	5,300	31%
90+	700	900	1,200	1,500	107%
<i>All ages</i>	<i>295,900</i>	<i>335,800</i>	<i>373,800</i>	<i>395,300</i>	<i>34%</i>

Source: GLA 2015-based interim BPO projections using the Local Plan development trajectory (July 2017)

Note: Figures may not sum to totals due to rounding.

Appendix C: A List of Plans and Policies Relating to Each Asset Class

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
Early Education care facilities	Regulation 123 list/ Paragraph 162 NPPF	7, 8, 17, 38, 70, 72,152, 156, 162	SO1, SO3, SO4, SO5, SO10, SO11, SO17, SO25, SP01, SP02, SP07, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, D.DH2, D.DH6, D.DH7, D.H2, S.CF1, D.CF2, D.CF3, D.ES2	DM0, DM1, DM18	None relevant	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 3.7, 3.9, 3.16, 3.18, 4.1, 4.4, 6.1, 7.1, 8.1, 8.2, 8.3, 8.4
Primary education	Regulation 123 list/ Paragraph 162 NPPF	7, 8, 17, 38, 70, 72,152, 156, 162	SO1, SO3, SO4, SO5, SO10, SO11, SO17, SO25, SP01, SP02, SP07, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, D.DH2, D.DH6, D.DH7, D.H2, S.CF1, D.CF2, D.CF3, D.ES2	DM0, DM1, DM18	None relevant	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 3.7, 3.9, 3.16, 3.18, 4.1, 4.4, 6.1, 7.1, 8.1, 8.2, 8.3, 8.4

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
Secondary Education	Regulation 123 list/ Paragraph 162 NPPF	7, 8, 17, 38, 70, 72,152, 156, 162	SO1, SO3, SO4, SO5, SO10, SO11, SO17, SO25, SP01, SP02, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, D.DH2, D.DH6, D.DH7, D.H2, S.CF1, D.CF2, D.CF3, D.ES2	DM0, DM1, DM18	None relevant	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 3.7, 3.9, 3.16, 3.18, 4.1, 4.4, 6.1, 7.1, 8.1, 8.2, 8.3, 8.4
Special Schools	Regulation 123 list/ Paragraph 162 NPPF	7, 8, 17, 38, 70, 72,152, 156, 162	SO1, SO3, SO4, SO5, SO10, SO11, SO17, SO25, SP01, SP02, SP07, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, D.DH2, D.DH6, D.DH7, D.H2, S.CF1, D.CF2, D.CF3, D.ES2	DM0, DM1, DM18	None relevant	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 3.7, 3.9, 3.16, 3.18, 4.1, 4.4, 6.1, 7.1, 8.1, 8.2, 8.3, 8.4
Health Facilities	Regulation 123 list/ Paragraph 162 NPPF	7, 8, 17, 23, 70, 152, 156, 162, 171	SO1, SO2, SO3, SO4, SO5, SO10, SO11, SO25,	S.SG1, S.SG2, D.SG3, D.SG5, S.DH1, D.DH2,	DM0, DM1, DM8	Olympics Legacy SPG 2012	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 3.2, 3.7, 3.9, 3.16, 3.17, 4.1, 4.4, 5.5, 6.1, 7.1,

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
			SP01, SP02, SP03, SP12, SP13	D.DH6, D.DH7, D.H2, S.CF1, D.CF2, D.CF3, D.ES2			8.1, 8.2, 8.3, 8.4
Leisure facilities	Regulation 123 list	7, 8, 17, 23, 24, 70, 73, 74, 152, 156, 171	SO1, SO2, SO3, SO4, SO5, SO25, S10, SP01, SP02, SP03, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, D.DH2, D.DH6, D.DH7, D.H2, S.TC1, S.CF1, D.CF2, D.CF3	DM0, DM1, DM8	Olympics Legacy SPG 2012	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 2.18, 3.2, 3.7, 3.9, 3.16, 4.1, 4.4, 4.6, 4.7, 6.1, 7.1, 7.24, 7.27, 7.29, 7.30, 8.1, 8.2, 8.3, 8.4
Local Presence Community Facilities (e.g. Idea Store, library or archives facility)	Regulation 123 list/Paragraph 162 NPPF	7, 8, 17, 23, 70, 152, 156, 162	SO1, SO2, SO3, SO4, SO5, SO10, SO11, SO17, SO25, SP01,	S.SG1, S.SG2, D.SG3, D.SG5, D.DH2, D.DH6, D.DH7, D.H2, S.TC1,	DM0, DM1, DM8	Idea stores strategy 2009, Olympics Legacy SPG 2012	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 3.1, 3.2, 3.7, 3.9, 3.16, 3.18, 4.1, 4.4, 4.12, 6.1, 7.1, 8.1, 8.2, 8.3, 8.4

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
			SP02, SP07, SP12, SP13	S.CF1, D.CF2, D.CF3			
Transportation, connectivity and public realm Infrastructure	Regulation 123 list /Paragraph 162 NPPF	7, 8, 17, 29, 30, 31, 34, 35, 39, 41, 56, 65, 69, 70, 73, 152, 156, 162, 171, 179, 180	SO1, SO2, SO3, SO4, SO10, SO11, SO12, SO16, SO19, SO20, SO21, SO22, SO23, SO25, SP01, SP02, SP03, SP04, SP07, SP08, SP09, SP10, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, S.DH1, D.DH2, S.DH3, D.DH4, D.DH6, D.DH7, D.DH8, D.TC7, S.OWS1, S.OWS2, S.OWS3, S.OWS4, D.ES2, D.ES3, S.TR1, D.TR2, D.TR3, D.TR4	DM0, DM3, DM10, DM12, DM20, DM21, DM22, DM23, DM24, DM25, DM26		1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 2.18, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.9, 3.17, 4.1, 4.2, 4.4, 4.5, 4.6, 4.7, 4.8, 5.1, 5.10, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.9, 6.10, 6.11, 6.12, 6.13, 6.14, 6.15, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.13, 7.14, 7.15, 7.18, 7.19, 7.24, 7.25, 7.26, 7.27,

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
							7.28, 7.29, 7.30, 8.1, 8.2, 8.3, 8.4
Public Open Space	Regulation 123 list	7, 8, 17, 69, 70, 73, 74, 152, 156, 171	SO1, SO2, SO3, SO4, SO10, SO11, SO12, SO20, SO25, SP01, SP02, SP03, SP04, SP09, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, S.DH1, D.DH2, S.DH3, D.DH6, D.DH7, D.DH8, D.H3, S.OWS1, S.OWS2, S.OWS3, S.OWS4, D.ES2	DM0, DM3, DM10, DM12, DM23, DM24, DM25, DM26	Green Grid Strategy 2010, Olympics Legacy SPG 2012	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 2.18, 3.2, 3.5, 3.6, 3.7, 3.9, 3.16, 3.19, 4.1, 4.4, 5.3, 5.10, 6.1, 7.1, 7.4, 7.5, 7.18, 7.19, 7.27, 7.28, 7.30, 8.1, 8.2, 8.3, 8.4

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
Employment and training facilitates	Regulation 123 list /Paragraph 162 NPPF	7, 8, 17, 21, 23, 70, 152, 156, 162	SO1, SO2, SO3, SO4, SO5, SO6, SO11, SO15, SO16, SO17, SO18, SO25, SP01, SP02, SP06, SP07, SP12, SP13	S.SG1, S.SG2, D.SG5, D.DH6, D.DH7, D.H2, S.EMP1,	DM0, DM1, DM15, DM16, DM17	Idea stores strategy 2009	1.1, 2.1, 2.2, 2.9, 2.13, 2.14, 3.9, 3.16, 4.1, 4.4, 4.12, 6.1, 7.1, 8.1, 8.2, 8.3, 8.4
Community Centres	Regulation 123 list /Paragraph 162 NPPF	7, 8, 17, 23, 69, 70, 73, 74, 152, 156, 162, 171	SO1, SO2, SO3, SO4, SO5, SO10, SO11, SO25, SP01, SP02, SP03, SP07, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, D.DH2, D.DH6, D.DH7, D.H2, S.TC1, S.CF1, D.CF2, D.CF3	DM0, DM1, DM8	Olympics Legacy SPG 2012	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 3.2, 3.7, 3.9, 3.16, 3.17, 3.19, 4.1, 4.4, 4.6, 4.7, 6.1, 7.1, 8.1, 8.2, 8.3, 8.4

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
Youth Centre facilities	Regulation 123 list	7, 8, 17, 23, 69, 70, 73, 74, 152, 156, 162, 171	SO1, SO2, SO3, SO4, SO5, SO10, SO11, SO25, SP01, SP02, SP03, SP07, SP12, SP13	S.SG1, S.SG2, D.SG3, D.SG5, D.DH2, D.DH7, D.H2, S.TCH1, S.CF1, D.CF2, D.CF3	DM0, DM1, DM8	Olympics Legacy SPG 2012	1.1, 2.1, 2.2, 2.4, 2.9, 2.13, 2.14, 3.2, 3.7, 3.9, 3.16, 3.17, 3.19, 4.1, 4.4, 4.6, 4.7, 6.1, 7.1, 8.1, 8.2, 8.3, 8.4
Strategic energy and sustainable infrastructure	Regulation 123 list/ Paragraph 162 NPPF	7, 8, 17, 65, 70, 93, 97, 152, 156, 162	SO1, SO3, SO4, SO9, SO11, SO15, SO16, SO23, SO24, SP02, SP11, SP05, SP12	S.SG1, S.SG2, D.SG5, S.DH1, D.DH6, D.DH7, S.ES1, D.ES6, D.ES7	DM0, DM29	Opportunities for sustainable energy & Biodiversity enhancement within the London Borough of Tower Hamlets 2008	1.1, 2.1, 2.4, 2.5, 2.9, 2.13, 3.7, 3.9, 4.1, 4.11, 5.1, 5.2, 5.4, 5.4A, 5.5, 5.6, 5.7, 5.8, 5.10, 5.13, 5.15, 5.17, 7.1, 8.1, 8.2, 8.3, 8.4

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
Strategic flood defences	Regulation 123 list/ Paragraph 162 NPPF	7, 8, 17, 70, 94, 99, 100, 103, 152, 156, 162	SO1, SO3, SO13, SP04, SP12	S.SG1, S.SG2, D.SG4, D.SG5, S.DH1, D.DH6, D.DH7, S.OWS3, S.OWS4, D.ES4, D.ES5	DM0, DM13		1.1, 2.2, 2.4, 2.5, 2.9, 2.13, 2.14, 2.18, 3.9, 3.7, 4.1, 5.1, 5.3, 5.12, 7.1, 7.13, 7.24, 8.1, 8.2, 8.3, 8.4
Council managed Markets	Regulation 123 list	7, 8, 17, 21, 23, 70, 152, 156, 160	SO1, SO2, SO3, SO4, SO11, SO25, SP01, SP03, S12	S.SG1, S.SG2, D.SG5, D.DH6, D.DH7, S.TC1, D.TC7,	DM0	Street Market Strategy 2009	1.1, 2.1, 2.2, 2.9, 2.14, 3.9, 4.1, 4.7, 4.8, 7.1, 8.1, 8.2, 8.3, 8.4
Public safety infrastructure	Regulation 123 list	7, 8, 17, 69, 70, 152, 156	SO1, SO2, SO3, SO15, SO20, SO21, SO25, SP01, SP12,	S.SG1, S.SG2, D.SG5, D.DH2, D.DH6, D.DH7,	DM0, DM23	CCTV Strategy 2006-2011	1.1, 2.1, 2.2, 2.9, 2.13, 2.14, 3.2, 3.6, 3.9, 4.1, 7.1, 7.3, 7.13, 8.1, 8.2, 8.3, 8.4




Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
Utilities (Water, Gas and Electricity) and Telecommunications Infrastructure	Regulation 123 list / Paragraph 162 NPPF	7, 8, 17, 21, 42, 70, 93, 94, 99, 152, 156, 162,	SO1, SO2, SO3, SO4, SO11, SO13, SO15, SO16, SP01, SP02, SP04, SP05, SP09, SP11, SP12, SP13	S.SG1, S.SG2, D.SG4, D.SG5, S.ES1, D.ES6, S.DH1, D.DH6, D.DH7, D.DH11	DM0, DM13, DM23, DM26, DM29		1.1, 2.1, 2.2, 2.4, 2.5, 2.9, 2.13, 2.18, 3.7, 3.9, 4.1, 4.7, 4.10, 4.11, 5.2, 5.3, 5.4, 5.4A, 5.5, 5.7, 5.8, 7.1, 7.7, 7.9, 7.10, 8.1, 8.2, 8.3, 8.4

Type of infrastructure required	Where the requirement comes from	Relevant part paragraph of the NPPF	LDF	Proposed submission draft Local Plan	MDD	Supplementary Planning guidance	London Plan Policies
Waste	Paragraph 162 NPPF	7, 8, 17, 65, 70, 152, 156, 162	SO1, SO3, SO4, SO6, SO14, SP05, SP11, SP12,	S.SG1, S.SG2, D.SG5, D.DH6, D.DH7, S.MW1, D.MW2, D.MW3	DM0, DM14		1.1, 2.2, 2.9, 2.13, 3.7, 3.9, 4.1, 4.4, 5.5, 5.16, 5.17, 5.18, 5.19, 7.1, 7.24, 8.1, 8.2, 8.3, 8.4

Appendix D: Map of Existing Primary Schools and Potential Projects 2017



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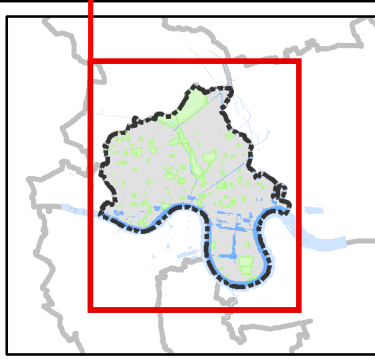
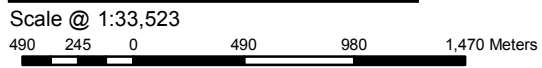
-  Primary School /Site Allocations
-  Potential Primary School / Project
-  Existing Primary Schools

PRIMARY SCHOOLS



GIS for Place Directorate




LONDON BOROUGH OF TOWER HAMLETS
Date: 29/09/2017



Appendix E: Map of Existing Secondary Schools and Potential Projects 2017



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-  Secondary School / Project
-  Potential Secondary School / Site Allocations
-  Existing Secondary Schools

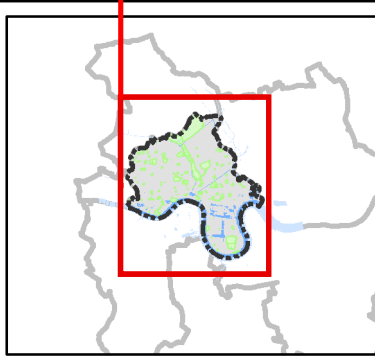
SECONDARY SCHOOLS

Scale @ 1:33,523
 480 240 0 480 960 1,440 Meters



GIS for Place Directorate

LONDON BOROUGH OF TOWER HAMLETS
 Date: 29/09/2017



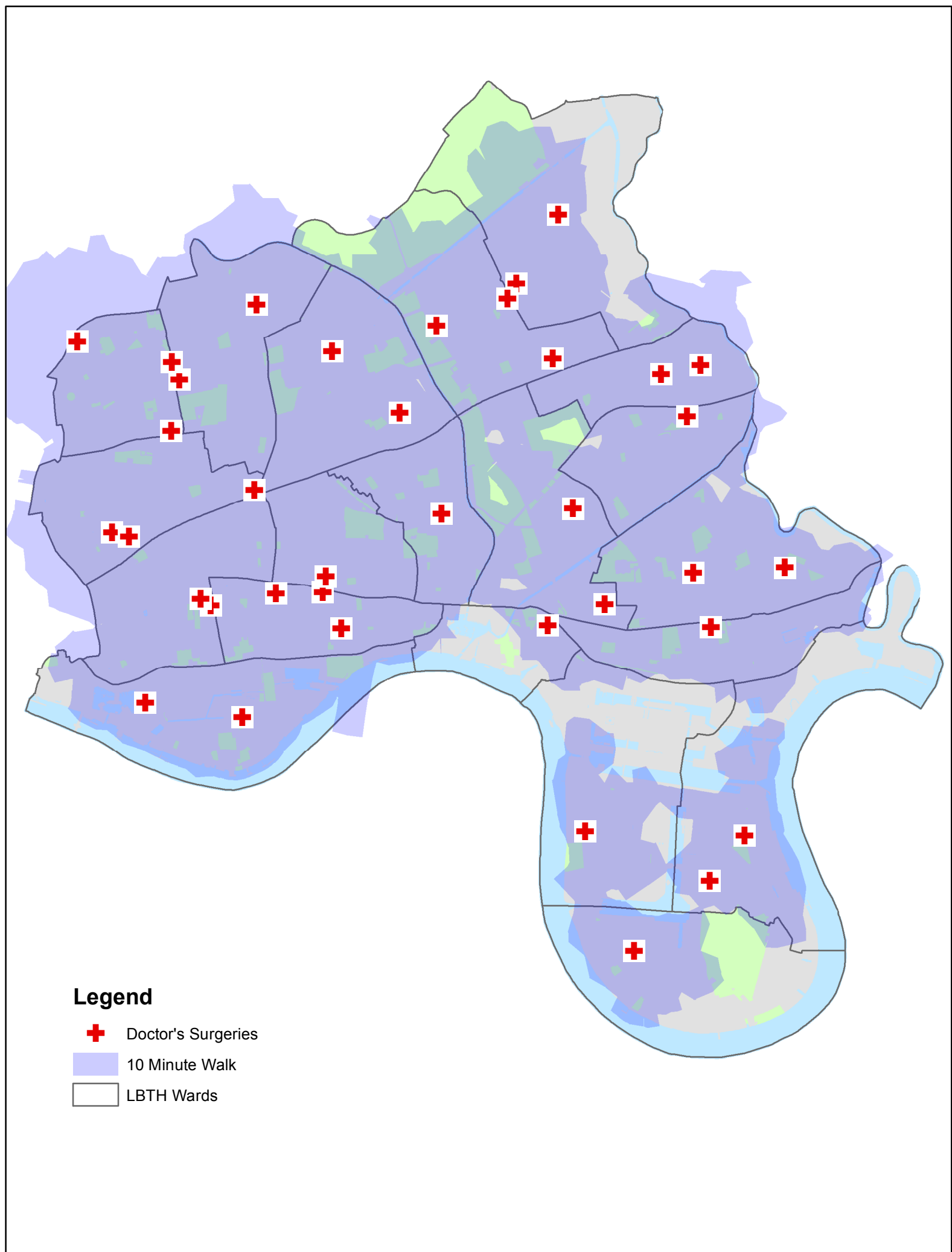
Appendix F: A list of Primary Healthcare Facilities

Practice Name	Practice List Size	Ward	Total GP's in Practice (FTE)
ALBION HEALTH CENTRE	8900	Spitalfields and Banglatown	5.1
THE MISSION PRACTICE	11111	St Peter's	7.45
NEWBY PLACE HEALTH WELLBEING CENTRE	4743	Poplar	1.96
RUSTON STREET CLINIC	2905	Bow East	2.22
JUBILEE STREET PRACTICE	10895	Shadwell	6.55
ST.STEPHENS HEALTH CENTRE	12767	Bow East	9.4
WHITECHAPEL HEALTH PRACTICE	8456	Whitechapel	3
HARLEY GROVE MEDICAL CTR.	5801	Bow West	3.66
VARMA CM	3300	Stepney Green	2
STROUTS PLACE MEDICAL CENTRE	4002	Weavers	2.67
THE LIMEHOUSE PRACTICE	10512	Limehouse	9.02
THE GROVE ROAD SURGERY	3660	Bow West	2
THE CHRISP STREET HTH CTR	13463	Lansbury	9.92
THE WAPPING GROUP PRACTICE	9407	St. Katharine and Wapping	5.9
THE SPITALFIELDS PRACTICE	12905	Spitalfields and Banglatown	6.22
BETHNAL GREEN HEALTH CTR.	8298	St Peter's	6.56
HARFORD HEALTH CENTRE	10726	St Dunstan's	4.1
CITY WELLBEING PRACTICE	7505	Whitechapel	4.11
RANA AK	5353	Bromley North	3.23
XX PLACE SURGERY (Mile End Hospital)	7452	Bethnal Green	7.445
XX PLACE SURGERY (Bromley By Bow)	7452	Bromley North	7.445
THE GLOBE TOWN SURGERY	12722	Bethnal Green	7.12
ROBERTON STREET SURGERY [Island MC]	5813	Blackwall and Cubitt Town	3.45
DOCKLANDS MEDICAL CENTRE	7775	Island Gardens	3.22
THE STROUDLEY WLK HTH CTR	4532	Bromley North	1.67
EAST ONE HEALTH	9910	Shadwell	8.11
TREDEGAR PRACTICE	4136	Bow West	2.22
ABERFELDY PRACTICE	6368	Lansbury	3.45
ALL SAINTS PRACTICE	6282	Poplar	3.78
ISLAND HEALTH	11613	Blackwall and Cubitt Town	8.46
ST.PAUL'S WAY MEDICAL CTR	10419	Mile End	6.01
THE BLITHEHALE MED.CTR.	10444	Weavers	3.79
ST. KATHARINE'S DOCK PRACTICE	1815	St Katharine's and Wapping	1
HEALTH E1	1395	Spitalfields and Banglatown	2.89

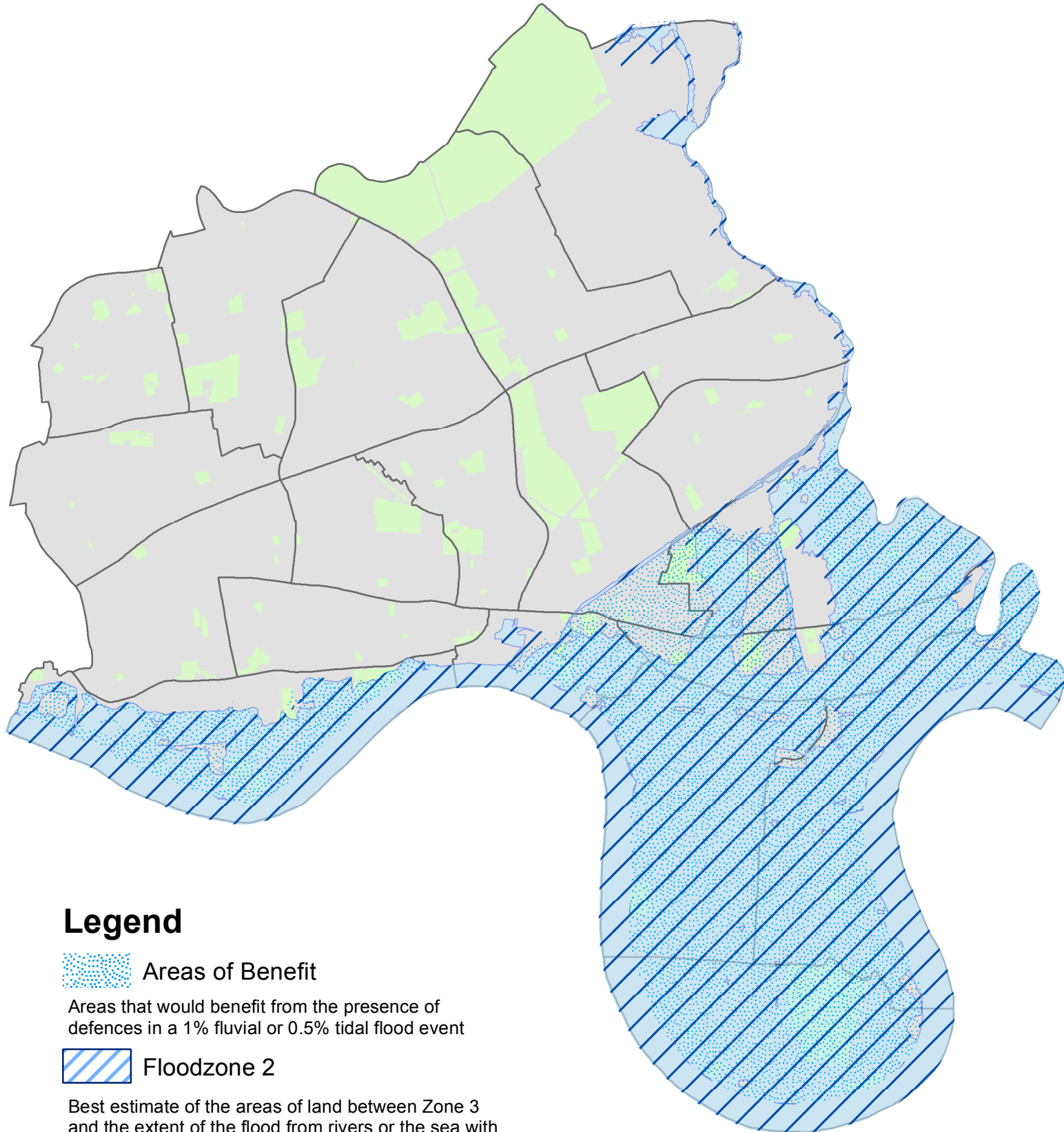
THE BARKANTINE PRACTICE	18165	Canary Wharf	12
POLLARD ROW SURGERY	4773	St Peter's	2.33
ST ANDREWS HEALTH CENTRE	9235	Bromley South	2.67
Total	295010		182.13

Appendix G: Map of Existing Health Facilities

Health Facilities



Appendix H: Flood Zones in the Borough



Legend



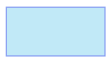
Areas of Benefit

Areas that would benefit from the presence of defences in a 1% fluvial or 0.5% tidal flood event



Floodzone 2

Best estimate of the areas of land between Zone 3 and the extent of the flood from rivers or the sea with a 0.1% (1 in 1000) chance of flooding in any year



Floodzone 3

Best estimate of the areas of land with $\geq 1\%$ (1 in 100) chance of flooding each year from rivers, or with $\geq 0.5\%$ (1 in 200) chance of flooding each year from the sea



LBTH Wards

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