

# MONITORING REPORT

1 April 2020 – 31 March 2022 - Published December 2024



# London Borough of Tower Hamlets Authority Monitoring Report

## FY20-21 and FY21-22

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## INTRODUCTION

### **What is an Authority Monitoring Report (AMR)?**

Monitoring is a key component of an effective planning system. Under the plan, a 'monitor and manage approach' this plays a key role in evaluating policy performance, understanding policy implications, and formulating robust planning policies. In April 2012 the requirement for an annual report was removed and now Local Authorities have greater flexibility as to when to produce and publish these reports. The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 of the Localism Act 2011, to prepare an Authority Monitoring Report providing information on the implementation of the Local Development Scheme (LDS) which sets out the timetable for the preparation of future Local Plan documents.

The AMR is also used to assess the performance and effectiveness of the Tower Hamlets' Local Plan in delivering key objectives through its policies and site allocations. Regulation 34 of the Town and Country Planning Act sets out the details as to what the AMR must contain, this includes:

- Information on the Tower Hamlets Local Plan and other Development Plan Documents.
- The Council's progress in implementation of the policies set out in the Local Plan.
- The effectiveness of these policies measured against the performance monitoring framework in the Tower Hamlets Local Plan.
- Details of Neighbourhood Development Plans.
- Information relating to Community Infrastructure Levy (CIL) and Section 106.
- Actions taken relating to the Duty to- Cooperate with neighbouring Local Authorities and other relevant bodies.

### **What is being monitored?**

Policies are assessed using a series of indicators covering a wide range of spatial planning matters and themes. These indicators are taken from the Council's Local Plan (Section 5).

### **Who is the AMR for?**

The AMR provides a summary of the key achievements and progress of the Local Plan. This document is published for everyone and can help communities understand key outputs from development in Tower Hamlets. The AMR can also assist Councillors in their planning roles around policy performance. The report also provides officers with up-to-date evidence on the implementation of planning policies, and how and where improvements can be made to performance.

## EXECUTIVE SUMMARY

This is the seventeenth publication of the Authority Monitoring Report (AMR) for Tower Hamlets. This AMR covers two financial years from the period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2022.

The Council has approached the reporting period in this way due to some disruption of data collection (and publication) during the COVID 19 pandemic. As noted in the commentary on various indicators, the impact of the Covid-19 pandemic (nationwide lock downs, resources and statistical releases) during this time impacted performance such as construction and housing delivery, resourcing and availability of data. Subsequently, we have not been able to assess the full suite of performance indicators and therefore obtain a full picture of the effectiveness of some Local Plan policies. When the data is available, this will be considered in future monitoring reports. In addition, any evidence base that can support the monitoring process by addressing any gaps, will be used to inform the full assessment of policies.

This is the second AMR following the adoption of the Tower Hamlets Local Plan 2031 on the 15<sup>th</sup> of January 2020. This Local Plan contains the monitoring indicators to measure our success in implementing these Local Plan policies.

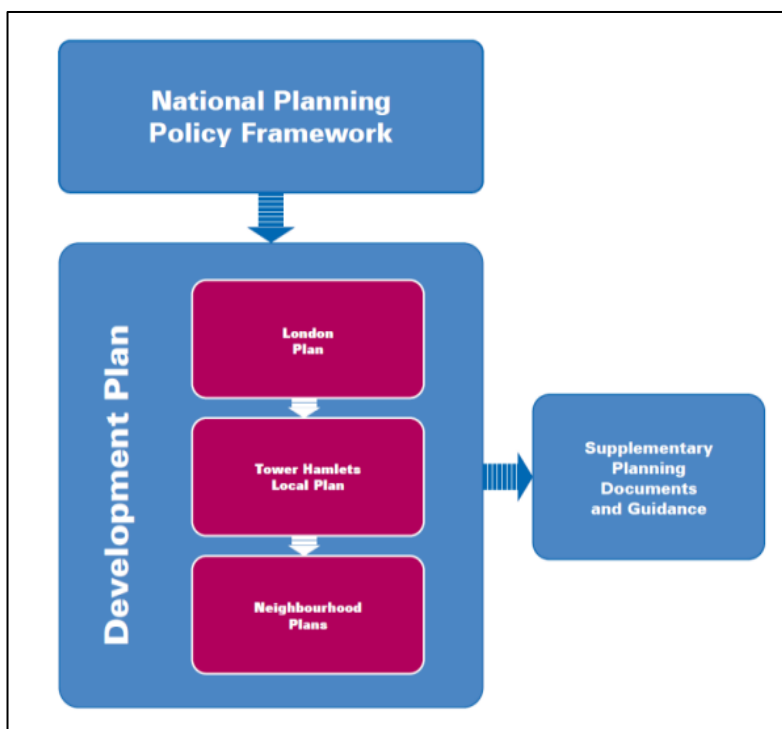
Key outcomes reflected in this report include:

	<b>FY20/21</b>	<b>FY21/22</b>
Homes completed	3,260 (target 3,931 pa)	3,571 (target 3,474 pa)
Homes approved	3,588	1,479
CIL receipts received (£)	£50,164,085	£15,873,093
s106 monies received (£)	£29,643,497	£25,493,232

## SECTION 1: DEVELOPMENT PLAN AND PLANNING POLICY UPDATE

### DEVELOPMENT PLAN UPDATE

The Council's Development Plan consists of several documents that positively facilitate development by providing the means to assess planning applications and create more vibrant, sustainable communities to improve the quality of life for all. The Development Plan is structured as set out in the diagram below.



### National Planning Policy Framework (NPPF)

The NPPF relevant to the monitoring period was updated in July 2021. The update strengthened the requirements on design quality as well as revised policies on plan-making, removing statuses and opting out of Permitted Development Rights. The key changes were as follows:

- A new requirement for Councils to produce local design codes/guides - to improve design quality.
- Adjustment to the presumption in favour of sustainable development.
- New limits on the use of Article 4 Directions to restrict PD Rights.
- Focus on natural flood management techniques as part of an integrated approach to flood risk management policy ambition.
- 10% of all major housing schemes should comprise of affordable home ownership.
- United Nations climate change goals added as part of achieving sustainable development.
- 'Retain and explain' approach to statuses rather than removal.

### **London Plan (2021):**

In March 2021 the London Plan was formally adopted. Policy updates relevant to Tower Hamlets include:

- Policy H1 establishing a new Borough target of 34,730 dwellings over the 10-year period, 2019-2029 (or 3,473 dwellings per annum), the highest housing target in London.
- Policy H2 support the delivery of housing on small sites (those under 0.25ha) setting Tower Hamlets a ten-year target of 5,280 homes.
- Policy H16 support for 'large purpose-built shared living' or co-living that are high quality, well-managed and integrated into their surroundings.
- New policy D2 to adopt a 'design-led' approach to site capacity testing, including consideration of context, capacity for growth and infrastructure requirements for sustainable densities
- Reworded Policy D3 (optimising density) to optimise site capacity and making clear that higher density developments should be promoted in locations that are well connected to jobs, services and infrastructure. Incremental densification should be promoted outside of these areas.
- Policy D9 (tall buildings) revised to define tall buildings as proposals over 6 storeys in height, or where local higher definitions are set.
- Policies E4 (land for industry) & E5 (Strategic Industrial Locations) revised to exclude the 'no net loss' principles for designated industrial land with greater flexibility for Boroughs as to how alternative uses for these sites are used.

### **Tower Hamlets Local Plan (2020):**

The Tower Hamlets Local Plan provides spatial policies, development management policies and site allocations to guide and manage development in the Borough. This also includes a monitoring framework.

The implementation of policy is a key step in the planning process to ensure the determining of all planning applications in the Borough aim to deliver key objectives set by the plan. Across the monitoring period, through the pre-application discussions, and internal policy review of planning applications, officers aimed to ensure that applications are aligned with the policy and allocations set by the plan.

### **Local Plan Review**

In March 2022, the Council began to scope the review of the adopted Local Plan. This included understanding the extent of changes that will be needed to bring the current plan up-to-date and to ensure the Council's Local Plan is fit for purpose for the planning service and that the Local Plan delivers continues to deliver its objectives for communities.

**Other:**

*Table 1: Area Action Plans and Supplementary Planning Document Updates*

<b>Planning Document</b>	<b>AMR Update</b>
<a href="#">Leaside Area Action Plan</a>	Undertook a stage 1 public consultation between 7 <sup>th</sup> April-21 <sup>st</sup> May 2021. The Regulation 18 consultation took place between 28 <sup>th</sup> November 2021 and 11 <sup>th</sup> February 2021. It is envisaged that both the technical and engagement evidence will help inform the Leaside sub-area in the new Local Plan, including site allocations. The draft document sets out a strategy and policies to deliver a vision for growth in the Leaside area.

SUPPLEMENTARY PLANNING DOCUMENTS AND MASTERPLANS

<b>Planning Document</b>	<b>AMR Update</b>
<a href="#">Central Area Good Growth SPD</a>	A formal consultation was held between Jan-Feb 2021. The SPD was formally adopted on the 28 <sup>th</sup> of July 2021. The SPD provides design guidance to ensure all small-scale housing developments in the Central Area are of high design quality and respond to the area's distinctive character.
<a href="#">Queen Mary University London SPD</a>	A formal consultation took place in Feb 2021. The SPD was adopted on 28 <sup>th</sup> July 2021. The SPD provides a framework to inform and guide development across the campus, reflecting area wide policies and local context.
<a href="#">Reuse, Recycling &amp; Waste SPD</a>	The SPD was adopted on the 28 <sup>th</sup> July 2021. The document sets out information for developers on how waste management should be addressed in proposals.
<a href="#">High Density Living SPD</a>	A formal consultation was held in March 2020. The SPD was formally adopted on the 16 <sup>th</sup> December 2020. The document provides guidance for developers on the design of high density residential and mixed-use schemes across the Borough, including typologies, design approach and environmental considerations.
<a href="#">Planning Obligations SPD</a>	This SPD was adopted on the 24 <sup>th</sup> March 2021. This SPD formally replaces the Planning Obligations SPD (2016). The document sets out the Council's approach to the use of and how planning obligations are secured, including calculations and contributions to support a range of needs.
<a href="#">Tall Buildings SPD</a>	This SPD was formally consulted on between 17 <sup>th</sup> December 21 and 4 <sup>th</sup> March 2022. The document proposes guide developers with regards to the design, location and development of tall buildings.
<a href="#">South Poplar Masterplan SPD</a>	This SPD was formally consulted between March-April 2021. The SPD was adopted on the 28 <sup>th</sup> July 2021. The masterplan provides additional guidance to facilitate comprehensive development across the

	development of sites within the South Poplar Area (including the Opportunity Area).
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## NEIGHBOURHOOD PLANNING

Regulation 34 (4) of the Town and Country Planning Regulation 2012 requires that where a Local Planning Authority have made a Neighbourhood Development Order or Neighbourhood Plan, the Authority Monitoring Report must contain details of these documents. The table below sets out the position with Neighbourhood Planning in Tower Hamlets.

*Table 2: Neighbourhood Planning Updates*

Forum/Area	AMR Update
<a href="#">Isle of Dogs</a>	The Council formally adopted the IoD's Neighbourhood Plan on the 19 <sup>th</sup> May 2021. The Neighbourhood Plan will take effect from 1 <sup>st</sup> July 2021. The Neighbourhood Plan will help guide and shape development within the neighbourhood planning area.
<a href="#">Spitalfields</a>	Was subject to Regulation 16 (basic conditions assessment) consultation between 7 <sup>th</sup> Jan-18 <sup>th</sup> Feb 21. Following an independent examination in Feb 21, the Council received the final report on 15 <sup>th</sup> July 21. To referendums were subsequently held (one for businesses and one for residents) on 11 <sup>th</sup> Nov 21, of which residents voted in favour of and businesses against.
<a href="#">Roman Road Bow</a>	Was subject to Regulation 14 (pre-submission) consultation between March and April 2021 and subsequently a Regulation 16 (basic conditions assessment) from the 6 <sup>th</sup> Dec 21 to the 7 <sup>th</sup> Feb 22.

## PARTNERSHIP WORKING AND DUTY TO COOPERATE (DtC)

There is a legal duty on Local Planning Authorities to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters. During the 2020-22 monitoring periods, the Council engaged various neighbouring authorities and other duty to cooperate prescribed bodies through a series of formal and informal methods in the process of ongoing engagement. This included neighbouring Boroughs i.e. LLDC and the City of London on emerging Local Plans and evidence base, the Greater London Authority on Tall Buildings, Transport for London on South Poplar SPD and Newham for the Leaside AAP. Tower Hamlets also regularly attend the Association of London Borough Planning Officers (ALBPO), which is a key mechanism for cooperation with London Boroughs and key stakeholders.

The Council maintains an ongoing record of DTC meetings and actions, which is presented at examinations in public for the preparation of all relevant planning documents.

## LOCAL DEVELOPMENT SCHEME (LDS)

The LDS sets out the Council's timetable for planning policy document production. Further detail on the performance of the LDS is noted in the Development Plan and Policy update in the next section.



Within the 2020-2022 monitoring periods, the relevant LDS (November 2021) of which there was one produced during this monitoring period, programmed the following:

- The adoption of the Planning Obligations SPD, Queen Mary UL SPD, High Density Living SPD, Recycling & Waste SPD and Central Area Good Growth SPD - these were all adopted within the monitoring periods, as scheduled.
- The adoption of the South Poplar Masterplan - this was adopted within the monitoring periods, as scheduled.
- Consultation on the Tall Buildings SPD and the Leaside AAP, was undertaken within the monitoring periods, as scheduled.

Fig 1: Local Development Scheme (November 2021)



## CONSULTATIONS

Tower Hamlets responded to the following consultations during the monitoring periods –

- The Government consultation on the 'Planning for the Future White Paper', setting out proposed changes to the planning system (August 2020)
- Characterisation and Growth Strategy London Plan Guidance – March 2022
- Large Scale Purpose Built Shared Living London Plan Guidance – March 2022
- Small Sites Design Codes London Plan Guidance – March 2022
- Optimising Site Capacity (a design-led approach) London Plan Guidance – March 2022
- Housing Design Standards London Plan Guidance - March 2022
- Fire Safety London Plan Guidance - March 2022

## SECTION 2: PLANNING APPLICATIONS AND APPEALS

### PLANNING APPLICATIONS

There was a total of 2,766 and 2,719 planning applications (excluding pre-applications) received by the Council in FY20/21 and FY21/22 respectively. Within these figures includes 114 applications that were withdrawn in FY20/21 and 105 applications in FY21/22. Across the monitoring periods the number of applications received is relatively consistent, with around a 11% increase from the FY19/20 monitoring period.

Fig 2: Total Planning applications received, all categories

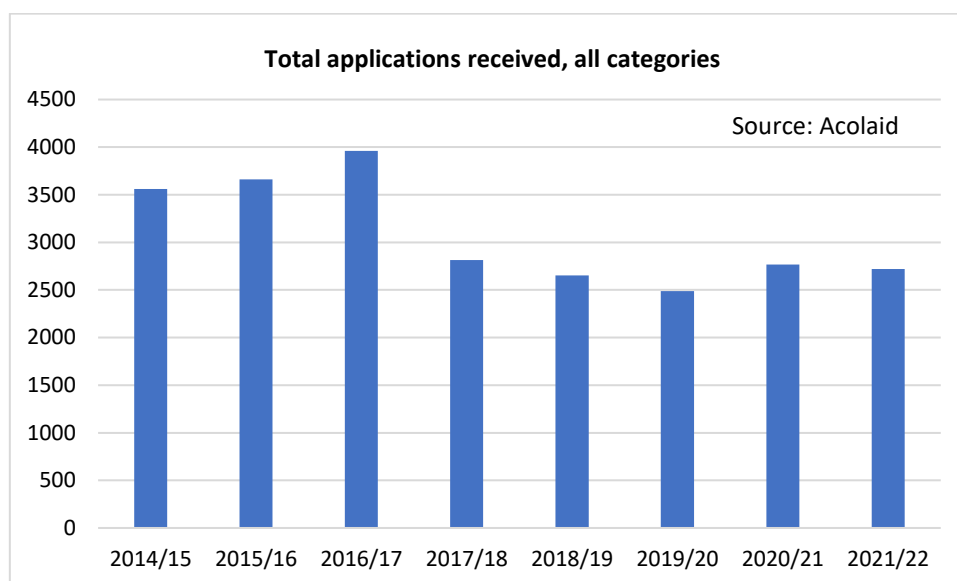


Table 3: Total planning applications, by application type 2020-2022

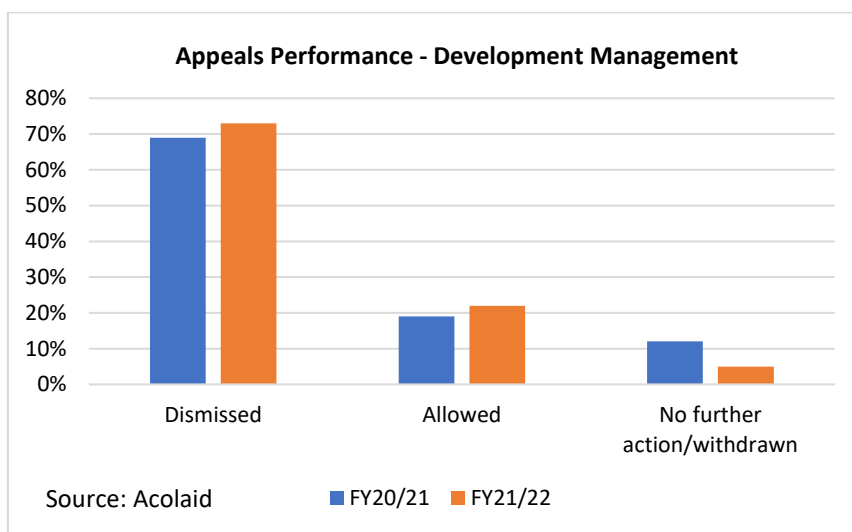
Source: Acolaid, DM Reporting 2023		
Application Type	FY 20-21	FY 21-22
Advertising Consent	74	145
Certificate (existing/proposed)	121	134
Change of Use	128	101
Householder	297	279
Major	36	61
Minor: small scale apps, NMA, Telecomms, Compliance	1,398	1,327
Listed Building Consent	178	208
TPO & Trees in Cons Area	146	162
Prior Approval	92	55

Other: Obligations, screening opinions, VARs, Thames Tideway, S74)	296	247
<b>Total</b>	<b>2,766</b>	<b>2,719</b>

## PLANNING APPEALS

Over the monitoring periods, planning policies have generally stood up well to appeals, with most appeals dismissed in line with the Council’s decision. In the two-year period, there has been a small increase in the number of appeals, with the proportion of those dismissed and allowed increasing at the same rate.

Fig 3: Planning appeals performance 2020-2022



Albeit relatively low, similarly to previous monitoring years the impact on the appearance and character on design grounds remains a common issue of appeals lost by the Council across both monitoring periods. Further details on this are set out under indicator KMI 6.

For each appeal, one or more main issues are identified, these are all set out in the table below. Given that many of the appeals comprised of more than one main issue (assessed by the Planning Inspector), the numbers in the table add up to more than the overall number of appeals for that monitoring year.

In FY20/21 there was a total of 37 appeals decided of which 69% were dismissed and 19% were allowed (12% were withdrawn or no further action). The most common main issue of appeals was impact on amenity of existing/future residents and impact on the character and appearance of the Conservation Areas. Some of the key issues that encapsulated ‘other’ included effect of a sub-divided unit on family housing supply, impact of studio units on achieving mixed and balanced communities, demonstrating a need for HMO accommodation and the provision of cycle and/or bin storage.

Table 4: Main issues raised in appeals 2020-21

Primary Issue (FY20/21)	Dismissed	Allowed	% Dismissed
Amenity (existing/future residents)	14	4	78%
Amenity (surrounding properties)	4	0	100%
Character & appearance (surroundings)	6	1	86%
Character & appearance of a Conservation Area	16	5	76%
Conservation & heritage	0	1	0%
Impact on a Listed Building	6	2	75%
Safety (pedestrian/road safety)	4	0	100%
Viability & vitality of retail or employment area	5	2	71%
Other	17	3	85%

In FY21/22 there was a total of 95 appeals decided of which 73% were dismissed and 22% were allowed (a further 5% withdrawn or no further action). The most common main issue of appeals was amenity on existing/future residents and impact on the character and appearance of the Conservation Areas. Some of the key issues that encapsulated 'other', included insufficient marketing evidence to demonstrate the loss of a pub as a community facility, a mix of housing not meeting identified housing need, lack of demand for Commercial (B1) use and the provision of family housing. Further issues that were allowed at appeal included the accuracy of a planning obligation for a unilateral undertaking (permit restriction) and the minimal impact a Change of Use would have on local parking stress (overturned by the Inspector)

Table 5: Main issues raised in appeals 2021-22

Primary Issue (FY21/22)	Dismissed	Allowed	% Dismissed
Amenity (existing/future residents)	26	0	100%
Amenity (surrounding properties)	13	3	81%
Character & appearance (surroundings)	22	5	81%
Character & appearance of a Conservation Area	30	10	75%
Conservation & heritage	3	1	75%
Impact on a Listed Building	9	1	90%
Safety (pedestrian/road safety)	8	2	80%
Viability & vitality of retail or employment area	3	0	100%
Other	35	11	76%

## APPLICATIONS REFERRED TO THE MAYOR OF LONDON

Under the Mayor of London's planning powers, a referable application is defined as 'an application for planning permission of potential strategic importance'. This includes proposals such as large-scale development, major infrastructure development and proposals that may impact strategic (London Plan) policies are referred. There are two stages. Stage 1 includes an initial assessment on the application against the London Plan Policies which will provide a direction for the council to progress the application to a determination, should there be no strategic issues. Stage 2 is where strategic issues are identified, and the Mayor of London will issue a decision.

The number of applications referred at Stage 1 and 2 is up from previous years. A summary of the applications is set out in Table 6 below and detailed in Appendix 1. One case in FY21/22 was recommended for an inquiry for the proposed Stopping Up Order at Alpha Square, Marsh Wall.

*Table 6: Number of applications referred to the Mayor of London*

Source: <a href="#">Public Register</a> , Greater London Authority, 2022		
<b>FY</b>	<b>Number of applications with strategic issues identified i.e. align with London Plan policies</b>	<b>Number of apps with no strategic issues or proposal is aligned with strategic London Plan policy</b>
2020-2021	16	12
2021-2022	18	11

## SECTION 3: PROGRESS AGAINST THE LOCAL PLAN INDICATORS

Under some indicators whereby monitoring housing completions are recorded, applications will have been assessed against the Development Plan at the time. These include both the Core Strategy (2010) & Development Management Policies (2013) and the emerging (at the time) Local Plan in 2020. The London Plan was under review in which applications were assessed against the London Plan (2016) and emerging (at the time) new London Plan, which was adopted in 2021.

A summary of the performance against each indicator is set out in Appendix 2.

### ACHIEVING SUSTAINABLE GROWTH

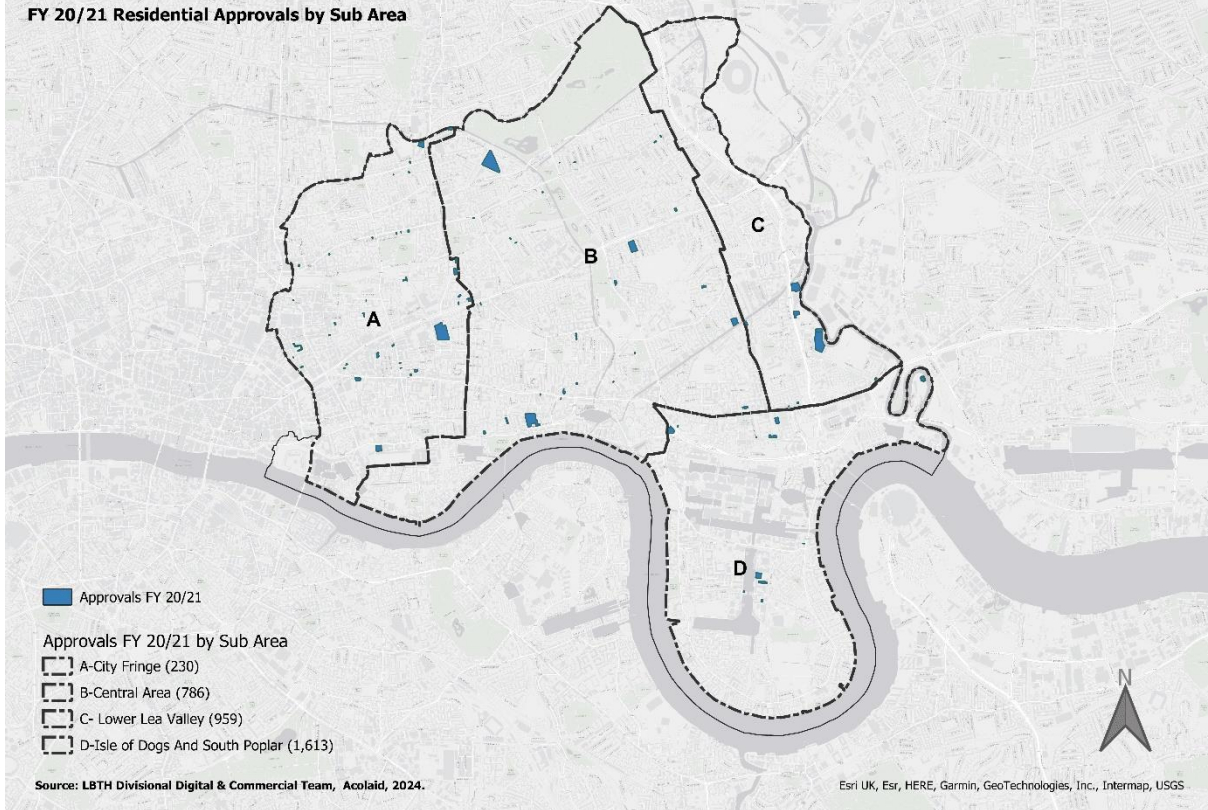
*KMI. 1 Approvals and Completions of new homes, employment, retail and leisure floorspace within the four sub-areas*

Below is a summary of the spatial distribution of approvals and completions by sub-area.

*Table 7: Sub areas, approvals*

Approvals								
Sub-Area								
	Housing		Emp Uses		Retail		Leisure	
	FY 20/21	FY21/22	FY20/21	FY21/22	FY20/21	FY21/22	FY 20/21	FY21/22
City Fringe	230	623	<i>Contextual updates on non-residential floorspace delivery are set out under relevant indicators in this report</i>					
Central	786	178						
Lower Lea Valley	959	293						
Isle of Dogs & South Poplar	1,613	385						
<b>Total</b>	<b>3,588*</b>	<b>1,479*</b>						
<p>* Figures may differ from other sources, as a significant number of houses delivered come through large, high-density (multi-phased) development leading to uneven patterns of annual delivery and a lag in receipt of the completion notifications on these units. These may be reported differently.</p>								

### FY 20/21 Residential Approvals by Sub Area



### FY 21/22 Residential Approvals by Sub Area

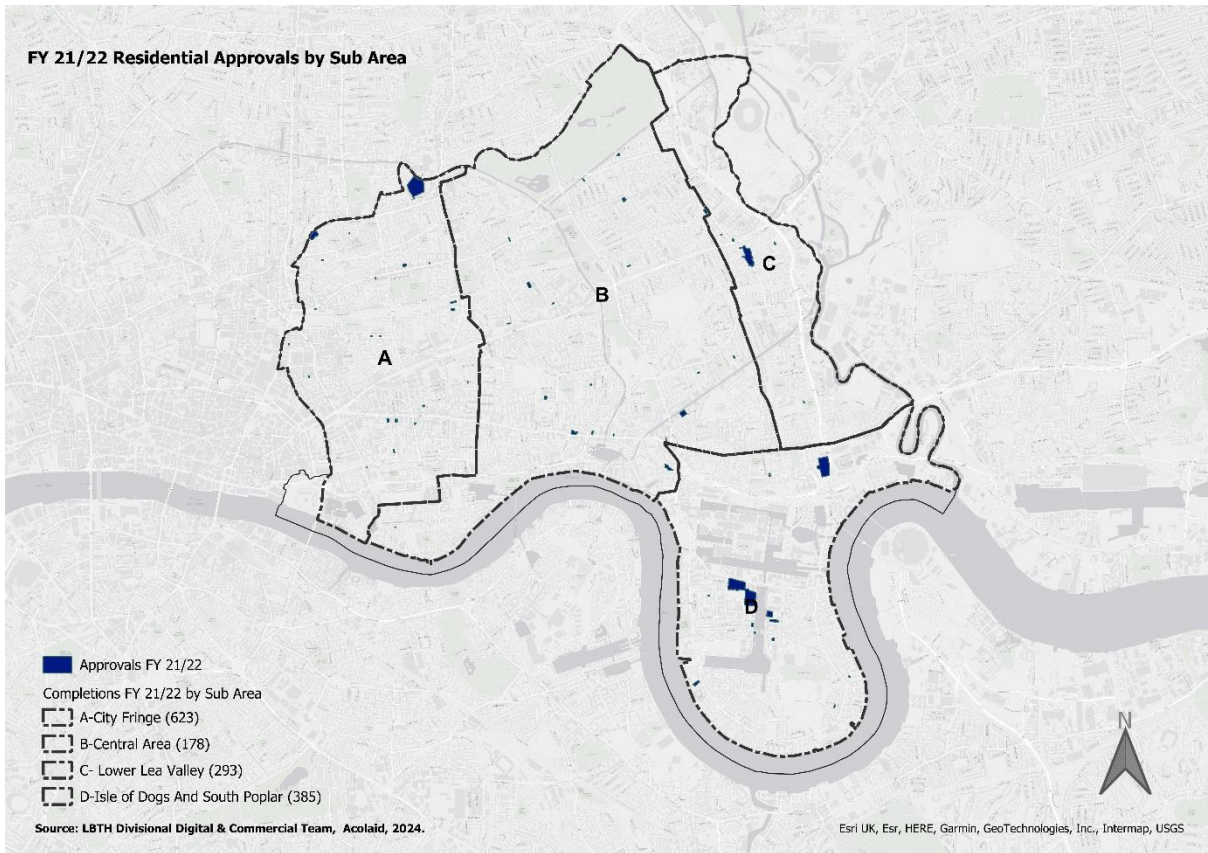
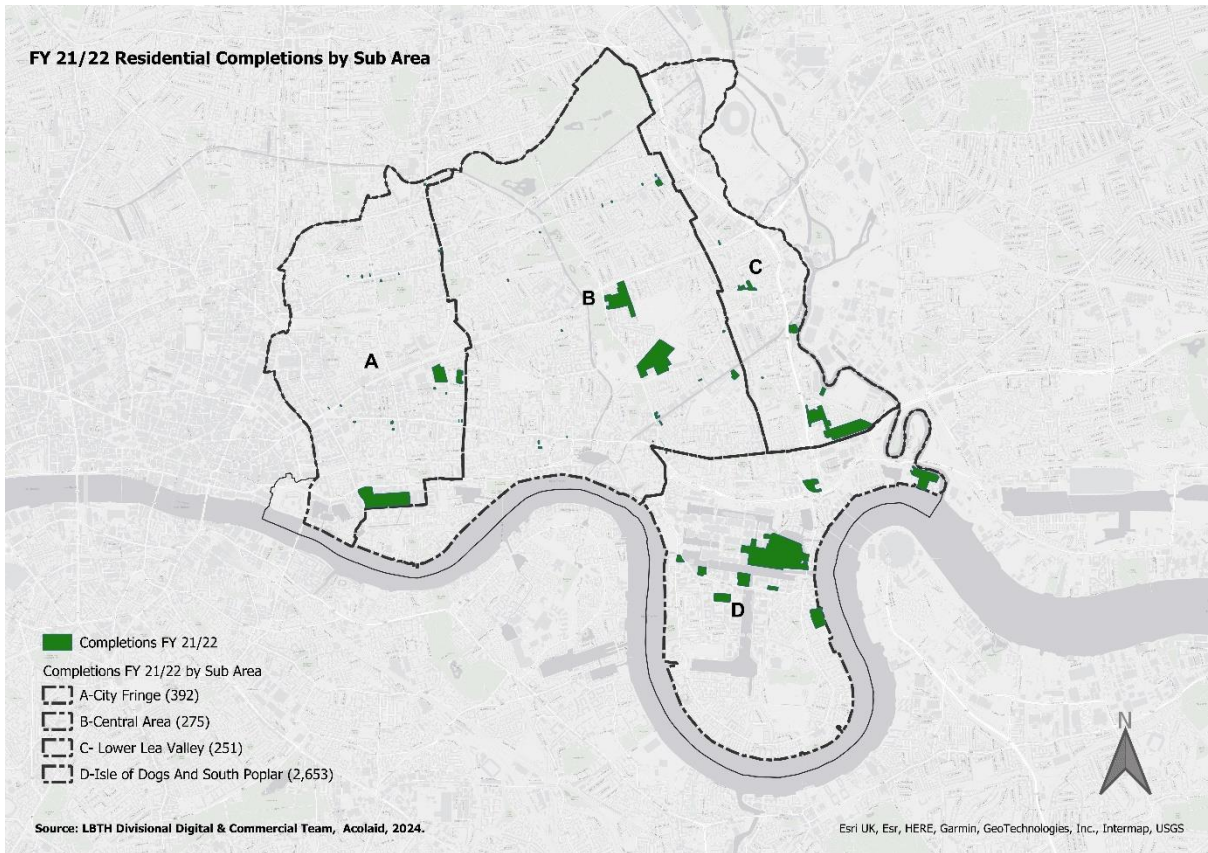
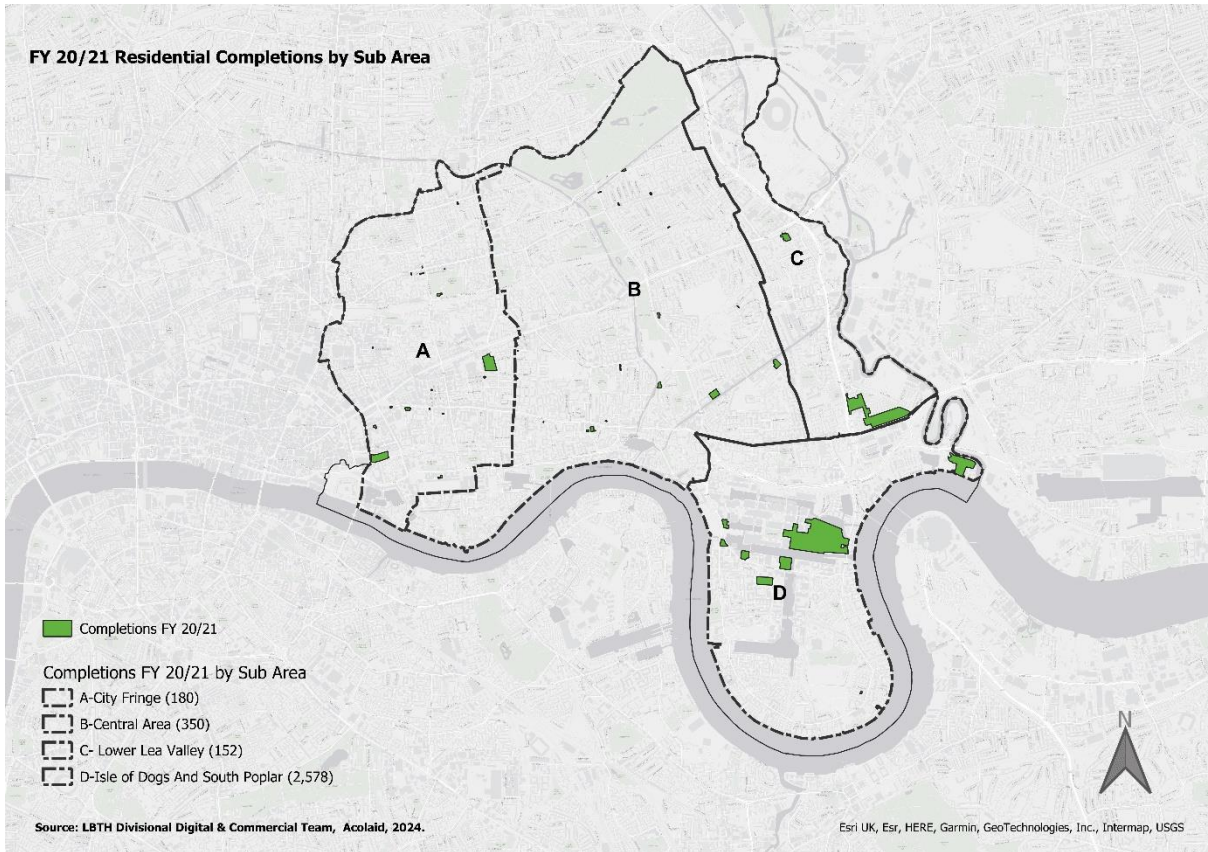


Table 8: Sub areas, completions

Completions									
Sub-Area									
	Housing		Emp Uses		Retail		Leisure		
	FY 20/21	FY21/22	FY20/21	FY21/22	FY20/21	FY21/22	FY 20/21	FY21/22	
City Fringe	180	392	Contextual updates on non-residential floorspace delivery are set out under relevant indicators in this report						
Central	350	275							
Lower Lea Valley	152	251							
Isle of Dogs & South Poplar	2,578	2653							
<b>Total</b>	<b>3260*</b>	<b>3,571*</b>							
<p>* Figures may differ from other sources, as a significant number of houses delivered come through large, high-density (multi-phased) development leading to uneven patterns of annual delivery and a lag in receipt of the completion notifications on these units. These may be reported differently.</p>									





*KMI. 2 Delivery of housing and key infrastructure requirements through site allocations*

Infrastructure is critical to meeting the growth needs of the borough. Table 38 in Section 4 provides an overview of the key infrastructure projects approved and delivered across the monitoring periods, both those as part of site allocations and other projects identified in the Infrastructure Delivery Plan. It is positive to see that approvals across both monitoring periods continue to secure key infrastructure set by the site allocations to support the growth needs of the Borough. Key permissions to note supporting delivery, include Bishopsgate Goods Yard, Bow Common Lane, Wood Wharf and North Quay.

Going forward it is critical that both the funding and delivery of key infrastructure is secured to support the growth needs set by the Local Plan and outlined in the Infrastructure Delivery Plan (and any subsequent updates).

An update on the delivery of education facilities as part of site allocations is set out in KMI-3 below.

*KMI. 3 Delivery of schools through site allocations*

Policies SCF1, DC.CF2 and D.CF3 all support the protection and delivery of new community infrastructure including education to meet identified need. The Local Plan allocates 9 site allocations for primary school provision for a need of 6 schools, and 6 site allocations for secondary/college provision for a need of 4 schools to meet the education needs in the plan period. This was informed by the *Spatial Assessment for The Need For Schools (2018)*.

*Table 9: School delivery through site allocations update*

Source: LBTH, Education Department, 2023			
Site Allocation	19/20 AMR	Status 2020/21	Status 2021/22
London Dock – Secondary School (Mulberry Academy)	School expected to be delivered in 2023	Ongoing construction	Ongoing construction. Expected completion in 2024.
Bow Common Lane – Secondary School (6FE)	Developing form and design with education	Developing form and design with education	Outline approved in April 2022 (PA/19/02379/A1) including 6FE provision.
Leven Road – Secondary School (6FE)	Hybrid application approved FY19/20 under 18/02803. Developing proposals with the applicant	Extant (hybrid) permission from FY19/20 under 18/02803.	
Billingsgate Market – Secondary School	No current proposal for the site		
Millharbour - Secondary School (reprovision)	No current proposal for the site		

Millharbour South – Primary school	No current proposal for the site		
Westferry Printworks – Secondary School	Developing proposal		
Ailsa Street – Primary School (former Bromley Hall school) – redevelopment to provide 2FE	No current proposal		
Aspen Way – College (re-provision)	Forms part of the South Poplar Masterplan discussion.		<i>South Poplar SPD adopted in July 2021.</i>
Crossharbour TC – Primary school	Developing proposal		
Limeharbour – Primary School	Permission for this site has not yet been agreed.		
Marsh Wall East – Primary School	No current proposal.		
Marsh Wall West – Primary School	No current proposal		
Reuters Ltd – Primary School	Developing proposals with the applicant.		
Mulberry Wood Wharf – 2FE Primary School	Expected to open in 2023	Ongoing construction	Opened in September 2022

#### *KMI. 4 Breakdown of CIL and Section 106 monies received and/or negotiated across topic areas*

For the purposes of CIL and s106, monies received refers to the total amount of money received from planning obligations during the monitoring years. Monies spent refers to the obligations that have been allocated and spent on projects or (in the case of CIL) pieces of infrastructure as set by the CIL regulations. More detailed analysis of the Council’s income and expenditure relating to CIL and s106 across the monitoring periods is detailed in the Infrastructure Funding Statements on the Council’s infrastructure page<sup>1</sup>.

The 2020/21 CIL reporting year represented a higher-than-average receipt of CIL payments received. This is due to investment in resources that had aided a more efficient CIL administration, collection process. It is also partly due to the commencement of large, phased schemes with the majority coming from the Spitalfields and Banglatown and Canary Wharf wards. Monies spent in 2020-21 was lower

<sup>1</sup> [LBTH Infrastructure Delivery](#)

than previous years due to the negative impacts of the Covid pandemic on the construction and development industry, including lockdowns (closures of sites and reduced construction labour) in March 2020. Below is a summary of the funding and expenditure as per the Local Plan indicator.

Table 10: Breakdown of CIL and s106 received and spent

Source: LBTH Infrastructure Funding Statement(s) 2020-2022				
Funding Source	Received		Spent	
	2020-2021	2021-2022	2020-2021	2021-2022
Borough CIL	£50,164,085	£15,873,093	£5,147,758	£12,848,422
s106	£29,643,497	£25,493,232	£16,552,834	£23,427,606

Table 11: Total s106 spent by infrastructure type 2020-2022

Source: LBTH Infrastructure Funding Statement(s) 2020-2022		
Infrastructure Category	S106 Spend 2020-2021	S106 Spend 2021-2022
Affordable Housing	£3,782,000 (23%)	£5,191,000 (22%)
Arts	£52,569.50 (0.3%)	£228,817 (1%)
Carbon Offsetting	£480,525.61 (3%)	£591,392 (3%)
Community Infrastructure	£753,345.77 (5%)	£17,663 (0%)
Education Infrastructure	£1,974,867.23 (12%)	£1,177,989 (5%)
Emp, Training & Enterprise	£455,064.28 (11%)	£2,647,048 (17%)
Health Infrastructure	£3,766,393.25 (23%)	£4,015,255 (13%)
Landscape and Open Space	£2,186,849.73 (13%)	£2,405,083 (11%)
MIQL	0 (0%)	£25,000 (4%)
Leisure Infrastructure	£684,390.44 (4%)	£3,055,517 (10%)
Public Realm Infrastructure	£1,855,600.05 (11%)	£2,640,097 (11%)
Transport Infrastructure	£561,228/96 (3%)	£832,746 (3%)
<b>Total</b>	<b>£16,552,834.82</b>	<b>£23,427,606</b>

Table 12: Borough CIL spent by infrastructure type

Source: LBTH Infrastructure Funding Statement(s) 2020-2022		
Infrastructure Category	CIL Spend 2020-2021	CIL Spend 2021-2022
Park Improvements	£296,705.62 (6%)	
Security & CCTV	£143,767.16 (3%)	£469,637.00 (4%)
Community Centres	£522, 215.28 (10%)	
Liveable Streets	£3,925,016.68 (76%)	£3,158,994.00 (25%)
London Square – Civic Centre	£17,903.00 (1%)	£42,384.00 (0%)
Street Trees	£242,151.05 (4%)	£247,399.00 (2%)
Goodman’s Field		£4,437,057.00 (35%)
Protective Security		£2,608.00 (0%)
Community Hubs		£97,385.00 (1%)
Norman Grv Social Care		£332,000.00 (3%)
Montefiore Centre		£44,467.00 (0%)
Whitechapel Rd		£673,112.00 (5%)
Bartlett Park		£166,728.00 (1%)
Collingwood Hse Community Centre		£35,934.00 (0%)
Electric Charging for Council Vehicles		£23,892.00 (0%)
School Streets		£1,380,755.00 (11%)
Local Infrastructure Fund (LIF)		£1,736,072.00 (13%)
<b>Total</b>	<b>£5,147,758.79</b>	<b>£12,848,422</b>

## CREATING ATTRACTIVE AND DISTINCTIVE PLACES

*KMI. 5 Number of designated heritage assets (scheduled ancient monuments, listed buildings, registered parks and gardens and Conservation Areas) – No loss of designated heritage assets*

Whilst there were no major updates to the heritage listings, there is one minor editorial update to the 2019 AMR. This adds Island Gardens (setting for Maritime Greenwich) at the southern tip of the Isle of Dogs to the list of World Heritage Sites within Tower Hamlets. Other than this editorial change, the listings remain the same from the previous monitoring period.

Heritage asset data was not available for the 2022 period. Further monitoring is required to ensure there is no loss of designated heritage assets and assets at risk are protected in accordance with policy S.DH3.

Table 13: Designated heritage assets in Tower Hamlets

<i>Source: Historic England, National Heritage List 2021</i>			
Heritage Assets	2021	2022	Comments
Grade I listed buildings	21	DNA	
Grade II* listed buildings	40	DNA	
Grade II listed buildings	853	DNA	
Scheduled monuments	10	DNA	
Parks and gardens	5	DNA	Victoria Park is Grade II* and the others are Grade II
World Heritage Sites	2	DNA	Tower of London and buffer area for Maritime Greenwich at Island Gardens
Certificates of immunity	4	DNA	

*KMI. 6 Percentage of planning appeals allowed on design grounds*

Design assessments for applications at appeal across both monitoring periods included proposals for telecommunications, advertisements and rear extensions, with assessments principally examining their impact against policies D.DH1, D.DH.2, D.DH3 and D.DH11. Contextually there was an increase (of +58) in the number of appeals from the previous year decided within the FY21/22 period, partly reflecting a backlog in determinations because of the Covid-19 pandemic.

Of the 30 appeals allowed across both monitoring periods, 21 (70%) included design grounds as one of the main issues.

Table 14: Percentage of appeals allowed on design grounds

<i>Source: Acolaid Appeals Monitoring, 2023</i>		
Year	Percentage of appeals allowed on design grounds	
	%	Comments
FY20-21	13	In FY20/21, of the 37 appeals that were decided, 8 (21%) were allowed. Of these allowed 5 (13%) included design amongst one of the main issues.

FY21-22	17	In FY21/22, of the 95 appeals that were decided and 22 (23%) were allowed. Of these allowed 16 (16%) included design amongst one of the main issues.
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*KMI. 7 Removal of heritage assets at risk from the at-risk register.*

Over the monitoring periods there has been one addition to a listed asset on the heritage at risk register. The building is St Paul's Church in Stepney, as Grade II\* listed asset, which is identified as a building at risk of immediate deterioration. Further monitoring is required to improve (reduce) the number of 'at risk' heritage assets and seek both protection as an important component of place-making alongside sources of funding to improve the quality of assets that may be at risk through deterioration.

*Table 15: Entries on the heritage at risk register*

Source: Historic England, heritage at risk register, 2020-2022								
Year	Building & structure entries	P. of worship entries	Archa eology entries	Parks & garden s entries	Battle-field entries	Wreck site entries	Conservatio n Area entries	Total
2020	22	7	1	0	0	0	5	<b>35</b>
2021	22	7	1	0	0	0	5	<b>35</b>
2022	22	8	1	0	0	0	5	<b>36</b>

*KMI. 8 The number of applications received for mansard roof extensions within Conservation Areas (focus on Medway and Driffield Conservation Areas)*

As set out in Table 16 below a total of 41 applications were decided for mansard roof extensions in all Conservation Areas in FY20/21 and 47 applications in FY21/22. This is a significant increase from the 22 applications within the previous 2018/19 monitoring period. Performance shows that across both monitoring periods, approximately around two thirds of applications are approved and a third are refused at the application or appeals stage.

*Table 16: Number of mansard roof applications received within Conservation Areas*

Source: LBTH Public Access, 2023		
Year	Number of mansard roof applications received within Conservation Areas	
	Approved	Refused & Appeal dismissed (% of total)
FY20-21	27 (65%)	14 (34%)
FY21-22	33 (72%)	13 (28%)

Table 17: Decisions for mansard roof applications within the Driffield Rd Conservation Area

Source: LBTH Public Access, 2022		
	Decisions for mansard roof applications received within Driffield Road Conservation Areas	
Year	Driffield Rd CA	
	Approved	Refused & Appeal Dismissed
FY20-21	13 (86%)	2 (13%)
FY21-22	13 (76%)	4 (24%)

Table 18: Decisions for mansard roof applications within the Medway Conservation Area

Source: LBTH Public Access, 2022		
	Decisions for mansard roof applications received within Medway Conservation Areas	
Year	Medway CA	
	Approved	Refused & Appeal Dismissed
FY20-21	11 (92%)	1 (8%)
FY21-22	15 (94%)	1 (6%)

#### *KMI. 9 Number of Tall Buildings within and outside of Tall Buildings Zones*

The Local Plan sets out the approach to tall buildings within the Borough, directed by Policy D.DH6 which designates 5 Tall Building Zones (TBZ) with a set of design principles to be achieved. Outside of these designations (including on site allocations) support for tall buildings is directed towards areas of high public transport accessibility alongside wider criteria relating to landmarks, positive contributions to the Borough centres as well addressing gaps in strategic infrastructure.

The criteria for tall buildings is set by the London Plan and Local Plan Policy D.DH6. Across the monitoring periods the policy is working effectively to manage the location of tall buildings across the Borough in accordance with the plan.

Of the tall buildings applications called in to the GLA, 7 applications were subsequently approved, of which 3 were in a Tall Building Zone. All others were justified as they supported site allocation development and adhered to the criteria in Part 3 of the policy around accessibility and legibility. However, the provision of 'strategic infrastructure' is limited across the proposals. Whilst this demonstrates that approvals are coming forward in TBZ, the policy allowances for tall buildings outside of these locations support strategic site development and the growth ambitions of the plan. Each approval also was recognised for its contribution to the creation of a cohesive sense of place, with the majority located of approved schemes within the Opportunity Areas set by the London Plan. It is clear



from these proposals there was sufficient scrutiny in terms of design quality, heights, function and public benefits to ensure proposals adhered to the policy. One application was outside of an appropriate location for a tall building but was justified based on an implementation of a tall building close to the site establishing an appropriate location for a tall building alongside other material considerations.

For the two refusals, one failed to meet several criteria in Policy D.DH6 in terms of quality, height and scale and the other was inappropriately located for a tall building with harm to a Conservation Area identified. Of the two withdrawn tall building applications, these were outside locations suitable for tall buildings.

Table 19 below sets out the list of tall building applications called in to the GLA as part of the planning process.

Table 19: Full list of tall buildings applications 2020-22

Source: GLA Planning Applications Search (Tall Buildings), 2023							
FY called in	Site	GLA Decision Date	Highest Point (stories)	GLA Decision	In a TBZ	In site allocation	Decision (date) & comments
FY20/21	Quay House (PA/19/01462/A1)	18/05/20	40	Delegated to LPA – approval	Yes – Canary Wharf	Yes – Marsh Wall West + OAPF	Approved (01/06/20) appropriate in design terms.
FY20/21	Highway Trading Centre (PA/16/00417)	01/09/20	11	Delegated to LPA – approval	No	Emp – Highway LIL	Approved (18/03/2021)  Revised from 16 storeys heights to acceptable levels.
FY20/21	Islay Wharf (PA/19/01760)	14/09/20	21	Delegated to LPA – approval	No	Yes – Ailsa Street  <i>Also Lee Valley OA</i>	Approved (20/11/20)  TB enhances legibility within site allocation.
FY20/21	Former Poplar Bus Depot, Leven Rd	26/09/20	20	Delegated to LPA – approval	No	Yes- Ailsa Street	Approved (14/10/20) + Provides a distinct cluster in the

	(PA/19/02148/A1)					<i>Also Lower Lea Valley OA</i>	Site Allocation
FY20/21	Whitechapel Centre (PA/20/00571)	16/11/20	26	Delegated to LPA – approval	No	Yes – Whitechapel South	Approved (08/10/20)  Provides housing in a highly accessible location and part of the site allocation.
FY20/21	3 Turnberry Quay (PA/20/01208)	18/01/21	32	Delegated to LPA – Refusal	Yes – Millwall Dock	No  <i>Also Isle of Dogs OA</i>	Refused (27/01/20) Failed to meet several criteria in TB policy relating to quality, materials, height and scale.  At odds with OA ambition to create cohesive sense of place.
FY20/21	Land under DLR, bounded by Scouler St, Aspen Way and Prestage Way, 55-56 Chamber St (PA/22/00455/A1)	21/12/20	11	Delegated to LPA – approval	Yes-Blackwell	No	Pending decision.

FY21/ 22	615 Manchester Rd (PA/21/01679)	22/03/22	12	Amendments needed to conform with London Plan.	No	No	Withdrawn (05/10/21) – outside of TBZ, site allocation or OA.
FY21/ 22	2-6 Commercial Street (PA/20/02726/ A1)	21/02/22	14	Delegate to LPA – Refusal	No	No	Refused & withdrawn at appeal (22/02/22) Outside of a TBZ, Town Centre, and impact on Conservation Area.
FY21/ 22	34-40 White Church Lane (21/02666)	14/03/22	20	Delegated to LPA – approval	No	No	Approved (23/01/23) Principle height established through implementat ion of scheme adjacent.
FY21/ 22	25-31 Thomas More Square (PA/21/01777 & PA/21/01879)	01/11/21	7 (30.4 m)	Not in conformity with London Plan	No	No	Withdrawn  Out of a TBZ
FY21/ 22	Global Switch House (PA/20/01480)	17/05/20 21	10	Delegated to LPA – approval	Yes - Blackw ell	Yes – Blackwell LEL	Approved (05/01/23)

## HOUSING

The Borough's Local Plan housing target is set by the London Plan. Local Plan policy S.H1 sets out the housing requirement for Tower Hamlets. Over the 15-year plan period, the Local Plan aims to deliver at least 58,965 new homes (around 3,931 per annum) between 2016-2031. The London Plan (2016) set the ten-year (2015-25) minimum housing target supply of 39,314 over the 2015-2025 period, which equates to 3,931 homes per annum.

It should be noted that during the monitoring periods, on the 2<sup>nd</sup> of March 2021, the new London Plan revised the housing targets, with Tower Hamlets expected to deliver 34,730 (3,473 per year) dwellings over the 10-year period from a period of 2019/20 and 2028/29. The highest borough housing target in London.

*KMI. 10: Net additional homes in the monitoring year and previous years*

The Borough historically has a strong track record of housing delivery, with completions regularly delivering more than 2,000 new dwellings each year. Having the highest housing target in London, land constraints and rapidly growing populations (a byproduct of strong housing delivery) creates challenges around delivery. Across the monitoring periods delivery (or completions) have delivered below or around the housing target. The economic and social impacts on the construction and development sector during the Covid-19 pandemic, was a key factor that impacted housing delivery across London, including in Tower Hamlets. The slowdown in delivery and disruption to the construction sector because of the Pandemic was recognised nationally by Government reducing the measurement for the Housing Delivery Test in 2020/21. However, the Borough continues to have a healthy pipeline of housing approved and under construction.

Fig 4 & Table 20 below show housing approvals and completions relative to the London Plan housing target at the point of monitoring. The Council were unable to retrieve historic approvals for FY17/18.

*Fig 4: Homes delivered*

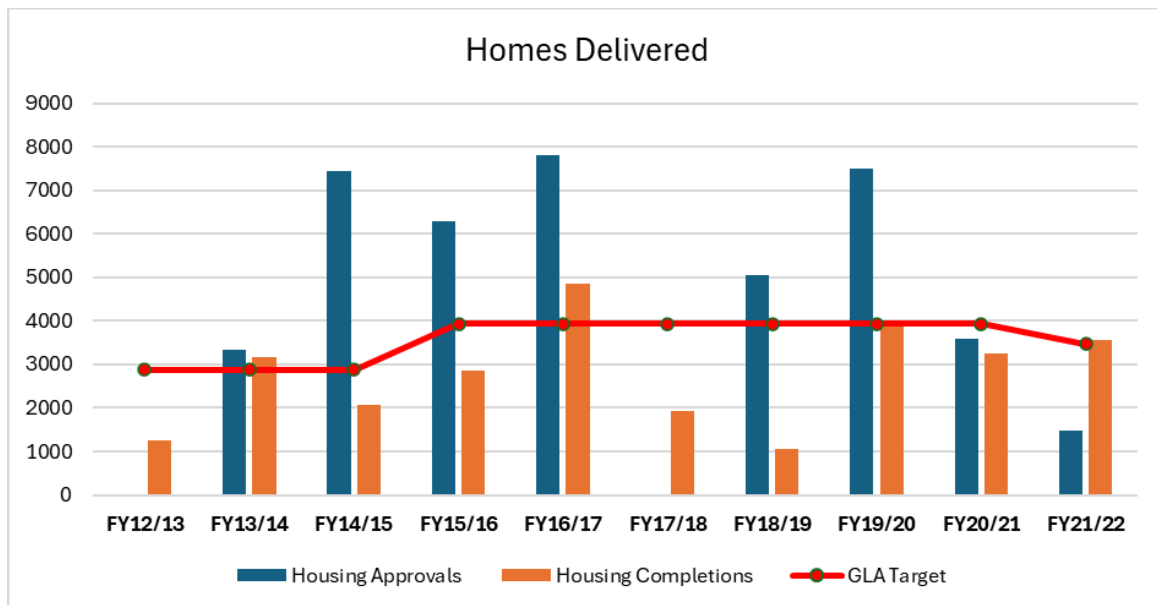


Table 20: Housing Approvals & Completions 2012-2022

Source: LBTH Housing Monitoring, 2012-2022				
Year	Housing Approvals	Housing Completions	Performance against London Plan monitoring target	Source
FY12/13	Data not available	1,259	Below target (2,885)	
FY13/14	3332	3,153	Above target (2,885)	
FY14/15	7453	2,067	Below target (2,885)	
FY15/16	6281	2,850	Below target (3,931)	London Plan 2015 (consolidated with alterations since 2011)
FY16/17	7799	4,844	Above target (3,931)	London Plan 2015 (consolidated with alterations since 2011)
FY17/18	Data not available	1,935	Below target (3,931)	London Plan 2015 (consolidated with alterations since 2011)
FY18/19	5058	1,044	Below target (3,931)	London Plan 2015 (consolidated with alterations since 2011)
FY19/20	7,504	3,956	Above target (3,931)	London Plan 2015 (consolidated with alterations since 2011)
FY20/21	3,588	3,260*	Below target (3,931)	London Plan 2015 (consolidated with alterations since 2011)
FY21/22	1,479	3,571*	Above target (3,474)	London Plan (2021)
* Figures may differ from other sources, as a significant number of houses delivered come through large, high-density (multi-phased) development leading to uneven patterns of annual delivery and a lag in receipt of the completion notifications on these units.				

*KMI. 11: Five-year housing land supply and fifteen-year housing trajectory*

The National Planning Policy Framework requires Local Planning Authorities to identify and maintain a rolling 5-year housing land supply. The table below shows that the Council has a 5-year housing supply of 21,300 between 2022-2027 against the London Plan (2021) target.

Table 21: LBTH 5 Year Housing Land Supply

Source: LBTH Housing Monitoring, 2023							
	2022-23 (FY2022)	2023-24 (FY2023)	2024-25 (FY 2024)	2025-26 (FY2025)	2026-27 (FY2026)	Total 5 year supply	Remaining Units (2027-32)
Windfall Delivery on Small Sites*	118	118	118	119	119	592	
All other sites	5,391	4,783	4,508	4,095	1,931	20,708	
<b>Total</b>	<b>5,509</b>	<b>4,091</b>	<b>4,626</b>	<b>4,214</b>	<b>2,050</b>	<b>21,300</b>	<b>1,579</b>
5 Yr HLS (5* 3473)						17,365	
With 5% buffer						18,233	
*Average small sites delivery 2017-22							

KMI. 12: Percentage of new homes that are affordable, measured by habitable room

A habitable room is any room used or intended to be used for sleeping, cooking, living or eating purposes. Measured by habitable room, 35% of overall approvals (all tenures) were affordable in FY20/21 and 34% in FY21/22. The table shows that Council approvals are below the 50% target for all new homes to be affordable. These percentages achieved in these monitoring periods are higher than those achieved in the previous monitoring period.

Table 22: Percentage of affordable homes (by habitable room)

Source: Acolaid, Housing Monitoring, 2024		
	% of habitable rooms approved that are affordable	Equivalent number of affordable units
FY 20-21	35%	915
FY 21-22	34%	465

*KMI. 13: Percentage breakdown of all housing tenures*

**Overall housing completions**

A total of 3,260 homes in FY20/21 and 3,571 homes in FY21/22 were completed, with 622 and 986 affordable homes completing within these figures respectively. Affordable housing completions on a unit level therefore made up 19% and 28% of the overall housing delivery. Further monitoring of affordable delivery is therefore required delivering against the current Local Plan (2020) policy S.H1 which seeks a minimum of 35% affordable housing on schemes and the overall delivery target of 50% new homes to be affordable.

**Completions: Housing Mix**

In relation to affordable mix, Table 23 below summarises completions in relation to this indicator target. A more detailed breakdown of completions is set out in Tables 24-25. Overall, there was an improvement in the delivery of affordable rented and Intermediate units broadly delivering in line with the target expectation. However, the percentage of FY20/21 affordable family housing completions are in line with the past 3-year monitoring average (35%), with 21/22 dropping below that average. With the delivery of family housing (3 bed +) for both market and affordable being below the target, this is largely due to the predominance of 1 and 2 bed provision and issues surrounding scheme viability. Going forward further monitoring is required to ensure there are increases in securing family housing to support the delivery of family homes across market and affordable tenures to meet the identified needs of the Borough.

*Table 23: Housing completions policy performance summary table*

Source: Acolaid, Housing Monitoring 2024			
Target	Units completing (%)	Units completing (%)	Performance
	FY20/21	FY21/22	
<b>70% of affordable delivered will be rented (unit level)</b>	315/622 (51%)	587/986 (60%)	Improvement in second monitoring period to deliver closer to the desired mix set by policy. However, remains below the desired policy mix split.
<b>30% of affordable delivered will be Intermediate (unit level)</b>	307/622 (49%)	399/986 (40%)	Above performance target and policy mix requirements, highlighting more intermediate products are delivering over affordable/social rented products.
<b>20% of market homes delivered will be family (3 bed +) (unit level)</b>	191/2638 (7%)	177/2585 (7%)	Lower than indicator target, with unit size predominantly within 1 and 2 bed units. Further monitoring required
<b>45% of affordable delivered will be family 3 bed +) (unit level)</b>	225/622 (36%)	276/986 (28%)	Lower than indicator target, with unit size predominantly within 1 and 2 bed units. Further monitoring required

### Completions: Housing mix FY20/21

Table 24: Housing mix (completions) 2020-2021

Source: Acolaid, Housing Monitoring 2024						
Tenure	1-bed	2-bed	3-bed	4-bed+	Total	
Market	1,475 (45%)	972 (29%)	180 (5%)	11 (1%)	2,638 (82%)	
Affordable Rent	44 (1%)	36 (1%)	77 (2%)	16 (1%)	173 (5%)	622 affordable (19%)
Social Rented	11 (1%)	22 (1%)	73 (2%)	36 (1%)	142 (4%)	
Intermediate	135 (4%)	149 (5%)	10 (0%)	12 (1%)	307 (9%)	
<b>All Tenures</b>	<b>1665</b>	<b>1179</b>	<b>340</b>	<b>76</b>	<b>3,260</b>	

### Completions: Housing mix FY21/22

Table 25: Housing mix (completions) 2021-2022

Source: Acolaid, Housing Monitoring 2024						
Tenure	1-bed	2-bed	3-bed	4-bed+	Total	
Market	1,357 (38%)	1,051 (29%)	175 (5%)	2 (0%)	2,585 (72%)	
Affordable /Int Rent	78 (2%)	115 (3%)	152 (4%)	49 (1%)	394 (11%)	986 affordable homes (28%)
Social Rented	76 (2%)	68 (2%)	33 (1%)	16 (1%)	193 (5%)	
Intermediate	174 (5%)	199 (6%)	26 (1%)	0 (0%)	399 (11)	
<b>All Tenures</b>	<b>1685</b>	<b>1433</b>	<b>386</b>	<b>67</b>	<b>3,571</b>	



*KMI. 14: Net additional non-conventional homes (outlining numbers of student beds and specialist housing)*

Non-conventional homes include care homes, purpose-built student accommodation, rooms in Large Houses of Multiple Occupation and other hostels and recorded as one unit per bedroom. Performance is below the indicator benchmark of 70 units for older persons housing per year, however no net loss on completions for all types of specialist accommodation.

**FY20/21**

In 2020/21 there were 4 schemes completed, providing either Hostel or accommodation for a Large House of Multiple Occupation (both Sui Generis Use Class). There was a net gain of 32 beds within this monitoring year. This excludes the loss of a 30-bed age restricted scheme which is counted in the net gain in the FY21/23 monitoring period below.

The completions below were made in line with the Development Plan at the time including the Core Strategy (2010) and Managing Development Document (2013) with consideration to amenity, housing need and housing design quality, as directed by the policy.

One completed scheme for a change of use (from a HMO) to a LHMO (more than 6 people) was allowed at appeal on the ground of acceptable living conditions and minimal impact on amenity.

*Table 26: Specialist Accommodation Completions, 2020-2021*

GLA, Kibana Dashboard, 2024					
Reference	Loss (beds)	Gain (beds)	Net gain	Specialist Accom provision	Status
16/00972/A1	0	+7	+7	Specialist city lodgings, charitable trust	Completed
16/01989	0	+10	+10	Large House of Multiple Occupation	Completed
16/03685	0	+12	+12	Hostel accommodation (Backpackers)	Completed
18/01648*	0	+3	+3	Large House of Multiple Occupation	Completed
<b>Net Gain (beds)</b>			<b>+32</b>	*Allowed at appeal	

**FY21/22**

In 2021/22 there was a net gain of 16 bedrooms from the redevelopment of a care home (Use Class C2) completion at Appian Court, E3. The redevelopment (18/00092/A1) led to a loss of 30 elderly sheltered housing beds and proposed 46 age restricted sheltered units as part of a mixed-use scheme, resulting in a net gain of 16 (Use Class C2) beds.

The completion below was made in line with the Development Plan at the time including the Core Strategy (2010) and Managing Development Document (2013) with consideration to amenity, housing need and housing design quality as directed by the policy.

Table 27: Specialist Accommodation Completions, 2021-2022

GLA, Kibana Dashboard, 2024					
Reference	Loss (beds)	Gain beds	Net gain	Specialist Accom provision	Status
18/00092/A1	-30	46	+16	Age restricted sheltered accommodation	Completed
<b>Net Gain (beds)</b>			<b>+16</b>		

*KMI. 15: Delivery of wheelchair accessible/adaptable homes*

Due to the longer timescales from approval through to completion of major developments in the Borough, completions of wheelchair housing across both monitoring periods were assessed against previous iterations of the London Plan and the Tower Hamlets Core Strategy. This was principally against the London Plan Housing Choice policy 3.8 which required 10% of all new housing to be wheelchair accessible or adaptable in accordance with Lifetime Homes standards. This was reflected in policy SP02 of the Core Strategy.

From 1<sup>st</sup> October 2015 onwards the 2016 London Plan accessible housing policy (3.8) specified that to deliver accessible housing, 10% of new housing had to meet Building Regulation requirement M4(3) (wheelchair user dwellings) and 90% meeting Building Regulation requirement M4(2) (accessible and adaptable dwellings). This is reflected in the Local Plan (2020) Policy D.H3.

Whilst historical data is limited on the wheelchair units consented and approved, in 2020/21 monitoring most completions committed through condition to 10% wheelchair adaptable scheme in line with the policy at the time. Monitoring data is available as part of the London Plan monitoring and the GLAs housing data dashboard. According to the GLA's accessible housing data<sup>2</sup>, of schemes that were consented after the 1st of October 2015 date and completing within the monitoring periods, the following percentages have been achieved, with a moderate improvement above the indicator target in FY21/22.

Table 28: Accessible housing completions 2020-22

Source: GLA, Accessible Housing Data, 2023		
	M4(3) – wheelchair user	M4(2) – accessible & adaptable
FY20/21	10.94%	65%
FY21/22	14%	75%

For approvals, there was sufficient scrutiny of applications requesting information clarifying the number of wheelchair homes in proposals, with subsequent conditions to ensure at least 10% of

<sup>2</sup> [Accessible Housing Data, GLA Dashboard, 2023](#)

homes are wheelchair accessible units meeting the required unit sizes across both affordable and market tenures and 90% meet the M4(2) standard.

Overall, in terms of supply of accessible housing, both the London Plan 10% requirement and subsequently Local Plan policies have been well used to condition the supply of accessible housing across both private and affordable tenures in line with policy. Only where smaller major schemes / around 10-15 units schemes have occasionally not been conditioned to deliver accessible units, but quality assessed in line with Lifetime Homes criteria.

*KMI. 16: Gypsy and Traveller Pitches*

Tower Hamlets currently has one site safeguarded to meet needs at Old Willow Close. In line with Local Plan policy S.H1 (housing needs) there was no loss in Gypsy and Traveller pitches across both monitoring periods.

## DELIVERING ECONOMIC GROWTH

*KMI. 17: Net additional employment floorspace delivered by type.*

### Office

In terms of office floorspace, historically there has been strong delivery particularly reflecting the growth of Canary Wharf and the City Fringe locations within the Borough.

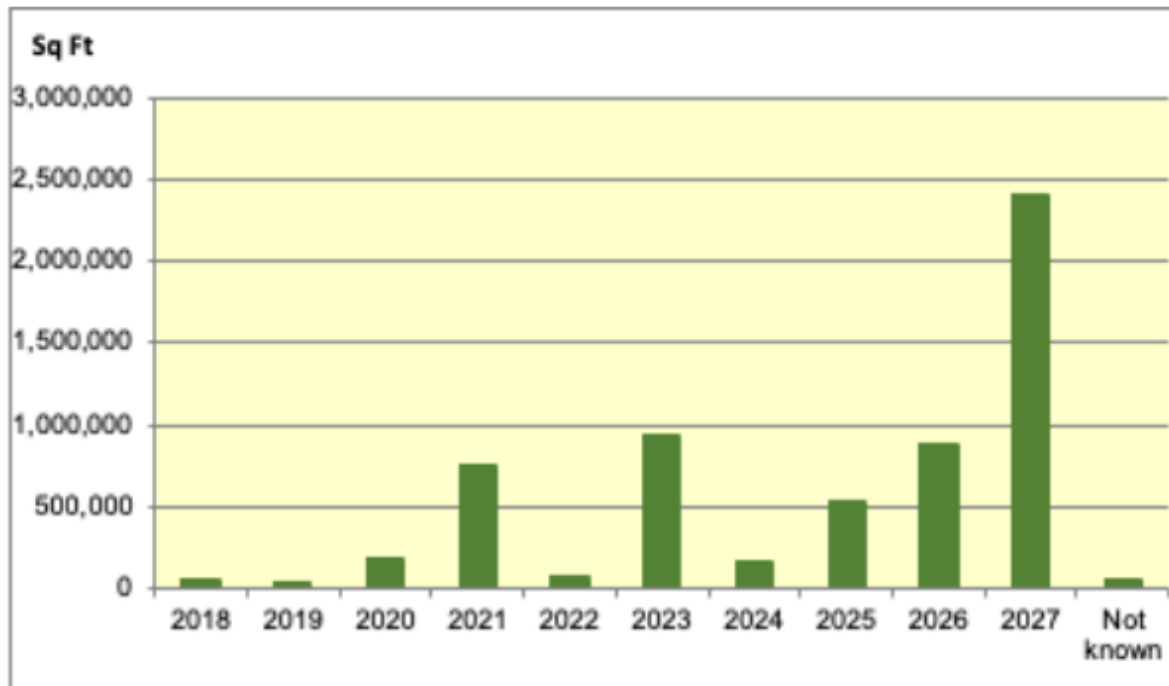
Table 29: Status of office applications, by consent year, November 2022

<b>Source: EGi, TH Employment Land Review, 2023</b>		
<b>Status</b>	<b>Sq.m</b>	<b>Sq.ft</b>
<b>Pre-Planning</b>	<b>74,659</b>	<b>803,644</b>
Not decided	74,659	803,644
<b>Application</b>	<b>104,574</b>	<b>1,125,667</b>
Not decided	104,574	1,125,667
<b>Permission</b>	<b>326,900</b>	<b>3,518,754</b>
2017	4,874	52,463
2018	4,487	48,298
2019	16,865	181,544
2020	81,989	882,554
2021	190,128	2,046,543
2022	32,400	348,761
<b>Under Construction</b>	<b>61,394</b>	<b>660,860</b>

2018	20,115	216,527
2019	31,355	337,513
2020	1,685	18,137
2021	7,197	77,468
2022	1,042	11,216
<b>Total</b>	<b>567,533</b>	<b>6,108,925</b>

In terms of flow of floorspace, the large lot size of office properties that are characteristically part of Tower Hamlets is evident and makes up a large component of future delivery. Completions (both historic and planned) are either very large or minimal. The below table sets out the office pipeline by planned completion date as of November 2022. For Tower Hamlets there is excess office supply supporting nationally or internationally significant office functions. Whilst the pipeline may not all likely to be implemented, these make up proposals for 10,000 sq m+ and there remains limited supply in schemes between 2,000 and 10,000 sq m and even less in schemes below 2,000 sq. m.

Fig 5: Office pipeline by planned completion date (Egi/ LBTH Employment Land Review 2023)



### Industrial

In terms of industrial land Tower Hamlets has lost both designated and undesignated land at a rapid rate. Contextually this is a trend across London with historical land release well above benchmark levels<sup>3</sup>. In Tower Hamlets the industrial market is much smaller than the office market. In this context for Tower Hamlets, demand outstrips the current supply, in which greater protection (and

<sup>3</sup> GLA, London Industrial Land Demand Study, 2020

intensification where applicable) of industrial sites must be sought in policy. Overall, between 2011-2021 there have been a stock decline in Tower Hamlets by an average of 26,400 sq.m pa, this includes the loss of industrial stock to housing.

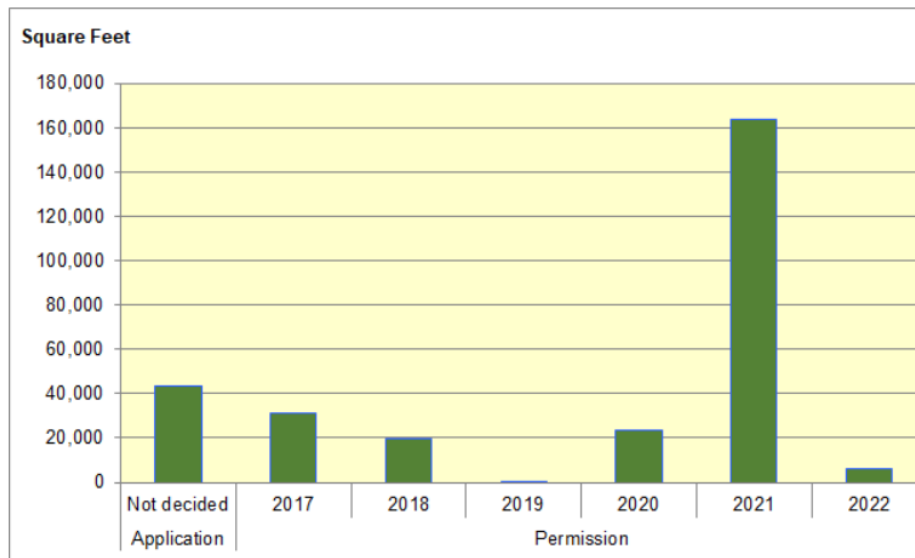
As of November 2022, the status of industrial applications in the lead up to and including the monitoring periods is as follows:

*Table 30: Status of industrial applications, by consent stage*

<b>Source: EGi, TH Employment Land Review, 2023</b>		
<b>Status</b>	<b>Sq.m (net)</b>	<b>Sq. Ft (net)</b>
<b>Application</b>	<b>4,061</b>	<b>43,712</b>
Not decided	4,061	43,712
<b>Permission</b>	<b>22,739</b>	<b>244,771</b>
2017	2,888	31,086
2018	1,850	19,913
2019	42	452
2020	2,185	23,519
2021	15,192	163,536
2022	582	6,265
<b>Total</b>	<b>26,800</b>	<b>288,483</b>

Of the 26,800 sq. m pipeline figure above, 56.7% is made up of one consent at 26 Gillinder Street, with around 4,060 sq.m remains undetermined. For the industrial pipeline the table below presents the industrial pipeline by planned completion date and highlights the vulnerability of Tower Hamlet's industrial capacity to erosion.

Fig 6: Industrial pipeline by planned completion date (Egi/ LBTH Employment Land Review 2023)



*KMI. 18: Net additional jobs by type*

The total number of employee jobs is the number of jobs held by employees and excludes self-employment. Between 2019 and 2021 there was around a 13,000 job decrease in the total number of jobs in Tower Hamlets. This is broadly a trend that is reflected both in London and Great Britain, with factors such as the Covid-19 pandemic, Brexit all impacting overall job numbers in the Borough. However, prior to the monitoring period, between 2018-2019, there was an increase in 6,000 jobs. This subsequently fell by 14,000 jobs in 2020 and increased slightly in 2021. This resulted in an overall net loss of 7,000 jobs between 2018-2021.

In 2021 the jobs profile in Tower Hamlets was high value, with a predominance of finance & insurance (23%) professional/science and tech (16.8%) sectors. The Borough in more recent years has experienced growth within the information and communication sectors (10%). In the light of increasing pressures on employment land to higher value land uses across London, it is important that economic policies continue to support economic growth to maximise economic opportunities and job creation through development to support the 125,000 new jobs target by 2031.

Fig 7: Total Employee (Jobs) in Tower Hamlets 2015-21



*KMI.19: Count of births of new enterprises*

Across the monitoring periods births (starting up) of new businesses slightly outstripped the deaths (closure) of businesses within Tower Hamlets. In terms of births of businesses in the Borough, in 2020, 2,630 businesses started up and in 2021, 2,750. While these figures reflect a slight decrease from the 3,475 new enterprises starting up in the 2019 monitoring period, the proportion of births in London remained consistent with previous monitoring reports with around 3.3% of all London businesses starting up are in the Borough. The 5-year survival between 2016-2021 are good and are broadly in line with the London average of 38%. For planning policy, it is key that to meet the economic needs of the Borough that policies continue to deliver workspaces and environments to meet a range of business needs and premises to enable businesses to start up and thrive.

*KMI. 20: Gain/Loss of floorspace within the following designated employment areas:*

**Past trends in office and industrial floorspace**

Office floorspace stocks remained virtually levelled over the past ten years from 2011-2021, increasing by an annual average of just 700 sq. m per annum or 0.03% per annum<sup>4</sup>. Coupled with strong delivery this may result in supply outstripping demand and should be monitored, particularly in terms of post pandemic working arrangements. Overall, the borough’s office market is dominated by Canary Wharf and City Fringe. Whilst continued investment from internally important business is critical to growth, floorspace losses of secondary office stock in designated and non-designated locations needs to be monitored to ensure these spaces provide affordable, smaller spaces to support local economic needs.

For Industrial, the Borough has one Strategic Industrial Location (SIL) at Empson Street which has a mix of modern industrial and smaller older industrial stock. There is one further SIL at Fish Island (South), however this is within the LLDC planning boundary. The six Local Industrial Locations (LILs) provide a range of modern and older/smaller industrial spaces, including storage and distribution, serving local demands.

For industrial floorspace, the situation is the reverse. Floorspace trends in Tower Hamlets (and reflective across London) over the past ten years from 2011-2021, the stock declined by an average of 24,600 sq. m per annum of -2.9% pa<sup>5</sup>. This past change in stock what has occurred in recent years

<sup>4</sup> VOA / Cambridge Econometrics (LBTH ELR 2023)

<sup>5</sup> VOA / Cambridge Econometrics (LBTH ELR 2023)

included losses of industrial stock to housing and newly built out space. Overall, past floorspace trends suggest the industrial market in Tower Hamlets is shrinking, with potential threats from conversion to residential uses and should be protected in policy.

*KMI. 21: Proportion of affordable workspace secured on major schemes (workspace at least 10% below the indicative market rate for the relevant location)*

Policy D.EMP2 seeks 10% of new employment floorspace to be affordable workspace within major mixed use and commercial developments. From a sample of 12 major mixed use/commercial developments approved between the monitoring periods, 4 schemes at 145-145 Brick Lane, 114-150 Hackney Rd, Blossom St/ Fleur De Lis St and Bow Exchange all committed to the delivery of affordable workspace for small and medium enterprises across both monitoring periods. Issues regarding overall scheme viability were challenges around the provision of this space in schemes that did not provide this. Further monitoring around this indicator is required, particularly against the implementation of Policy D.EMP2 which was in draft at the time of some of these applications.

## REVITALISING OUR TOWN CENTRES

*KMI. 22: Proportion and number town centre uses (A1/2/3/4/5, B1, D1 & D2) within all town centres (including primary and secondary frontages)*

Use classes were updated in September 2020 to Class E, to include a range of uses that fell under A, B, and D uses, providing greater flexibility to move within use classes without needing planning permission. Use classes B2 and B8 remained unchanged.

Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.

*KMI. 23: Town Centre vacancy rates (decrease from 2016 baseline)*

The average retail vacancy rate across the country was 15.3% in 2022, this was down from a peak of 15.8% in 2021, reflecting a national issue and challenges that the retail sector is facing<sup>6</sup>. These challenges include economic 'shocks' such as Brexit, the Covid-19 pandemic (including changes in working patterns post pandemic) as well the shift towards more online shopping.

Due to the pandemic town centre analysis was not undertaken. However, whilst the town centres have experienced many challenges in recent years, factors such as higher population densities and projected population growth can offset some of the negative impacts in demand and withstand some of the negative trading conditions for retail floorspace in the Boroughs Town Centres.

Data on Town Centre vacancy rates will be set out in the next AMR.

*KMI. 24: Approvals and completions of additional short-stay accommodation*

This information is not available for the monitoring periods.

*KMI. 25: Pitches and vacancy in Council-owned street markets (Increase. No net loss in number of pitches)*

This information is not available for the monitoring periods.

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<sup>6</sup> Local Data Company (LDC), 2023 FY22 Retail and Leisure Trends Analysis



*KMI. 26: Proportion of A5 uses within Major, District and Neighbourhood Centres, and the number of existing and permitted A5 uses within 200m walking distance of an existing or proposed school (no more than 5% in all TCs for be A4 Uses. No new A5 Uses within 200m walking distance of existing or proposed schools).*

Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.

*KMI. 27: Application and permissions for new/loss of D1 & D2 community uses (Prevent the loss of community facilities and ensure net gain over whole plan period)*

Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.

*KMI. 28: Gain/loss of A4 floorspace (No further loss of A4 floorspace)*

Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.

## ENHANCING OPEN AND WATER SPACE

*KMI. 29: Area of land designated as open space (loss or gain from previous year)*

There were no losses of designated open space from previous monitoring period.

Positively, approvals at Bishopsgate Goods Yard (PA/14/02011/A1), Highways Business Park (PA/16/00417/A1), Marian Place Gasholders (PA/19/02717) and North Quay (PA/20/01421/A1) have all committed to providing new strategic publicly accessible open space such as public parks (some with play space) and riverside, green space, addressing open space deficiencies as directed by site allocations. Policies S.OWS1 and D.OWS3 and site allocations have been effective in securing open space, as part of major development proposals.

*KMI. 30: Number of eligible open spaces that have been awarded the Green Flag Standard*

Policy S.OWS1 ensures to protect and improve the network of open spaces across the Borough. As with the previous monitoring period, 12 open spaces in 2020-2021 held the Green Flag Standard<sup>7</sup> for good management and quality. Positively, in 2022 Bartlett Park was added to the list, with a further application submitted (pending) for Ropemakers Fields. The increase in open spaces in the Borough awarded with the Green Flag standard is an important component supporting the multifunctional benefits of the network of open spaces within Tower Hamlets.

*Table 31: Number of Tower Hamlets Parks/Open Spaces with Green Flag Award*

Source: TH Parks Team, 2023		
Year	Number of parks/open spaces with the Green Flag Standard	List of Parks with Green Flag Standard
2020-2021	12	Altab Ali Park, Island Gardens, Meath Gardens, Mile End Park, Millwall Park, Poplar Rec, Sir John McDougall Gardens, St Georges Gdns, Stepney

<sup>7</sup> Green Flag Award – Internationally recognised accreditation given to publicly accessible open spaces, managed under license from DLUHC

		Green Park, Trinity Sq Gardens, Weavers Fields, Victoria Park
2022	13	Bartlett Park (added) <i>Ropemakers Field (submitted &amp; pending)</i>

Further to the above and in pursuit of high-quality open spaces, between 2021-2022 Tower Hamlets secured 9 Gold ('outstanding') London in Bloom Awards and in 2022 achieved Tree Cities of the World Status. These awards reflect efforts to improve local environments including green spaces and nature.

*KMI. 31: Loss of water space*

There was no loss of water space across the monitoring periods as supported by Local Plan policy.

*KMI. 32: Biological quality of the Lower Lee River*

Biological river quality is monitored by the Environment Agency as part of the monitoring compliance of the Water Framework Directive. The assessment of water quality is split between ecological (biological) and chemical status of river quality. The Environment Agency makes an overall water quality assessment of river bodies ranging from 'High' (not polluted at all) to 'Bad' (water is most polluted).

As set out in Table 32 below, across the monitoring periods the Lower Lee River has a biological status of 'Bad' and chemical status as 'fail' as classified by the EU Water Framework Directive. Therefore, further monitoring of this indicator is required to improve the water quality status, which includes continued work with the Environment Agency and landowners adjacent to the river to improve water quality.

*Table 32: Water Body classifications River Lee (Tottenham Locks to Bow Locks/Three Mills Locks)*

Source: Environment Agency, Water Body classifications data, 2023		
River Lee	2019	2022
<b>Ecological (Biological quality)</b>	<b>Bad</b>	<b>Bad</b>
Physio-chemical quality	Moderate	Moderate
Concentrate of specific pollutants	High	High
<b>Chemical</b>	<b>Fail</b>	<b>DNA</b>

There are further details of other water bodies within Tower Hamlets that are set out on the Environment Agencies water body catchment planning pages.

PROTECTING AND MANAGING OUR ENVIRONMENT

*KMI. 33: Area of open land and designated land as a Site of Nature Conservation Interest*

The adopted Local Plan reflects the Borough's 2016 review of the 35 SINC's in the Borough. Through Policy D.ES3, development that may impact designated SINC's are required to protect SINC's from the adverse impacts of development. Except for small-scale losses (0.07ha) around the edges of West India

Docks at South & Middle Docks (as part of Wood Wharf – Zone K) beside Heron Quays West, the policy is broadly working effectively to protect the majority of SINCs in the Borough. LBTH will continue to work with landowners to ensure future protections and improvements are made to SINCs in line with policy D.ES3. Continued monitoring and review will be required to ensure future losses of SINCs from proposals are resisted in line with this indicator.

A further review of SINCs will form part of the evidence for future reviews of the Local Plan.

*Table 33: Losses/Gain of SINCs*

Source: LBTH Ecology and biodiversity monitoring, 2023			
Year	Total area of SINCs	Gains/losses (ha)	Comment
April 2019	424.5		No change from previous monitoring period
April 2020	428 ha		
April 2021	427.6 ha	- 0.07 ha	Minor loss at South & Middle Docks as part of Wood Wharf Development (15/00018 – RM01 ‘water square’)

*KMI. 34: Number of developments approved against EA advice in relation to flood risk and water quality rounds*

There were no unresolved objections across both monitoring periods.

*KMI. 35: Carbon dioxide emission reduction – Reduce carbon emissions by 60% from the 1990 (London Plan) baseline by 2025.*

In March 2019 LBTH declared a Climate Emergency and committed to becoming net zero carbon by 2025. The target is to reduce carbon emissions by 75% by 2025/26 and offset any residual emissions.

Positively carbon emissions are steadily decreasing from the 60% London Plan baseline with measures such as improving insulation, improved energy efficiency and onsite renewable energy components to help achieve this in new development. Where a development proposal is unable to meet policy requirements on-site, the applicant can provide carbon offset contributions to enable the carbon reductions to be met (total carbon offset fund set out in indicator KMI 4). The 2021/22 emissions of 6,930 tCO<sub>2</sub>e are a 1% reduction on the 2020/21 emissions and a 23% reduction on the 2018/19 baseline (Climate Emergency declaration) figure. The below table shows the annual progress made against this target.

Table 34: Annual carbon emissions

Source: LBTH Greenhouse Gas Report 2021-2022, Sustainable Development Team, August 2022		
Year	Carbon emissions (tonnes)	% reduction
2018/19	8,964	Baseline
2019/20	7,444	17%
2020/21	7,000	22%
2021/22	6,930	23%

*KMI. 36: Concentration of each pollutant at each monitoring station*

In 2019 the Council declared a climate emergency with an objective to be a Net Zero Council by 2025 and a Net Zero Borough by 2050. As part of this objective, improving air quality through reducing the impact of fossil fuels on people's health is part of its ambition. For the purposes of this indicator particulate matter (PM<sub>10</sub>) is defined as inhalable particles with diameters that are generally 10 micrometres or smaller) and made up of tiny pieces (particles) of solids or liquids that pollute the air. Nitrogen Dioxide (NO<sub>2</sub>) is an air pollutant produced because of road traffic and other fossil fuel combustion processes.

As illustrated in Figure 8-9 below, it is positive to see that annual mean NO<sub>2</sub> and PM<sub>10</sub> concentrations are below the National Objective of 40µg/m<sup>3</sup> and broadly continue to show a downward trend since previous monitoring periods. For NO<sub>2</sub> only at Millwall Park there was no change. For PM<sub>10</sub> there was a consistent downward trend at both Millwall and Victoria Parks.

Over the monitoring period factors such as the introduction of the Central London ULEZ in April 2019 are starting to take effect alongside the Covid-19 pandemic both reductions in car usage and increased working from home all had impacts over this monitoring period. Further analysis on this is set out in the Council's Air Quality Status Reports<sup>8</sup>.

<sup>8</sup> [LBTH Air Quality Annual Status Report, 2021](#)

Fig 8: Annual NO<sub>2</sub> results at monitoring sites

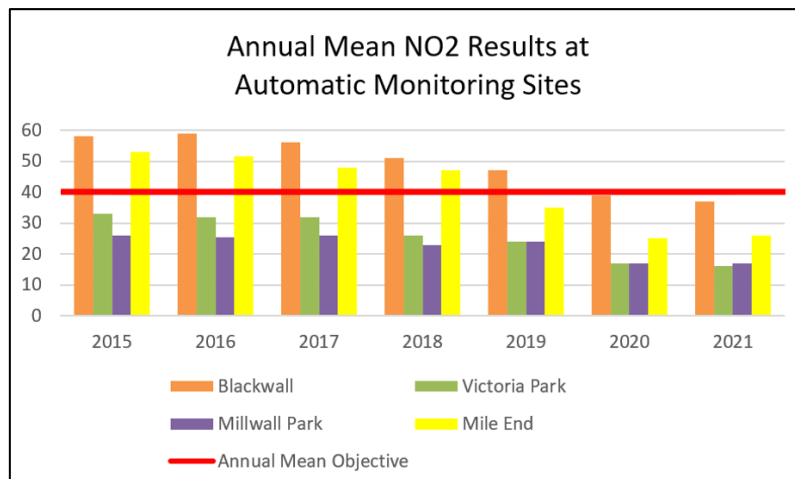
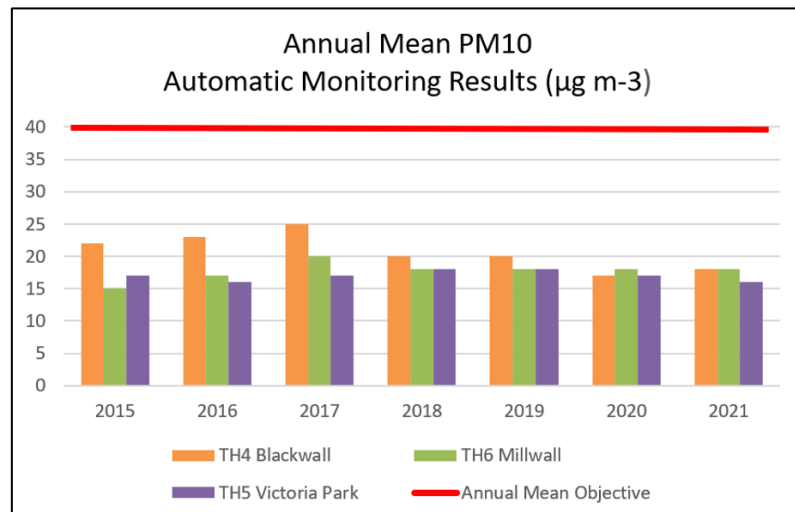


Fig 9: Annual PM<sub>10</sub> results at monitoring sites



*KMI. 37: The number of developments that meet or exceed the air quality neutral standards*

Local Plan Policy D.ES2 expected development to meet or exceed the ‘air quality neutral’ standard. In 2020, 19 air quality impact assessments were reviewed for air quality impacts. Of these 2 (of 6 developments submitting AQ Neutral assessments) proposals did not meet AQ Neutral benchmark levels and required additional mitigation.

In 2021, 64 air quality impact assessments were reviewed for air quality impacts. Of these 3 (of 53 developments submitting AQ Neutral assessments) did not meet the AQ Neutral benchmark levels and required additional mitigation.

*KMI. 38: Percentage of new development meeting zero carbon requirements (45% reduction target for non-residential up to 2019) – 100% of new developments*

For residential schemes there was a 39% saving in CO<sub>2</sub> from the residential schemes over the monitoring period. 100% offset their requirements either to net zero 100% or the 45% policy minimum requirement as per Local Plan Policy D.ES7. 100% of these schemes were in line with policy requirements at the time of submission which sought a 45% reduction on site and the difference up to

45% to be offset through carbon offsetting calculations. A significant number of these applications were submitted to the Council prior to the net zero carbon requirements which came into force in January 2020.

*KMI. 39: Percentage of residential development meeting the Home Quality Mark – 100% of new residential developments*

Policy D.ES7 encourages new residential development to meet the Homes Quality Mark, however this is not a policy requirement and as such do not have data on schemes assessed against this standard.

*KMI. 40: Percentage of non-residential development meeting BREEAM ‘Excellent’ standard – 100% of new non-residential development*

100% of non-residential schemes over 500 sq. m all achieved BREEAM ‘Excellent’ as per Local Plan Policy D.ES7 across the monitoring periods.

## MANAGING OUR WASTE

*KMI. 41: Proportion of new and expanded waste management facilities permitted, including their capacity to deal with apportioned waste*

There are two safeguarded waste sites in Tower Hamlets at Northumberland Wharf (Cory) and Clifford Rd Transfer Station (Clifford Devlin), alongside a waste facility at Ailsa Street (site allocation). Further to this in the LLDC area there is one safeguarded waste site at 455 Wick Lane (J B Riney & Co) and a waste facility at McGrath House (site allocation).

During the monitoring period, no applications were received for new or expansion of these waste facilities. In FY20/21 a change of use (ref PA/20/00297/NC) at East India Dock from waste transfer station at to storage proposal was consented at a non-safeguarded site, this was in accordance with the development plan.

*KMI. 42: Household waste recycling reused and composted (also represented as a household recycling rate) - Increase on 2016 baseline of 26.7%<sup>9</sup>.*

During both monitoring periods household recycling rates were around 19%, one of the lowest in London (including organic waste recycling) and below the UK average. In terms of performance recycling rates, these are around 7.7% below the 2016 baseline.

*Table 35: Tower Hamlets household recycling rate 2020-22*

Source: DEFRA Waste Managed by LA, 2020-2022		
	2020-2021	2021-2022
<b>TH Household recycling rate</b>	19.3% (11.8% organic recycling)	19.7% (10.1% organic recycling)
<b>UK Average</b>	42.5%	42.5%

Factors such as a high proportion of flatted developments and low numbers of gardens in an urban environment are barriers to improving the performance of this indicator. The adoption of the Reuse, Recycling, Waste SPD will help guide new development to implement high quality waste facility

<sup>9</sup> DEFRA Household Waste Statistics 2015/16, 2017

management systems for residential and mixed-use developments, as well support the ‘user journey’ to more effectively and sustainably manage waste. Further monitoring is required as current performance is below the performance indicator. This measure is a key indicator for Local Authorities in managing household waste up the waste hierarchy<sup>10</sup>.

*KMI. 43: Recycling, reuse and composting per borough resident*

Based on a Borough population figure of 331,969, the recycling, reuse and composting per Borough resident has fallen from the 2016 baseline (62.3 kg/person) to 51.17 kg/person in 2020-21. However, this is a slight rise from the 2019 figure of 59.1 kg/person. Not data was available for the 2021-22 period. In the context of low recycling rates, further monitoring is required to improve this performance indicator.

*KMI. 44: Municipal waste sent to landfill and sent to treatment*

Municipal waste (now Local Authority Collected Waste) comprises of waste collected by the Council, such as street sweepings and municipal bins from households. The breakdown of the movement of waste to landfill and treatment for the monitoring periods is set out below. Positively, the tonnes of waste to landfill have declined across the monitoring periods, and continued focus should be to reduce waste and divert more LACW recyclable products away from landfill.

*Table 36: Tower Hamlets’ LACW landfilled and sent for treatment 2020-2022*

Source: DEFRA, Local Authority Collected Waste Statistics, 2023		
LACW Movement Routes	Tonnes of waste	
	2020-2021	2021-22
LACW Landfilled	36	29
LACW sent for treatment (energy from waste)	78,810	85,458

For recycling of LACW, Tower Hamlets exports all its Local Authority Collected Waste (LACW), with mixed recyclables taken to Newham, before their onward journey to be reprocessed into new products. As set out in Table 37 below, across the monitoring periods between 15%-19% of LACW was recycled.

<sup>10</sup> [Waste Hierarchy, Defra](#)

Table 37: Tower Hamlets' LACW management routes 2020-2022

Source: DEFRA, Env18 LA collected waste: annual results table		
LACW Movement Routes	Tonnes of waste	
	2020/21	2021/22
Total LACW	108,454	113,107
Household Waste	89,377	88,273
Non-Household 'trade' waste	19,077	24,834
LACW Sent for Recycling- Compositing - Reuse	20,970 (19%)	17,403 (15%)
LACW not sent for recycling	87,484	92,739

## TRANSPORT AND CONNECTIVITY

### *KMI. 45: Public satisfaction with public transport*

There was no annual residents survey in 2020 due to the first Covid 19 pandemic lockdown.

In 2021, the mid-pandemic Tower Hamlets residents survey highlighted that 4% of residents listed public transport as poor. This is a 1% increase from the 2019 results and a 1% decrease from the 2016 baseline of 5%.

### *KMI. 46: Transport modal share among residents*

Due to the pandemic, Borough level modal share data is not available for the 2020-22 monitoring periods with mode share trips across London varied as coronavirus measures restricted travel. Around this time there was a notable unprecedented variability in travel demand across London, reflecting the impacts of the pandemic and associated restrictions. However historically Tower Hamlets has one of the lowest car ownership levels in London at around 32%<sup>11</sup>. Further monitoring is required around decrease in private car mode share supporting a modal shift towards more sustainable patterns of movement across the Borough. Contextually the 2020 Travel in London Demand Study<sup>12</sup> that Tower Hamlets has a higher-than-average active travel (cycle & walking) mode share for Inner London.

### *KMI. 47: Level of crowding on the Jubilee Line, Elizabeth Line and DLR trains within the Borough*

Overcrowding data is not currently available across the monitoring periods. In 2019 the Jubilee Line was the 3<sup>rd</sup> most overcrowded morning peak hour capacity at 105%<sup>13</sup>. This is reflective of 2022 baseline analysis which this line has experienced the highest passenger demand growth around 50% since 2008<sup>14</sup>, partly linked to the opening of Westfield and significant growth in East London. The Boroughs busiest stations across the monitoring periods were Canary Wharf and the busiest Overground Station was Whitechapel<sup>15</sup>.

<sup>11</sup> [Centre For London Analysis / London Travel Demand Survey 2019.](#)

<sup>12</sup> [TfL, Travel in London Report 13 \(2020\)](#)

<sup>13</sup> [City AM, London's Peak Hour Capacity, November 2019](#)

<sup>14</sup> [Crossrail Baseline Evaluation – Transport Impacts, Arup, 2022](#)

<sup>15</sup> Census (2021)



Both Canary Wharf and Whitechapel Elizabeth Line stations opened in the first half of 2022. Due to the pandemic and the relatively recent opening of these station, future monitoring is required to monitor the levels of overcrowding on the Elizabeth Line. However, in the light of sustainable growth it is critical that sufficient transport infrastructure is delivered and improved responding to service quality issues such as overcrowding to meet the growth expectations set by the policies in the Local Plan.

*KMI. 48: Number of TfL cycle docking stations in the Borough*

According to TfL Cycle Hire data in 2020/21 there were 118 docking stations and in 2021/22 there were 119, this is a slight increase from the 2016 baseline figure. It is important to note, that the Travel in London Demand Study 13 (2020) highlighted that the active travel mode share (including cycling) in Tower Hamlets was higher than the Inner London average, with cycle hire supporting improvements to active travel modes in Tower Hamlets.

*KMI. 49: Loss/gain of depots and wharves*

There have been no losses of safeguarded wharves. The Secretary of State approved the recommendations of the Safeguarded Wharves Review in 2020. This highlighted that the two wharves (Northumberland & Orchard) in Tower Hamlets will be retained to meet the forecasted needs for the NE sub region to 2041.

Across the monitoring periods there have been not losses of depots. One approval in 2020 at Ailsa Street site allocation was on the former Poplar Bus Depot, however this was adopted as a site allocation as directed by the plan and not considered a loss.

## SECTION 4: INFRASTRUCTURE DELIVERY

The Council has an established Infrastructure Delivery Plan that identifies the infrastructure required to support growth and delivery of the Local Plan. Further details and updates to infrastructure evidence and monitoring are published on the Council's [infrastructure page](#). The below table provides a summary of projects that are underway or completed within these monitoring periods, which address the infrastructure needs across the Borough, identified in the Local Plan and the IDP.

The provision of infrastructure is often over a timeframe longer than two monitoring (financial) years, and therefore this provides a summary of progress within the 2020-2022 years in the context of longer-term delivery.

Updates to the IDP and infrastructure evidence base will provide future analysis of progress and projects to support the infrastructure needs of the Local Plan.

*Table 38: Key infrastructure approvals and key delivery 2020-22*

Source: LBTH Infrastructure Delivery Plan, November 2023
Source: LBTH, Education Department, 2023
Source: LBTH Infrastructure Delivery Plan (October 2017)
Source: LBTH Planning Policy monitoring, 2023
<b>Education</b>
<b>Primary and Secondary Schools</b>
<i>See indicator KMI-3 for delivery of schools on site allocations update</i>
Infrastructure updates not on-site allocations in the plan include, <ul style="list-style-type: none"> <li>• Raines Secondary School expansion, completed in 2020</li> <li>• St Paul's Way Trust School expansion, completed in 2021</li> <li>• Harpley school expansion KS4, completed August 2022</li> <li>• Harpley School expansion additional spaces, completed May 2022</li> <li>• Stebon Early Years School refurbishment and enhancement for new EL2 children, completed 2022</li> <li>• St Anne's Primary School, completed January 2023</li> </ul>
<b>SEND Provision</b>
<ul style="list-style-type: none"> <li>• The expansion of Phoenix School completed in 2022 to provide up to 144 additional places for pupils in the Borough with autism.</li> <li>• Alterations to Bowden House Primary special school to establish 12 place (35% increase) SEN places, completed in 2022</li> <li>• Beatrice Tate temporary classrooms (not a site allocation), completed in February 2021</li> </ul>
<b>Health</b>
<ul style="list-style-type: none"> <li>• Wood Wharf Health Centre construction completed handover in 2022</li> <li>• Wellington Way Health Care facility (not a site allocation) completed in 2022</li> </ul>

<ul style="list-style-type: none"> <li>• Goodman's Field Primary Care Facility opened in 2021</li> <li>• Suttons Wharf (not a site allocation) Health Centre completed February 2022</li> </ul>
<b>Open Space</b>
<ul style="list-style-type: none"> <li>• Strategic Open Space underway at Marian Place Gas Works &amp; Oval (Site Allocation)</li> <li>• Small Open Space (dry dock) at Orchard Wharf completed</li> <li>• Open Space approved at Bishopsgate Goods Yard (FY21/22), Bow Common Lane (Apr 2022), North Quay (FY21/22) Site Allocations</li> <li>• Bartlett Park landscape and inclusive playground completed in 2021/22</li> </ul>
<b>Leisure &amp; Sports Facilities</b>
<ul style="list-style-type: none"> <li>• Wood Wharf Ideas Store Completed 2022</li> <li>• Chrisp Street Ideas Store (improvements), underway.</li> <li>• Bow Ideas Store, completed May 2022</li> </ul>
<b>Energy</b>
<ul style="list-style-type: none"> <li>• Schools' energy retrofit programme, phase 1 completed in 2022 (phase 2 ongoing under carbon offsetting projects)</li> <li>• Boiler replacement programme (Low carbon heating project), completed October 2022</li> <li>• Blackwall Reach Combined Heat and Power District Heating network in Phase 2 connections completed in 2022</li> </ul>
<b>Transport &amp; Public realm</b>
<ul style="list-style-type: none"> <li>• Environmental and connections improvement alongside A12 &amp; air pollution reduction barrier along footway, completed within monitoring periods, Completed November 2020.</li> <li>• Streets are spaces too (Durward Street, Brady Street) assumed completion 2022</li> <li>• 1000 Street trees (Mayoral pledge), delivered in 2020</li> <li>• Cycle Strategy 2017 assumed completed 2021</li> <li>• Whitechapel public realm projects (Phase 1) completed in 2022</li> <li>• Improved connections to Aspen Way Bridge and Canary Wharf Station approved as part of North Quay approval (FY21/22)</li> <li>• Bow Common Lane (site allocation) approved public realm improvements (April 2022)</li> <li>• Street tree planting, completed in early 2022</li> <li>• Elizabeth Line station completions at Whitechapel and Canary Wharf (early 2022)</li> </ul>
<b>Public Safety</b>
<ul style="list-style-type: none"> <li>• Transformation of 350 of Council's Street based CCTV system in public spaces, completed</li> </ul>



## Appendix 1: Applications referred to the Mayor of London FY20/21 & FY21/22

Source: Public Register, Greater London Authority, 2022				
Site	FY	GLA Case Number	Decision Date	Decision
114-50 Hackney Rd	FY20/21	5440	06/04/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
114-150 Hackney Rd	FY20/21	6369	29/03/21	Referred back to Tower Hamlets for determination
20-22 Gillender St	FY20/21	3344b	20/04/20	Referred back to Tower Hamlets for determination
Marian Pl, Bethnal Green	FY20/21	5044	27/04/20	Recommendations made to bring application in line with the London Plan
Admirals Way	FY20/21	0510e	18/05/20	Referred back to Tower Hamlets for determination
Site Bound by Raven Row, Stepney Way	FY20/21	3456b	29/06/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
Site Bound by Raven Row, Stepney Way	FY20/21	6311	16/11/20	Referred back to Tower Hamlets for determination
2-10 Bethnal Green Rd, 1-5 Chance St & 30-32 Redchurch St	FY20/21	4977	03/08/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
15-29 Byng St & 1-12 Bellamy Cl	FY20/21	5270	10/08/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
Heckford St	FY20/21	3214	01/09/20	Referred back to Tower Hamlets for determination
Lochnagar St	FY20/21	6358	14/09/20	Referred back to Tower Hamlets for determination
3 Turnberry Quay, 4-10 Pepper St,	FY20/21	6031	21/09/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.

Balmoral Hse, 12 Lanark Sq				
4-10 Pepper St, 12 Lanark Sq	FY20/21	6511	18/01/20	Referred back to Tower Hamlets for determination
Leven Rd	FY20/21	6431	29/09/20	Referred back to Tower Hamlets for determination
Mansell St	FY20/21	2104c	29/09/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
Land at Imperial St	FY20/21	6219	12/10/20	Referred back to Tower Hamlets for determination
2 Trafalgar Way	FY20/21	6241	26/10/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
Site at Stroudley Way	FY20/21	6398	02/11/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
Whitechapel Estate	FY20/21	6578	23/11/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
North Quay, Aspen Way	FY20/21	6077	08/12/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
Aspen Way, Scouler St & Prestage Way	FY20/21	6324	14/12/20	Referred back to Tower Hamlets for determination
Land at North East Junction of Manilla St & Tobago St	FY20/21	6678	14/12/20	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
55-56 Chamber St	FY20/21	6257	21/12/20	Referred back to Tower Hamlets for determination
Bellerive Hse, 3 Muirfield Cres	FY20/21	6679	11/01/21	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
30 Marsh Wall	FY20/21	6926	08/02/21	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.

Orchard Place	FY20/21	6892	22/02/21	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
99, 1010-105 Whitechapel High St, Gunthorpe St	FY20/21	0097	15/03/21	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
15 Wapping Lane	FY20/21	0214	29/03/21	Referred back to Tower Hamlets for determination
<b>FY 2021-2022</b>				
Quay Hse, Admirals Way	FY21/22	0035	06/04/2021	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
Blackwall Way	FY21/22	0335	26/04/21	Recommendations made to bring application in line with the London Plan and 'Intend to Publish' London Plan.
Global Switch Hse, 3 Nutmeg Lane	FY21/22	6523	17/05/21	Referred back to Tower Hamlets for determination
Quay Hse, Admirals Way	FY21/22	0671	28/06/21	Referred back to Tower Hamlets for determination
225 Marsh Wall	FY21/22	0627	28/06/21	Recommendations made to bring application in line with the London Plan
17 Admirals Way	FY21/22	0639	05/07/21	Recommendations made to bring application in line with the London Plan
3 Muirfield Cres	FY21/22	0674	19/07/21	Referred back to Tower Hamlets for determination
Royal Mint Court	FY21/22	0728	06/09/21	Recommendations made to bring application in line with the London Plan
615 Manchester Rd	FY21/22	0836	13/09/21	Recommendations made to bring application in line with the London Plan
26-38 Leman St	FY21/22	0868	04/10/21	Recommendations made to bring application in line with the London Plan
25-31 Thomas More Sq	FY21/22	0984	01/11/21	Recommendations made to bring application in line with the London Plan
3-5 Glove Cres	FY21/22	1066	06/12/21	Recommendations made to bring application in line with the London Plan

Site at Stroudley Way	FY21/22	6702	13/12/21	Referred back to Tower Hamlets for determination
1 Park Place	FY21/22	1174	20/12/21	Recommendations made to bring application in line with the London Plan
Marian Place Gasholders	FY21/22	6459	17/01/22	Referred back to Tower Hamlets for determination
Land at Blackwall Yard	FY21/22	0254	24/01/22	Referred back to Tower Hamlets for determination
Exmouth Estate, Exmouth St	FY21/22	1200	31/01/22	Recommendations made to bring application in line with the London Plan
2-10 Bethnal Green Rd	FY21/22	6247	07/02/22	Referred back to Tower Hamlets for determination
Redcoat Community Centre	FY21/22	1263	07/02/22	Recommendations made to bring application in line with the London Plan
Alpha Sq, 50 Marsh Wall & 67-70 Manilla St	FY21/22	1243	07/02/22	Requested inquiry into the proposed Stopping Up Order
98, 101-105 Whitechapel High St	FY21/22	0670	21/02/22	Referred back to Tower Hamlets for determination
15-27, 29 Byng St	FY21/22	0021	21/02/22	Recommendations made to bring application in line with the London Plan
Bow Common Lane	FY21/22	6397	28/02/22	Referred back to Tower Hamlets for determination
North Quay, Aspen Way	FY21/22	6887	28/02/22	Referred back to Tower Hamlets for determination
240 East India Dock Rd	FY21/22	0046	28/02/22	Recommendations made to bring application in line with the London Plan
Sth Quay Plaza, 183-189 Marsh Wall	FY21/22	0026	28/02/22	Recommendations made to bring application in line with the London Plan
110 Pennington St	FY21/22	1266	28/02/22	Recommendations made to bring application in line with the London Plan
Whitechapel Estate	FY21/22	0523	01/03/22	Referred back to Tower Hamlets for determination



East India Dock Rd (Aberfeldy Est)	FY21/22	1213	07/03/22	Recommendations made to bring application in line with the London Plan
Whitechapel Rd Development	FY21/22	0122	21/03/22	Recommendations made to bring application in line with the London Plan

## Appendix 2: Tower Hamlets Local Plan Monitoring Framework: Summary of Performance

Indicator	Target	FY20/21	FY21/22	Source of data
<b>Achieving Sustainable Growth</b>				
KMI 1: Approvals and Completions of new homes, employment, retail and leisure floorspace within the four sub-areas	N/A	The Council approved 3,588 homes and 3,260 completed.  The Council do not have GIS capacity to provide non-residential floorspace information by sub area.	The Council approved 1,479 homes and 3,571 completed.  The Council do not have GIS capacity to provide non-residential floorspace information by sub area.	Acolaid, 2023
KMI. 2: Delivery of housing and key infrastructure requirements through site allocations	As set out in site allocations.	Please see Section 4 for infrastructure delivery and Appendix 3 for housing completions.	Please see Section 4 for infrastructure delivery and Appendix 3 for housing completions.	LBTH Infrastructure Evidence, 2023  LBTH IDP, 2017  Acolaid, 2023
KMI. 3: Delivery of schools through site allocations	Primary and secondary schools associated with site allocations, shall be delivered at a rate which keeps pace with the levels identified in the most recent Planning for	Across the monitoring periods 8 of 15 site allocations for schools had either discussions for education, extant permissions or under construction. 6 site allocations currently had no education proposals.  See table 9 for education update.		LBTH Education Dept, 2023

	Schools Places document.			
KMI. 4: Breakdown of CIL and Section 106 monies received and/or negotiated across topic areas		<p>A total of £50,164,085 was received and £5,147,758 of CIL was spend.</p> <p>A total of £29,643,497 was received and £16,552,834 of s106 was spend.</p> <p>See Table 11 for a breakdown of expenditure by infrastructure type.</p>	<p>A total of £15,873,093 was received and £12,848,422 of CIL was spend.</p> <p>A total of £25,493,232 was received and £23,427,606 of s106 was spend.</p> <p>See Table 11 for a breakdown of expenditure by infrastructure type.</p>	LBTH Infrastructure Funding Statements 2020-2022
<b>Creating attractive and distinct places</b>				
KMI 5: Number of designated heritage assets (scheduled ancient monuments, listed buildings, registered parks and gardens and Conservation Areas)	No loss of designated heritage assets	According to Historic England, there were no losses of Heritage Assets. One minor update added Island Gardens to the list of assets.	Data not available.	Tower Hamlets Heritage Listings, 2021
KMI-6: Percentage of planning appeals allowed on design grounds	Fewer than previous years.	12% of the appeals allowed included design amongst one of the main issues	16% of the appeals allowed included design amongst one of the main issues.	Acolaid Appeals Monitoring, 2023
KMI-7: Removal of heritage assets at	Decrease in the number of	No change from previous years.	There was an increase by 1 of	Historic England,

risk from the at-risk register.	protected heritage 'at risk'.		an asset added to the Heritage at Risk Register,	Heritage at Risk Register, 2020-22
KMI-8: The number of applications received for mansard roof extensions within Conservation Areas (focus on Medway and Driffield Conservation Areas)	N/A	There were 27 applications for mansard roof extensions – 15 were in Driffield Rd CA and 12 in the Medway CA	There were 33 applications for mansard roof extensions – 17 were in Driffield Rd CA and 16 in the Medway CA	LBTH Public Access, 2022
KMI 9: Number of Tall Buildings within and outside of Tall Buildings Zones		3 of 7 applications were in TBZ. Of the remaining 4 applications outside of TBZ these were justified as part of a site allocation and meeting the criteria in policy.  Table 19 sets provides an overview of the tall building applications.	1 of 5 applications were in a TBZ. Of the 4 outside of TBZ 3 were refused or withdrawn.1 was approved as the height was justified by the implementation of another building on that site.  Table 19 sets provides an overview of the tall building applications.	GLA Planning Applications Search, 2023
<b>Housing</b>				
KMI 10: Net additional homes in the monitoring year and previous years	3,931 homes per year	3,260 homes completed in FY20/21 – below target	3,571 homes completed in FY21/22 – above target	Acolaid Housing Monitoring, 2023

KMI 11: Five-year housing land supply and fifteen-year housing trajectory	To demonstrate a five-year supply of housing (on a rolling basis) and fifteen-year housing trajectory)	The Council can demonstrate a deliverable 5-year land supply of housing. This equates to 21,300 homes between 2022-27.	The Council can demonstrate a deliverable 5-year land supply of housing. This equates to 21,300 homes between 2022-27.	LBTH Housing Monitoring, 2023.
KMI 12: Percentage of new homes that are affordable, measured by habitable room	50% of all new homes to be affordable	By habitable room, 35% of the total homes of new homes completed are affordable.  This is below the target.	By habitable room, 34% of the total homes of new homes completed are affordable.  This is below the target.	Acolaid Housing Monitoring, 2023
KMI 13: Percentage breakdown of all housing tenures	Of the affordable delivered, 70% will be rented housing and 30% will be Intermediate housing  Of all market homes delivered, 20% will be family housing (3 bed +)  Of all affordable homes delivered, 45% will be family	See table 23 for breakdown.	See table 23 for breakdown.	Acolaid, Housing Monitoring 2023

	housing (3 bed +)			
KMI 14: Net additional non-conventional homes (outlining numbers of .t beds and specialist housing)	70 units of specialist housing for older people per year	In FY 20/21 there was a +32 increase in non-conventional homes completing.	In FY 21/22 there was a +16 increase in non-conventional homes completing.	GLA, Kibana Dashboard, 2024
KMI 15: Delivery of wheelchair accessible/adaptable homes	10% of all homes delivered	10.94 % of completions were wheelchair accessible homes.	14% of completions were wheelchair accessible homes.	Accessible housing data/dashboard, GLA, 2023
KMI 16: Gypsy and Traveller Pitches	No let loss in the number of suitable gypsy and traveller pitches (safeguarded site at Old Willow Close)	No loss of safeguarded site, in line with Policy S.H1.	No loss of safeguarded site, in line with Policy S.H1.	LBTH, Planning Policy Monitoring, 2023
<b>Delivering economic growth</b>				
KMI.17: Net additional employment floorspace completed by type	N/A	Strong historic office floorspace delivery, leading to supply outstripping demand.  Significant losses of industrial stock, demand is outstripping supply.	Strong historic office floorspace delivery, leading to supply outstripping demand.  Significant losses of industrial stock, demand is outstripping supply.	EGi, TH Employment Land Review 2023

KMI.18: Net additional jobs by type	Progression towards a target of 125,000 additional jobs to 2031	In 2020 a total of 290,000 jobs were in Tower Hamlets, this is a decrease of 14,000 jobs since 2019.	In 2021 a total of 291,000 jobs in Tower Hamlets, an increase of 1,000 jobs since 2020.	NOMIS, Total Employees (Jobs), 2021
KMI.19 Count of births of new enterprises		In 2020 there were 2,630 new enterprises born in Tower Hamlets. This represents 3.3% of all new enterprises in the London region.	In 2021 there were 2,785 new enterprises born in Tower Hamlets. This represents 3.3% of all new enterprises in the London region.	ONS, Business Demography 2021
KMI.20: Gain/Loss of floorspace within the following designated employment areas:  <ul style="list-style-type: none"> <li>- Preferred Office Locations</li> <li>- Local Employment Locations</li> <li>- Strategic Industrial Locations</li> <li>- Local Industrial Locations</li> </ul>	No further loss of employment floorspace.	Strong historic office floorspace delivery, leading to supply outstripping demand.  Significant losses of industrial stock, demand is outstripping supply.	Strong historic office floorspace delivery, leading to supply outstripping demand.  Significant losses of industrial stock, demand is outstripping supply.	EGi, TH Employment Land Review 2023
KMI.21: Proportion of affordable workspace secured on major schemes (workspace at least 10% below the indicative market rate for the relevant location)	All new major commercial and mixed-use development schemes to provide at least 10% of new employment floorspace as affordable workspace	From a sample of 8 major mixed-use approvals 2 schemes committed to affordable workspace in line with Policy D.EMP2	From a sample of 4 major mixed-use approvals 2 schemes committed to affordable workspace in line with Policy D.EMP2.	DM monitoring, Acolaid 2023

Revitalising our Town Centres				
KMI.22 Proportion and number town centre uses (A1/2/3/4/5, B1, D1 & D2) within all town centres (including primary and secondary frontages)	<p>Not less than 60% A1 within Primary Frontage and Columbia Rd/Redchurch St Neighbourhood Centres</p> <p>Not less than 40% A1 within Secondary Frontages and all other Neighbourhood Centres</p>	<p>Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.</p>	<p>Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.</p>	
KMI 23: Town Centre vacancy rates	Decrease from baseline (2016)	<p>Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.</p>	<p>Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.</p>	
KMI 24: Approvals and completions of additional short-stay accommodation	N/A	This information is not available for the monitoring periods.	This information is not available for the monitoring periods.	
KMI 25: Pitches and vacancy in Council-owned street markets	Increase. No net loss in number of pitches	This information is not available for the monitoring periods.	This information is not available for the monitoring periods.	



KMI 26: Proportion of A5 uses within Major, District and Neighbourhood Centres, and the number of existing and permitted A5 uses within 200m walking distance of an existing or proposed school	No more than 5% in all TCs for be A4 Uses. No new A5 Uses within 200m walking distance of existing or proposed schools	Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.	Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.	
KMI 27: Application and permissions for new/loss of D1 & D2 community uses	Prevent the loss of community facilities and ensure net gain over whole plan period	Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.	Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.	
KMI 28: Gain/loss of A4 floorspace	No further loss of A4 floorspace	Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.	Due to the pandemic, town centre analysis was not undertaken. Further monitoring required and/or update to the TC evidence base.	
<b>Enhancing open and water space</b>				

KMI 29: Area of land designated as open space (loss or gain from previous year)	No loss of public open space sites	There were no losses of public open space from previous monitoring period.	There were no losses of public open space from previous monitoring period.	LBTH Parks Team, 2023
KMI. 30: Number of eligible open spaces that have been awarded the Green Flag Standard	Increase in the number of parks/open space with Green Flag Award	In 2021 12 Open Spaces have the Green Flag Standard.	In 2022 13 Open Spaces have the Green Flag Standard, with the addition of Bartlett Park.  An application for Ropemakers Fields was also submitted in this year.	Tower Hamlets Parks Team Data, 2023
KMI.31: Loss of water space	No further loss of water space	In 2020-21 there was no loss of water space.	In 2021-22 there was no loss of water space.	DM application monitoring, 2023
KMI. 32: Biological quality of the Lower Lea River	'Good' status or better	In 2021 the biological status of the Lower River Lea is 'bad' and the physio-chemical factors are 'moderate' and concentration of specific pollutants are 'high'. The chemical status is 'fail'.	In 2022 the biological status of the Lower River Lea is 'bad' and the physio-chemical factors are 'moderate' and concentration of specific pollutants are 'high'.	Environment Agency, Water Body Classifications Data, 2023
<b>Protecting and managing our environment</b>				
KMI.33: Area of open and designated as a Site of Nature Conservation Interest	No net loss of land designated as a Site of Nature Conservation Interest	In April 2020 the total area of SINCs is 428 ha.	In April 2021 the total area of SINCs is 427.6 ha. Reflecting a minor loss at	LBTH Ecology & Biodiversity Monitoring, 2023

			South & Middle Docks, at Wood Wharf	
KMI.34: Number of developments approved against EA advice in relation to flood risk and water quality rounds	No unresolved EA objections to development	There were no unresolved objections for this FY.	There were no unresolved objections for this FY.	Environment Agency, objections to planning applications data, August 2023
KMI.35: Carbon dioxide emission reduction	Reduce carbon emissions by 60% from the 1990 baseline by 2025	There has been a 23% reduction in carbon emissions since the 2018/19 baseline.	There has been a 23% reduction in carbon emissions since the 2018/19 baseline.	LBTH Greenhouse Gas Report 2021-2022, August 2022
KMI.36 Concentration of each pollutant at each monitoring station	To meet the limit values for nitrogen dioxide and concentration of PM10 particulate matter	In 2020-21 automatic monitoring sites demonstrated a downward trend in annual mean NO <sub>2</sub> concentration from previous monitoring years, apart from Millwall Park where there was no change.  Annual mean concentrations for NO <sub>2</sub> at all monitoring stations are below the National Objective of 40µg/m <sup>3</sup> .  In 2020-21 automatic monitoring sites	Data not available	LBTH Annual Air Quality Status Report 2021

		<p>demonstrated a downward trend at Blackwall Rd and a consistent trend at Millwall Park and Victoria Park in annual mean PM<sub>10</sub> concentration from previous monitoring years.</p> <p>Annual mean concentrations for PM<sub>10</sub> at all monitoring stations are significantly below the National Objective of 40µg/m<sup>3</sup>.</p>		
KMI.37: The number of developments that meet or exceed the air quality neutral standards	All development to meet or exceed the air quality neutral standards	In 2020, 19 air quality impact assessments were reviewed. Of these 2 (of 6 developments AQ Neutral assessments) did not meet AQ Neutral benchmark levels and required mitigation.	In 2021, 64 air quality impact assessments were reviewed for air quality impacts. Of these 3 (of 53 developments submitting AQ Neutral assessments) did not meet the AQ Neutral benchmark levels and required mitigation.	TH Air Quality Annual Status Report for 2021, May 2022.

KMI.38: The number of developments meeting zero carbon requirement (45% reduction target for non-residential up to 2019)	100% of new developments	100% of schemes were policy compliant through either onsite reduction or meeting carbon reduction requirements through carbon offsetting mechanisms with a s106 contribution.	100% of schemes were policy compliant through either onsite reduction or meeting carbon reduction requirements through carbon offsetting mechanisms with a s106 contribution.	TH Sustainable Development Team analysis, 2023
KMI.39: Percentage of residential development meeting the Home Quality Mark		As this is not a policy requirement, no data was held on schemes meeting this standard.	As this is not a policy requirement, no data was held on schemes meeting this standard.	TH Sustainable Development Team, 2023
KMI.40: Percentage of non-residential development meeting BREEAM 'Excellent' standard		100% of non-residential schemes over 500 sq.m all achieved BREEAM 'Excellent' as per Local Plan Policy D.ES7.	100% of non-residential schemes over 500 sq.m all achieved BREEAM 'Excellent' as per Local Plan Policy D.ES7.	TH Sustainable Development Team analysis, 2023
<b>Managing our waste</b>				
KMI.41: Proportion of new and expanded waste management facilities permitted, including their capacity to deal with apportioned waste	London Plan apportionment target: 2021: 252,000 tonnes 2026: 302,000 tonnes	During the monitoring period, no applications were received for new or expansion of these waste facilities.	During the monitoring period, no applications were received for new or expansion of these waste facilities.	LBTH Development Management monitoring, 2023

	<p>2031: 307,000 tonnes</p> <p>2026: 313,000 tonnes.</p> <p>Additional land required between 3.49 ha and 5.27 ha.</p>			
KMI.42: Household waste recycling, reused and composted (also represented as a household recycling rate)	Increase on baseline level (2016) of 26.7% in the 2017 Waste Management Evidence.	The household recycling rate for this monitoring period was 19.3%, of which 11.8% was organic recycling. This was the lowest in London and below the UK average (42.3%).	The household recycling rate for this monitoring period was 19.7%, of which 10.1% was organic recycling. This was the lowest in London and below the UK average (42.5%).	DEFRA, Statistics on waste managed by Local Authorities 2020-2022
KMI.43: Recycling, reuse and composting per borough resident	Increase on baseline level (2016)	Based on a population of 331,969 in 20/21 this figure has fallen to 51.17kg/person.	Data not available.	DEFRA, Recycling statistics, 2023
KMI.44: Municipal waste sent to landfill and sent to treatment	N/A	36 tonnes of waste was sent to landfill and 78,810 tonnes of waste was sent to treatment (energy for waste)	29 tonnes of waste was sent to landfill and 85,458 tonnes of waste was sent to treatment (energy for waste)	DEFRA, LACW statistics, 2023
<b>Transport and connectivity</b>				

KMI.45 Public satisfaction with public transport	Increase on baseline level (2016)	Due to the Covid-19 pandemic lockdown, residents' surveys were not undertaken in 2020.	The mid pandemic residents' survey in 2021, 4% <sup>16</sup> of residents listed public transport as poor. This is a 1% increase from the 2019 results.	LBTH Mid Pandemic Residents' Survey, 2021
KMI.46: Transport modal share among residents	Decrease in private car modal share from baseline level (2016)	Borough level modal share data is not available for the 20/21 monitoring period, due to the pandemic.	Borough level modal share data is not available for the 21/22 monitoring period, due to the pandemic	
KMI.47: Level of crowding on the Jubilee Line, Elizabeth Line and DLR trains within the Borough	N/A – monitoring will feed into discussions on strategic transport infrastructure with Transport for London and other partners	No data was available in 2021/22 in relation to overcrowded stations within the Borough.	No data was available in 2021/22 in relation to overcrowded stations within the Borough.	
KMI.48 Number of TfL cycle docking stations in the Borough	Increase on baseline level (2016)	Slight increase from baseline - There are 118 cycle hire docking stations in the borough.	Slight increase from baseline - There are 119 cycle hire docking stations (containing 2,700 stands for 2,000 bikes) in the Borough.	TfL, Borough level cycle hire statistics 2020-2022

<sup>16</sup> [Tower Hamlets Mid Pandemic Residents Survey 2021](#)

KMI.49 Loss/gain of depots and wharves	Loss/gain of depots and wharves	There have been no losses of depots of safeguarded wharves.	There have been no losses of depots of safeguarded wharves.	GLA Safeguarded Wharves review, 2020
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## Appendix 3 Unit level housing completions by site FY20-21 & FY21-22

Borough Ref	Units	Bedrooms	Unit Tenure	FY	Scheme Address
PA/09/00080	0		Market for sale	FY2020-21	267 East India Dock Road E14 OEG
PA/09/00080	1	1	Market for sale	FY2020-21	267 East India Dock Road E14 OEG
PA/09/00080	3	1	Market for sale	FY2020-21	267 East India Dock Road E14 OEG
PA/09/00080	1	1	Market for sale	FY2020-21	267 East India Dock Road E14 OEG
PA/09/00080	2	1	Market for sale	FY2020-21	267 East India Dock Road E14 OEG
PA/09/02974	1	2	Market for sale	FY2020-21	108 Fairfoot Rd E3
PA/12/03247	11	1	Social Rent	FY2020-21	Site At 443 To 451 Westferry Road E14
PA/12/03247	22	2	Social Rent	FY2020-21	Site At 443 To 451 Westferry Road E15
PA/12/03247	73	3	Social Rent	FY2020-21	Site At 443 To 451 Westferry Road E16
PA/12/03247	26	4	Social Rent	FY2020-21	Site At 443 To 451 Westferry Road E17
PA/12/03247	10	5	Social Rent	FY2020-21	Site At 443 To 451 Westferry Road E18
PA/12/03247	9	9	Intermediate	FY2020-21	Site At 443 To 451 Westferry Road E19
PA/12/03247	18	1	Intermediate	FY2020-21	Site At 443 To 451 Westferry Road E20
PA/12/03247	4	4	Intermediate	FY2020-21	Site At 443 To 451 Westferry Road E21
PA/12/03248	8	1	Market for sale	FY2020-21	15 Westferry Road E14 8JH
PA/12/03248	12	1	Market for sale	FY2020-21	15 Westferry Road E14 8JH
PA/12/03248	8	2	Market for sale	FY2020-21	15 Westferry Road E14 8JH
PA/12/03248	20	1	Market for sale	FY2020-21	15 Westferry Road E14 8JH
PA/12/03248	20	1	Market for sale	FY2020-21	15 Westferry Road E14 8JH
PA/12/03248	20	2	Market for sale	FY2020-21	15 Westferry Road E14 8JH
PA/12/03248	32	2	Market for sale	FY2020-21	15 Westferry Road E14 8JH
PA/12/03248	32	1	Market for sale	FY2020-21	15 Westferry Road E14 8JH
PA/12/03248	89	1	Market for sale	FY2020-21	15 Westferry Road E14 8JH

PA/12/0324 8	7	1	Intermediate	FY2020-21	15 Westferry Road E14 8JH
PA/12/0324 8	32	1	Intermediate	FY2020-21	15 Westferry Road E14 8JH
PA/12/0324 8	32	2	Intermediate	FY2020-21	15 Westferry Road E14 8JH
PA/12/0324 8	32	2	Intermediate	FY2020-21	15 Westferry Road E14 8JH
PA/12/0331 5	1	2	Market for sale	FY2020-21	163 Marsh Wall Marsh Wall London
PA/12/0331 5	1	3	Market for sale	FY2020-21	163 Marsh Wall Marsh Wall London
PA/12/0331 5	2	3	Market for sale	FY2020-21	163 Marsh Wall Marsh Wall London
PA/13/0145 5	18	3	Market for sale	FY2020-21	Land Bounded by Park Place Westferry Road & Heron Quay Road (Newfoundland) London
PA/13/0145 5	224	2	Market for sale	FY2020-21	Land Bounded by Park Place Westferry Road & Heron Quay Road (Newfoundland) London
PA/13/0145 5	369	1	Market for sale	FY2020-21	Land Bounded by Park Place Westferry Road & Heron Quay Road (Newfoundland) London
PA/13/0152 7	10	3	Affordable Rent	FY2020-21	Land at Royal Mint St Mansell St and Chamber St Royal Mint Street E1
PA/13/0152 7	5	1	Market for sale	FY2020-21	Land at Royal Mint St Mansell St and Chamber St Royal Mint Street E2
PA/13/0152 7	11	2	Market for sale	FY2020-21	Land at Royal Mint St Mansell St and Chamber St Royal Mint Street E3
PA/13/0152 7	6	3	Market for sale	FY2020-21	Land at Royal Mint St Mansell St and Chamber St Royal Mint Street E4
PA/13/0152 7	3	1	Market for sale	FY2020-21	Land at Royal Mint St Mansell St and Chamber St Royal Mint Street E5
PA/14/0094 4	7	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	8	2	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	4	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	12	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	5	2	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	4	3	Market for sale	FY2020-21	183-189 Marsh Wall E14

PA/14/0094 4	1	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	1	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	8	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	1	3	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	5	2	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	1	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	3	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	2	2	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	2	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	7	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	3	2	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	2	3	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	1	1	Intermediate	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	2	2	Intermediate	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	3	1	Intermediate	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	4	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	5	2	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	2	2	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0094 4	5	1	Market for sale	FY2020-21	183-189 Marsh Wall E14
PA/14/0124 6	8	1	Market for sale	FY2020-21	2 Millharbour London
PA/14/0124 6	16	3	Market for sale	FY2020-21	2 Millharbour London
PA/14/0124 6	4	3	Market for sale	FY2020-21	2 Millharbour London
PA/14/0124 6	4	3	Market for sale	FY2020-21	2 Millharbour London
PA/14/0126 9	3	2	Market for sale	FY2020-21	297 Bethnal Green Road E2 6AH
PA/14/0167 1	7	2	Affordable Rent	FY2020-21	1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street E1 0HS

PA/14/0167 1	7	3	Affordable Rent	FY2020-21	1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street E1 0HS
PA/14/0167 1	9	1	Affordable Rent	FY2020-21	1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street E1 0HS
PA/14/0241 6	1	2	Market for sale	FY2020-21	Land At 210 Jubilee Street E1 3BP
PA/14/0260 7	47	1	Market for sale	FY2020-21	83 Barchester Street E14 6BE
PA/14/0260 7	41	2	Market for sale	FY2020-21	83 Barchester Street E14 6BE
PA/14/0260 7	18	3	Market for sale	FY2020-21	83 Barchester Street E14 6BE
PA/14/0260 7	9	4	Market for sale	FY2020-21	83 Barchester Street E14 6BE
PA/14/0359 4	4	3	Market for sale	FY2020-21	Orchard Place E14
PA/14/0359 4	13	1	Market for sale	FY2020-21	Orchard Place E14
PA/14/0359 4	40	1	Market for sale	FY2020-21	Orchard Place E14
PA/14/0359 4	7	2	Market for sale	FY2020-21	Orchard Place E14
PA/14/0359 4	5	3	Market for sale	FY2020-21	Orchard Place E14
PA/14/0359 4	20	1	Intermediat e	FY2020-21	Orchard Place E14
PA/14/0359 4	22	2	Intermediat e	FY2020-21	Orchard Place E14
PA/15/0031 6	49	1	Market for sale	FY2020-21	Prestons Road London
PA/15/0031 6	74	2	Market for sale	FY2020-21	Prestons Road London
PA/15/0031 6	3	3	Market for sale	FY2020-21	Prestons Road London
PA/15/0031 6	48	1	Market for sale	FY2020-21	Prestons Road London
PA/15/0031 6	74	1	Market for sale	FY2020-21	Prestons Road London
PA/15/0031 6	116	1	Market for sale	FY2020-21	Prestons Road London
PA/15/0031 6	137	2	Market for sale	FY2020-21	Prestons Road London
PA/15/0031 6	19	3	Market for sale	FY2020-21	Prestons Road London
PA/15/0090 9	1	3	Market for sale	FY2020-21	Former 145 Three Colt Street London
PA/15/0090 9	1	4	Market for sale	FY2020-21	Former 145 Three Colt Street London

PA/15/0104 1	2	1	Market for sale	FY2020-21	250 Bethnal Green Road London E2 0AA
PA/15/0104 1	1	2	Market for sale	FY2020-21	251 Bethnal Green Road London E2 0AA
PA/15/0143 4	0	1	Market for sale	FY2020-21	44-46 Settles Street E1
PA/15/0143 4	0	4	Market for sale	FY2020-21	44-46 Settles Street E1
PA/15/0143 4	2	1	Market for sale	FY2020-21	44-46 Settles Street E1
PA/15/0143 4	2	2	Market for sale	FY2020-21	44-46 Settles Street E1
PA/15/0143 4	2	3	Market for sale	FY2020-21	44-46 Settles Street E1
PA/15/0182 6	1	1	Affordable Rent	FY2020-21	Abbott Road E14
PA/15/0182 6	1	2	Affordable Rent	FY2020-21	Abbott Road E14
PA/15/0182 6	1	5	Affordable Rent	FY2020-21	Abbott Road E14
PA/15/0182 6	1	6	Affordable Rent	FY2020-21	Abbott Road E14
PA/15/0182 6	2	4	Affordable Rent	FY2020-21	Abbott Road E14
PA/15/0182 6	11	3	Affordable Rent	FY2020-21	Abbott Road E14
PA/15/0182 6	1	1	Intermediat e	FY2020-21	Abbott Road E14
PA/15/0182 6	4	1	Market for sale	FY2020-21	Abbott Road E14
PA/15/0182 6	6	1	Market for sale	FY2020-21	Abbott Road E14
PA/15/0182 6	47	2	Market for sale	FY2020-21	Abbott Road E14
PA/15/0195 4	2	1	Market for sale	FY2020-21	475 Roman Road E3 5LX
PA/15/0195 4	1	1	Market for sale	FY2020-21	475 Roman Road E3 5LX
PA/15/0258 0	1	3	Market for sale	FY2020-21	Menotti Street London
PA/15/0258 0	2	2	Market for sale	FY2020-21	Menotti Street London
PA/15/0258 0	5	1	Market for sale	FY2020-21	Menotti Street London
PA/15/0281 3	1	1	Market for sale	FY2020-21	30-30A Commercial Road E1 1LN
PA/15/0281 3	1	3	Market for sale	FY2020-21	30-30A Commercial Road E1 1LN
PA/15/0281 3	7	2	Market for sale	FY2020-21	30-30A Commercial Road E1 1LN

PA/15/0281 3	1	1	Market for sale	FY2020-21	30-30A Commercial Road E1 1LN
PA/15/0281 3	7	2	Market for sale	FY2020-21	30-30A Commercial Road E1 1LN
PA/15/0281 3	1	3	Market for sale	FY2020-21	30-30A Commercial Road E1 1LN
PA/16/0013 9	78	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	84	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	78	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	8	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	10	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	20	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	4	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	4	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	8	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	6	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	6	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	12	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	7	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	8	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	16	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	11	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	10	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	20	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	6	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	6	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	12	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	4	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London

PA/16/0013 9	4	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	8	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	4	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	4	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	8	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	4	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	4	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	8	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	12	4	Affordable Rent	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	18	2	Affordable Rent	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	27	1	Affordable Rent	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	33	3	Affordable Rent	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	8	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	8	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	16	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	22	2	Intermediat e	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	26	1	Intermediat e	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	6	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	6	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	12	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	6	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	6	1	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0013 9	12	2	Market for sale	FY2020-21	Arrowhead Quay East Of 163 Marsh Wall, London
PA/16/0029 3	1	1	Market for sale	FY2020-21	30B Commercial Road, London, E1 1LN
PA/16/0029 3	1	3	Market for sale	FY2020-21	30B Commercial Road, London, E1 1LN

PA/16/0029 3	5	2	Market for sale	FY2020-21	30B Commercial Road, London, E1 1LN
PA/16/0054 7	1	3	Market for sale	FY2020-21	17-19 UMBERSTON STREET, LONDON E1 1PY
PA/16/0054 7	3	1	Market for sale	FY2020-21	17-19 UMBERSTON STREET, LONDON E1 1PY
PA/16/0054 7	3	2	Market for sale	FY2020-21	17-19 UMBERSTON STREET, LONDON E1 1PY
PA/16/0104 1	3	1	Intermediat e	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	5	3	Intermediat e	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	6	2	Intermediat e	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	7	2	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	7	3	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	26	1	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	1	3	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	1	2	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	3	3	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	10	1	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	1	3	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	7	2	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0104 1	8	1	Market for sale	FY2020-21	42-44 THOMAS ROAD, LONDON
PA/16/0167 4	1	1	Market for sale	FY2020-21	213-217, OLD FORD ROAD, E3 5NP
PA/16/0167 4	1	3	Market for sale	FY2020-21	213-217, OLD FORD ROAD, E3 5NP
PA/16/0167 4	3	3	Market for sale	FY2020-21	213-217, OLD FORD ROAD, E3 5NP
PA/16/0167 4	4	2	Market for sale	FY2020-21	213-217, OLD FORD ROAD, E3 5NP
PA/16/0167 4	1	1	Market for sale	FY2020-21	213-217, OLD FORD ROAD, E3 5NP
PA/16/0167 4	1	2	Market for sale	FY2020-21	213-217, OLD FORD ROAD, E3 5NP
PA/16/0260 5	7	1	Affordable Rent	FY2020-21	(Locksley Estate Site A) Immediately to The North of 86- 144 Rhodeswell Road



PA/16/0260 5	10	2	Affordable Rent	FY2020-21	(Locksley Estate Site A) Immediately to The North of 86- 144 Rhodeswell Road
PA/16/0260 5	16	3	Affordable Rent	FY2020-21	(Locksley Estate Site A) Immediately to The North of 86- 144 Rhodeswell Road
PA/17/0002 8	3	1	Market for sale	FY2020-21	62-66, Cavell Street, London, E1 2JA
PA/17/0002 8	4	2	Market for sale	FY2020-21	62-66, Cavell Street, London, E1 2JA
PA/17/0002 8	3	3	Market for sale	FY2020-21	62-66, Cavell Street, London, E1 2JA
PA/17/0021 6	3	1	Market for sale	FY2020-21	106, Commercial Road, London, E1 1NU
PA/17/0124 3	4	3	Market for sale	FY2020-21	14-18, Voss Street
PA/17/0127 5	9	3	Market for sale	FY2020-21	1-9, Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street E2
PA/17/0127 5	11	2	Market for sale	FY2020-21	1-9, Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street E1
PA/17/0127 5	23	1	Market for sale	FY2020-21	1-9, Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street E0
PA/17/0127 5	5	2	Intermediat e	FY2020-21	1-9, Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street E1
PA/17/0127 5	6	1	Intermediat e	FY2020-21	1-9, Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Street E2
PA/17/0146 1	1	1	Market for sale	FY2020-21	448, Hackney Road, London, E2 6QL, E2 6QL
PA/17/0146 1	1	1	Market for sale	FY2020-21	448, Hackney Road, London, E2 6QL, E2 6QL
PA/17/0146 1	1	3	Market for sale	FY2020-21	448, Hackney Road, London, E2 6QL, E2 6QL
PA/17/0154 0	0	1	Market for sale	FY2020-21	375-377, Roman Road, E3 5QR
PA/17/0154 0	1	2	Market for sale	FY2020-21	375-377, Roman Road, E3 5QR
PA/17/0154 0	2	3	Market for sale	FY2020-21	375-377, Roman Road, E3 5QR
PA/17/0256 4	0	3	Market for sale	FY2020-21	White Horse Public House, 48, E1 OND
PA/17/0256 4	2	2	Market for sale	FY2020-21	White Horse Public House, 48, E1 OND
PA/17/0269 1	1	2	Market for sale	FY2020-21	479-481, Roman Road, London, E3 5LX
PA/17/0299 6	1	3	Market for sale	FY2020-21	18, East India Dock Road,

PA/17/0299 6	2	1	Market for sale	FY2020-21	18, East India Dock Road,
PA/17/0301 5	6	1	Market for sale	FY2020-21	67 Bromley High Street and 67A Bromley High Street E3
PA/17/0301 5	5	2	Market for sale	FY2020-21	67 Bromley High Street and 67A Bromley High Street E3
PA/17/0301 5	7	3	Market for sale	FY2020-21	67 Bromley High Street and 67A Bromley High Street E3
PA/17/0301 5	1	4	Market for sale	FY2020-21	67 Bromley High Street and 67A Bromley High Street E3
PA/17/0301 5	18	1	Intermediate	FY2020-21	67 Bromley High Street and 67A Bromley High Street E3
PA/17/0301 5	28	2	Intermediate	FY2020-21	67 Bromley High Street and 67A Bromley High Street E3
PA/17/0301 5	5	3	Intermediate	FY2020-21	67 Bromley High Street and 67A Bromley High Street E3
PA/18/0002 5	1	3	Market for sale	FY2020-21	100 Coborn Road E3 2DG
PA/18/0010 4	1	3	Market for sale	FY2020-21	116 Jubilee Street E1 3EB
PA/18/0010 4	3	2	Market for sale	FY2020-21	116 Jubilee Street E1 3EB
PA/18/0010 4	5	1	Market for sale	FY2020-21	116 Jubilee Street E1 3EB
PA/18/0091 7	19	2	Market for sale	FY2020-21	Site Bound by Raven Row Stepney Way Sidney Street London
PA/18/0091 7	13	3	Market for sale	FY2020-21	Site Bound by Raven Row Stepney Way Sidney Street London
PA/18/0091 7	22	1	Market for sale	FY2020-21	Site Bound by Raven Row Stepney Way Sidney Street London
PA/18/0133 2	1	1	Market for sale	FY2020-21	Site Between 48 and 52 Voss Street Voss Street London
PA/18/0166 8	1	3	Market for sale	FY2020-21	19 Steels Lane London
PA/18/0207 3	1	2	Market for sale	FY2020-21	214 Grove Road London
PA/18/0296 9	2	1	Market for sale	FY2020-21	Bow Common Lane
PA/18/0323 7	3	1	Market for sale	FY2020-21	Alie Street
PA/18/0323 7	2	2	Market for sale	FY2020-21	Alie Street
PA/19/0037 7	2	3	Market for sale	FY2020-21	Artichoke Hill
PA/19/0037 7	2	2	Market for sale	FY2020-21	Artichoke Hill
PA/19/0067 2	2	1	Market for sale	FY2020-21	Brick Lane
PA/19/0067 2	3	1	Market for sale	FY2020-21	Brick Lane

PA/19/00675	1	3	Market for sale	FY2020-21	Parsonage Street
PA/19/00675	1	3	Market for sale	FY2020-21	Parsonage Street
PA/19/02360	0	4	Market for sale	FY2020-21	Commercial Road
PA/19/02360	1	3	Market for sale	FY2020-21	Commercial Road
PA/19/02360	1	1	Market for sale	FY2020-21	Commercial Road
PA/20/00699	1	1	Market for sale	FY2020-21	Ben Jonson Road
PA/20/00699	1	2	Market for sale	FY2020-21	Ben Jonson Road
PA/20/01952	0	4	Market for sale	FY2020-21	56 Commercial Road
PA/20/01952	1	3	Market for sale	FY2020-21	56 Commercial Road
PA/20/01952	1	1	Market for sale	FY2020-21	56 Commercial Road

Borough Ref	Units	Bedrooms	Unit Tenure	FY	Scheme Address
PA/18/01525	279	2	Market for sale	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/18/01525	173	1	Market for sale	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/18/01525	172	1	Market for sale	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/14/02480	138	2	Market for sale	FY2021-22	Blackwall Reach, Blackwall Reach Zone 3, Parcels G, H and L, Phase 1B, POPLAR HIGH STREET, PRESTON'S ROAD, E14
PA/14/01428	136	1	Market for sale	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/14/01428	136	2	Market for sale	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/16/00772/P1	107	1	Market for sale	FY2021-22	Wood Wharf, Wood Wharf RM01A, Plot: A1, A4, B3, Prestons Road, E14
PA/17/02609	94	1	Intermediate	FY2021-22	Wood Wharf, Plot G3 Wood Wharf, Prestons Road, E14 9PZ
PA/16/00772/P1	73	2	Market for sale	FY2021-22	Wood Wharf, Wood Wharf RM01A, Plot: A1, A4, B3, Prestons Road, E14
PA/17/02609	73	2	Intermediate	FY2021-22	Wood Wharf, Plot G3 Wood Wharf, Prestons Road, E14 9PZ

PA/16/02336	72	2	Market for sale	FY2021-22	Enterprise Business Park, 2, MILLHARBOUR, E14 9SL
PA/16/00772 /P1	63	1	Market for sale	FY2021-22	Wood Wharf, Wood Wharf RM01A, Plot: A1, A4, B3, Prestons Road, E14
PA/18/00917	62	1	Market for sale	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London, Sidney Street, E1
PA/16/02336	61	1	Market for sale	FY2021-22	Enterprise Business Park, 2, MILLHARBOUR, E14 9SL
PA/14/02480	58	1	Market for sale	FY2021-22	Blackwall Reach, Blackwall Reach Zone 3, Parcels G, H and L, Phase 1B, POPLAR HIGH STREET, PRESTON'S ROAD, E14
PA/19/00914	50	2	Market for sale	FY2021-22	Barratt Industrial Estate, 20-22, GILLENDEY STREET, E14
PA/16/02336	48	3	Market for sale	FY2021-22	Enterprise Business Park, 2, MILLHARBOUR, E14 9SL
PA/18/00917	48	1	Market for sale	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London, Sidney Street, E1
PA/19/00914	48	1	Market for sale	FY2021-22	Barratt Industrial Estate, 20-22, GILLENDEY STREET, E14
PA/14/02607	47	1	Social Rent	FY2021-22	83, BARCHESTER STREET, E14 6BE
PA/17/01344	42	2	Affordable Rent	FY2021-22	Wood Wharf, Plot H1-H4, Prestons Road, E14 9SF
PA/14/02607	41	2	Social Rent	FY2021-22	83, BARCHESTER STREET, E14 6BE
PA/16/02336	41	1	Market for sale	FY2021-22	Enterprise Business Park, 2, MILLHARBOUR, E14 9SL
PA/15/01826	39	1	Market for sale	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/17/01344	38	1	Affordable Rent	FY2021-22	Wood Wharf, Plot H1-H4, Prestons Road, E14 9SF
PA/14/01428	35	1	Market for sale	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/18/00917	33	2	Market for sale	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London, Sidney Street, E1
PA/18/01525	33	3	Affordable Rent	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/14/03594	32	1	Market for sale	FY2021-22	Leamouth South, Hercules Wharf, Castle Wharf and Union Wharf, ORCHARD PLACE, E14 0JW
PA/17/01344	32	4	Affordable Rent	FY2021-22	Wood Wharf, Plot H1-H4, Prestons Road, E14 9SF

PA/17/01344	31	3	Affordable Rent	FY2021-22	Wood Wharf, Plot H1-H4, Prestons Road, E14 9SF
PA/12/00360	29	2	Intermediate	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/14/03594	29	2	Market for sale	FY2021-22	Leamouth South, Hercules Wharf, Castle Wharf and Union Wharf, ORCHARD PLACE, E14 0JW
PA/14/01428	28	3	Affordable Rent	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/14/02480	28	3	Affordable Rent	FY2021-22	Blackwall Reach, Blackwall Reach Zone 3, Parcels G, H and L, Phase 1B, POPLAR HIGH STREET, PRESTON'S ROAD, E14
PA/18/01525	27	1	Affordable Rent	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/14/01428	26	2	Intermediate	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/18/01525	26	1	Intermediate	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/13/02966	25	2	Intermediate	FY2021-22	Wood Wharf, Wood Wharf, Prestons Road, E14 9SF
PA/20/00571/A2	25	2	Market for sale	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London,
PA/12/00360	23	2	Market for sale	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/14/01428	22	2	Affordable Rent	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/18/01525	22	2	Intermediate	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/12/03248	18	1	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/14/02607	18	3	Social Rent	FY2021-22	83, BARCHESTER STREET, E14 6BE
PA/18/01525	18	2	Affordable Rent	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/14/01407	4	1	Market for sale	FY2021-22	71, Whitechapel High Street, E1 7PL
PA/12/00360	17	2	Social Rent	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/14/02819	17	1	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/14/02819	17	2	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse,

					News International, 1, Virginia Street, E98 1XY
PA/19/00914	17	1	Market for sale	FY2021-22	Barratt Industrial Estate, 20-22, GILLENDEY STREET, E14
PA/12/00360	16	1	Social Rent	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/12/03248	16	3	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/14/01428	16	1	Intermediate	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/14/02819	16	2	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/19/00914	16	3	Market for sale	FY2021-22	Barratt Industrial Estate, 20-22, GILLENDEY STREET, E14
PA/13/02966	14	1	Intermediate	FY2021-22	Wood Wharf, Wood Wharf, Prestons Road, E14 9SF
PA/16/00772 /P1	14	2	Market for sale	FY2021-22	Wood Wharf, Wood Wharf RM01A, Plot: A1, A4, B3, Prestons Road, E14
PA/20/00571 /A2	14	1	Market for sale	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London,
PA/15/01826	13	3	Affordable Rent	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/14/01428	12	3	Market for sale	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/15/02164 /A1	12	2	Affordable Rent	FY2021-22	27-29 & 33, Caroline Street, E1 0JG
PA/18/01525	12	4	Affordable Rent	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/19/00914	12	1	Market for sale	FY2021-22	Barratt Industrial Estate, 20-22, GILLENDEY STREET, E14
PA/16/00772 /P1	11	3	Market for sale	FY2021-22	Wood Wharf, Wood Wharf RM01A, Plot: A1, A4, B3, Prestons Road, E14
PA/14/00944	10	1	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/03166	10	2	Market for sale	FY2021-22	305, Cambridge Heath Road, E2 9LH
PA/15/02164 /A1	10	2	Market for sale	FY2021-22	27-29 & 33, Caroline Street, E1 0JG
PA/12/00360	9	1	Market for sale	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/13/02966	9	1	Market for sale	FY2021-22	Wood Wharf, Wood Wharf, Prestons Road, E14 9SF
PA/14/02480	9	2	Affordable Rent	FY2021-22	Blackwall Reach, Blackwall Reach Zone 3, Parcels G, H and

					L, Phase 1B, POPLAR HIGH STREET, PRESTON'S ROAD, E14
PA/14/02607	9	4	Social Rent	FY2021-22	83, BARCHESTER STREET, E14 6BE
PA/14/02819	9	2	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/15/01826	9	2	Market for sale	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/17/02609	9	3	Intermediate	FY2021-22	Wood Wharf, Plot G3 Wood Wharf, Prestons Road, E14 9PZ
PA/18/00092	9	1	Social Rent	FY2021-22	Appian Court, 87, PARNELL ROAD, E3 2RS
PA/12/00360	8	3	Social Rent	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/12/03248	8	2	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/12/03248	8	3	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/12/03248	8	2	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/12/03248	8	3	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/14/00944	8	2	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/01428	8	1	Affordable Rent	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/18/00917	8	2	Affordable Rent	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London, Sidney Street, E1
PA/06/00518	7	2	Intermediate	FY2021-22	Leopold Estate, Leopold Estate, land bounded by, Bow Common Lane, St Pauls Way, E3
PA/14/00944	7	2	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/15/02164 /A1	7	3	Affordable Rent	FY2021-22	27-29 & 33, Caroline Street, E1 0JG
PA/18/02822	7	2	Intermediate	FY2021-22	Sites Adjoining Birchdown Denbury and Huntshaw House, DEVONS ROAD, E3
PA/06/00518	6	3	Intermediate	FY2021-22	Leopold Estate, Leopold Estate, land bounded by, Bow Common Lane, St Pauls Way, E3
PA/12/00360	6	1	Intermediate	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/14/00944	6	2	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/02819	6	1	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse,

					News International, 1, Virginia Street, E98 1XY
PA/17/01095	6	2	Market for sale	FY2021-22	Site adjacent to Avon Court, 1, Clyde Square, E14 7EQ
PA/19/00078	6	1	Market for sale	FY2021-22	519, Cambridge Heath Road, E2 9BU
PA/20/00571 /A2	6	1	Market for sale	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London,
PA/12/00360	5	3	Market for sale	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/12/00360	5	2	Intermediate	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/15/01907 /A2	1	4	Market for sale	FY2021-22	386, Bethnal Green Road, E2 0AH
PA/14/02761	5	1	Market for sale	FY2021-22	5-7, UMBERSTON STREET, E1 1PY
PA/14/02819	5	1	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/18/00092	5	2	Social Rent	FY2021-22	Appian Court, 87, PARNELL ROAD, E3 2RS
PA/18/00917	5	1	Affordable Rent	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London, Sidney Street, E1
PA/18/00917	5	3	Affordable Rent	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London, Sidney Street, E1
PA/15/02869	2	1	Market for sale	FY2021-22	Upper floors, 629, Roman Road, E3 2RN
PA/18/01525	5	3	Market for sale	FY2021-22	Arrowhead Quay East, Arrowhead Quay East, Of 163 Marsh Wall, MARSH WALL, E14
PA/15/02869	1	2	Market for sale	FY2021-22	Upper floors, 629, Roman Road, E3 2RN
PA/15/03216	1	1	Market for sale	FY2021-22	Flat 5 & 6, Greenland House, Ernest Street, E1 4SL
PA/15/03216	1	3	Market for sale	FY2021-22	Flat 5 & 6, Greenland House, Ernest Street, E1 4SL
PA/18/02822	5	1	Intermediate	FY2021-22	Sites Adjoining Birchdown Denbury and Huntshaw House, DEVONS ROAD, E3
PA/12/00360	4	1	Intermediate	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/12/00360	4	2	Social Rent	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/12/00360	4	3	Social Rent	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/12/00360	4	4	Social Rent	FY2021-22	Land At, New Union Close, Stewart Street, E14



PA/12/03248	4	1	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/12/03248	4	1	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/13/02966	4	3	Intermediate	FY2021-22	Wood Wharf, Wood Wharf, Prestons Road, E14 9SF
PA/13/02966	4	1	Intermediate	FY2021-22	Wood Wharf, Wood Wharf, Prestons Road, E14 9SF
PA/14/00944	4	2	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	4	1	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/01428	4	3	Intermediate	FY2021-22	Meridian Gate, Marsh Wall, E14
PA/14/02480	4	2	Intermediate	FY2021-22	Blackwall Reach, Blackwall Reach Zone 3, Parcels G, H and L, Phase 1B, POPLAR HIGH STREET, PRESTON'S ROAD, E14
PA/14/02480	4	3	Market for sale	FY2021-22	Blackwall Reach, Blackwall Reach Zone 3, Parcels G, H and L, Phase 1B, POPLAR HIGH STREET, PRESTON'S ROAD, E14
PA/14/02819	4	2	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/15/01826	4	2	Market for sale	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/16/00100	4	2	Market for sale	FY2021-22	26-30, Hessel Street, E1
PA/16/00772 /P1	4	1	Market for sale	FY2021-22	Wood Wharf, Wood Wharf RM01A, Plot: A1, A4, B3, Prestons Road, E14
PA/16/00772 /P1	4	3	Market for sale	FY2021-22	Wood Wharf, Wood Wharf RM01A, Plot: A1, A4, B3, Prestons Road, E14
PA/17/00028	4	2	Market for sale	FY2021-22	62-66, Cavell Street, E1 2JA
PA/17/00482	3	1	Social Rent	FY2021-22	10, Turin Street, E2 6NJ
PA/17/00482	1	2	Social Rent	FY2021-22	10, Turin Street, E2 6NJ
PA/17/00903	4	2	Market for sale	FY2021-22	482-486, Roman Road, E3 5LU
PA/19/00914	4	1	Market for sale	FY2021-22	Barratt Industrial Estate, 20-22, GILLENDER STREET, E14
PA/12/00360	3	4	Social Rent	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/13/02966	3	1	Intermediate	FY2021-22	Wood Wharf, Wood Wharf, Prestons Road, E14 9SF

PA/14/00944	3	1	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	3	3	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/02819	3	2	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/14/02819	3	3	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/14/02819	3	1	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/15/01826	3	3	Intermediate	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/16/00422 /A1	3	1	Market for sale	FY2021-22	12-14, Bow Common Lane, E3 4AX
PA/16/00422 /A1	3	2	Market for sale	FY2021-22	12-14, Bow Common Lane, E3 4AX
PA/16/00422 /A1	3	3	Market for sale	FY2021-22	12-14, Bow Common Lane, E3 4AX
PA/17/00028	3	1	Market for sale	FY2021-22	62-66, Cavell Street, E1 2JA
PA/17/00028	3	3	Market for sale	FY2021-22	62-66, Cavell Street, E1 2JA
PA/17/02373	3	3	Affordable Rent	FY2021-22	Mile End East Estate, Treby Street, E3
PA/18/02143	3	2	Market for sale	FY2021-22	295, Bethnal Green Road, E2 6AH
PA/17/03205	3	1	Market for sale	FY2021-22	91A, Whitechapel High Street, E1 7RA
PA/18/00092	43	1	Market for sale	FY2021-22	Appian Court, 87, PARNELL ROAD, E3 2RS
PA/18/02821	3	3	Social Rent	FY2021-22	Lindley Street, E1 3AX
PA/19/00078	3	2	Market for sale	FY2021-22	519, Cambridge Heath Road, E2 9BU
PA/19/01524	3	1	Market for sale	FY2021-22	363-363A, Commercial Road, E1 2PS
PA/19/01620	3	2	Market for sale	FY2021-22	49, Derbyshire Street, E2
PA/12/03248	2	2	Market for sale	FY2021-22	City Pride, 15, WESTFERRY ROAD, MARSH WALL, E1
PA/18/00788	1	3	Market for sale	FY2021-22	Flat 4, 56, Commercial Road, E1 1LP
PA/18/00788	-1	4	Market for sale	FY2021-22	Flat 4, 56, Commercial Road, E1 1LP

PA/18/00788	1	1	Market for sale	FY2021-22	Flat 4, 56, Commercial Road, E1 1LP
PA/14/00944	2	2	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	2	1	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	2	1	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	2	1	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	2	2	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	2	3	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	2	1	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	2	2	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/02480	2	1	Intermediate	FY2021-22	Blackwall Reach, Blackwall Reach Zone 3, Parcels G, H and L, Phase 1B, POPLAR HIGH STREET, PRESTON'S ROAD, E14
PA/14/02819	2	1	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/14/02819	2	2	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/14/03166	2	1	Market for sale	FY2021-22	305, Cambridge Heath Road, E2 9LH
PA/15/01826	2	2	Affordable Rent	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/15/01988	2	4	Market for sale	FY2021-22	Radford House, Lime Home Lofts, Land to Rear Of, Chadbourn Street, E14 6QW
PA/15/02869	2	2	Market for sale	FY2021-22	Upper floors, 629, Roman Road, E3 2RN
PA/16/00100	2	1	Market for sale	FY2021-22	26-30, Hessel Street, E1
PA/16/00100	2	3	Market for sale	FY2021-22	26-30, Hessel Street, E1
PA/17/00972	2	3	Market for sale	FY2021-22	238, BANCROFT ROAD, E1 4BS
PA/17/01095	2	3	Market for sale	FY2021-22	Site adjacent to Avon Court, 1, Clyde Square, E14 7EQ
PA/18/01572	2	1	Market for sale	FY2021-22	583-585, Roman Road, E3 5EL

PA/18/02025	2	1	Market for sale	FY2021-22	261, Bethnal Green Road, E2 6AH
PA/18/02025	-2	2	Market for sale	FY2021-22	261, Bethnal Green Road, E2 6AH
PA/18/02025	2	2	Market for sale	FY2021-22	261, Bethnal Green Road, E2 6AH
PA/18/02025	2	1	Market for sale	FY2021-22	261, Bethnal Green Road, E2 6AH
PA/18/02690	2	3	Market for sale	FY2021-22	Carlton Arms Public House, 238, BANCROFT ROAD, E1 4BS
PA/18/02143	-1	3	Market for sale	FY2021-22	295, Bethnal Green Road, E2 6AH
PA/18/02821	2	3	Affordable Rent	FY2021-22	Lindley Street, E1 3AX
PA/18/02822	2	2	Affordable Rent	FY2021-22	Sites Adjoining Birchdown Denbury and Huntshaw House, DEVONS ROAD, E3
PA/18/02822	2	4	Affordable Rent	FY2021-22	Sites Adjoining Birchdown Denbury and Huntshaw House, DEVONS ROAD, E3
PA/18/03368	2	1	Market for sale	FY2021-22	440, Roman Road, E3 5LU
PA/19/00078	2	3	Market for sale	FY2021-22	519, Cambridge Heath Road, E2 9BU
PA/19/01620	2	1	Market for sale	FY2021-22	49, Derbyshire Street, E2
PA/12/00360	1	1	Social Rent	FY2021-22	Land At, New Union Close, Stewart Street, E14
PA/14/00944	1	3	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	1	1	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	1	3	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	1	2	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/14/00944	1	3	Market for sale	FY2021-22	South Quay Plaza, 183-189, Marsh Wall, E14
PA/18/02902	2	1	Market for sale	FY2021-22	1, UMBERSTON STREET, E1 1PY
PA/18/03037	2	2	Market for sale	FY2021-22	161A, Bow Road, E3 2SG
PA/14/01407	1	3	Market for sale	FY2021-22	71, Whitechapel High Street, E1 7PL
PA/14/02761	1	2	Market for sale	FY2021-22	5-7, UMBERSTON STREET, E1 1PY
PA/18/03566	3	1	Market for sale	FY2021-22	Devon's Wharf, LEVEN ROAD, E14 0LL
PA/18/03566	3	1	Market for sale	FY2021-22	Devon's Wharf, LEVEN ROAD, E14 0LL

PA/19/00068	1	1	Market for sale	FY2021-22	1, Sidney Square, E1 2EY
PA/14/02761	1	3	Market for sale	FY2021-22	5-7, UMBERSTON STREET, E1 1PY
PA/14/02819	1	1	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/14/02819	1	2	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/19/00107	1	1	Market for sale	FY2021-22	Upper floors, 349, Commercial Road, E1 2PS
PA/19/00107	1	1	Market for sale	FY2021-22	Upper floors, 349, Commercial Road, E1 2PS
PA/19/00551	2	1	Market for sale	FY2021-22	24, EAST INDIA DOCK ROAD, E14
PA/19/00811	1	3	Market for sale	FY2021-22	The Mews House, Chusan Place, Rear of 811-813 Commercial Road, E14 7HG
PA/14/02819	1	3	Market for sale	FY2021-22	News International, Plots A-C, Times House and Warehouse, News International, 1, Virginia Street, E98 1XY
PA/14/03594	1	3	Market for sale	FY2021-22	Leamouth South, Hercules Wharf, Castle Wharf and Union Wharf, ORCHARD PLACE, E14 0JW
PA/15/01826	1	5	Affordable Rent	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/15/01826	1	6	Affordable Rent	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/15/01826	1	2	Intermediate	FY2021-22	Aberfeldy Estate, Aberfeldy Estate Phase 3, Abbott Road, E14 0PG
PA/15/02164 /A1	1	3	Market for sale	FY2021-22	27-29 & 33, Caroline Street, E1 0JG
PA/19/01448	2	1	Market for sale	FY2021-22	305, Burdett Road, E14 7EL
PA/16/01510	1	1	Market for sale	FY2021-22	633, Commercial Road, E14 7NT
PA/17/00972	1	1	Market for sale	FY2021-22	238, BANCROFT ROAD, E1 4BS
PA/17/00972	1	2	Market for sale	FY2021-22	238, BANCROFT ROAD, E1 4BS
PA/17/00972	1	1	Market for sale	FY2021-22	238, BANCROFT ROAD, E1 4BS

PA/17/01095	1	1	Market for sale	FY2021-22	Site adjacent to Avon Court, 1, Clyde Square, E14 7EQ
PA/19/02193	1	1	Market for sale	FY2021-22	146, Commercial Road, E1 1NL
PA/19/02193	1	1	Market for sale	FY2021-22	146, Commercial Road, E1 1NL
PA/19/02842	2	1	Market for sale	FY2021-22	113, Cadogan Terrace, E9 5HP
PA/19/02842	1	2	Market for sale	FY2021-22	113, Cadogan Terrace, E9 5HP
PA/20/00303	1	1	Market for sale	FY2021-22	Unit 12, 56, Commercial Road, E1 1LP
PA/20/00303	1	3	Market for sale	FY2021-22	Unit 12, 56, Commercial Road, E1 1LP
PA/17/03205	1	1	Market for sale	FY2021-22	91A, Whitechapel High Street, E1 7RA
PA/18/00598	1	1	Market for sale	FY2021-22	1st and 2nd floors, 117-121, DEVONS ROAD, E3 3QX
PA/18/00598	1	2	Market for sale	FY2021-22	1st and 2nd floors, 117-121, DEVONS ROAD, E3 3QX
PA/18/00598	1	1	Market for sale	FY2021-22	1st and 2nd floors, 117-121, DEVONS ROAD, E3 3QX
PA/20/02450 /A1	1	1	Market for rent	FY2021-22	Rear first floor of the building. Named unit 630C, 630 Roman Road, London, E3 2RW
PA/21/01685 /NC	1	1	Market for sale	FY2021-22	15 Palmers Road, London, E2 0SF
PA/18/00917	1	3	Market for sale	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London, Sidney Street, E1
PA/18/00917	1	4	Affordable Rent	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London, Sidney Street, E1
PA/18/01572	1	2	Market for sale	FY2021-22	583-585, Roman Road, E3 5EL
PA/18/02690	1	1	Market for sale	FY2021-22	Carlton Arms Public House, 238, BANCROFT ROAD, E1 4BS
PA/18/02690	1	2	Market for sale	FY2021-22	Carlton Arms Public House, 238, BANCROFT ROAD, E1 4BS
PA/18/02690	1	1	Market for sale	FY2021-22	Carlton Arms Public House, 238, BANCROFT ROAD, E1 4BS
PA/18/02822	1	3	Affordable Rent	FY2021-22	Sites Adjoining Birchdown Denbury and Huntshaw House, DEVONS ROAD, E3
PA/18/02822	1	3	Affordable Rent	FY2021-22	Sites Adjoining Birchdown Denbury and Huntshaw House, DEVONS ROAD, E3
PA/18/03368	1	1	Market for sale	FY2021-22	440, Roman Road, E3 5LU
PA/19/01620	1	3	Market for sale	FY2021-22	49, Derbyshire Street, E2

PA/19/01620	1	1	Market for sale	FY2021-22	49, Derbyshire Street, E2
PA/20/00571/A2	1	3	Market for sale	FY2021-22	Site Bound by Raven Row Stepney Way, Sidney Street, London
PA/18/00092	3	2	Market for sale	FY2021-22	Appian Court, 87, PARNELL ROAD, E3 2RS