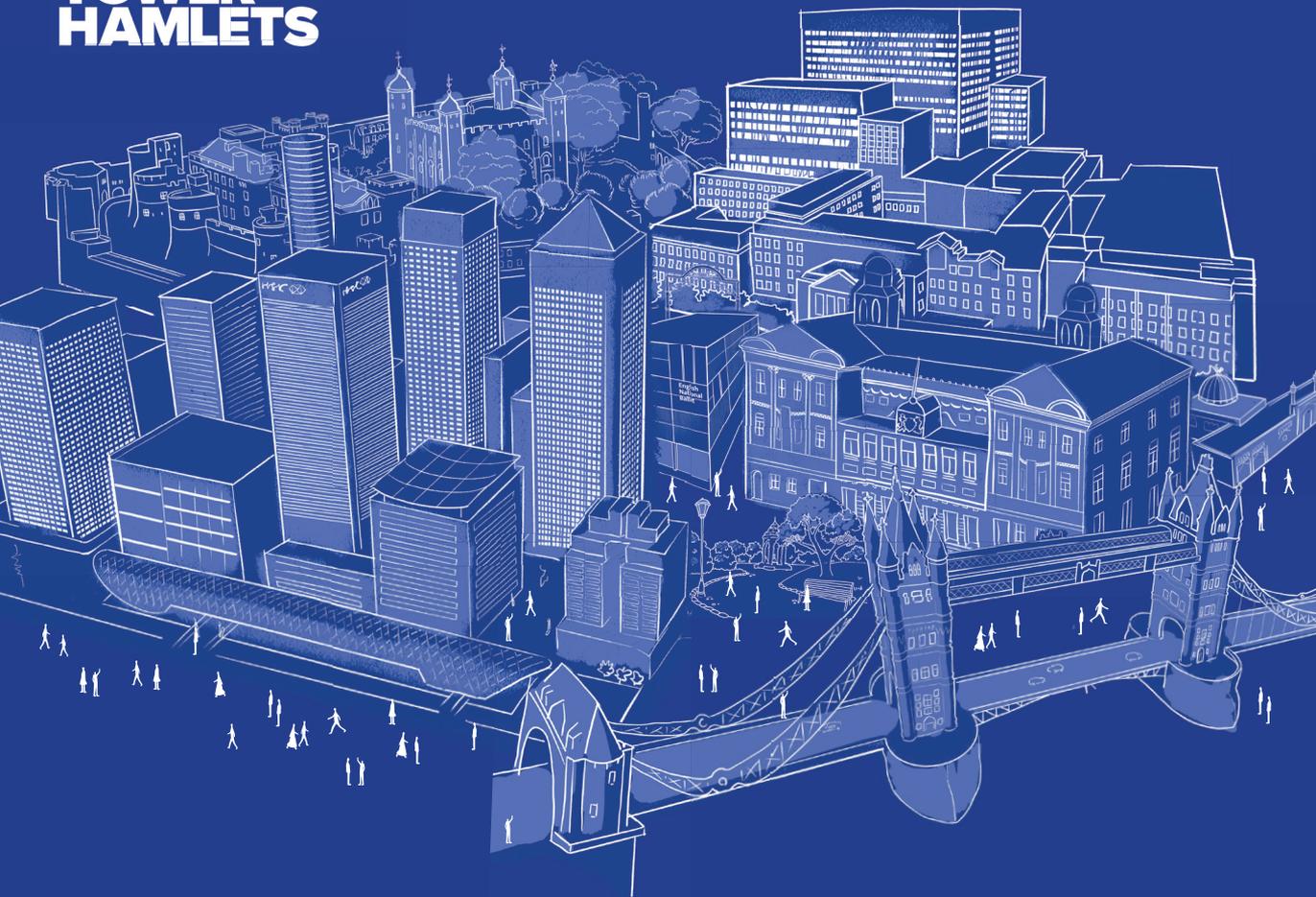


LOVE  
TOWER  
HAMLETS



**TOWER HAMLETS**  
FUTURE PLACES

# Tower Hamlets: A City Within A City

**Tower Hamlets is a city within a city – with a diversity of people, places, businesses and opportunities. We have always welcomed the world to Tower Hamlets, and as a result we're where the world chooses to do business. It is our welcoming nature and our entrepreneurial spirit which make Tower Hamlets such a great place to live, visit, learn, work and invest.**

People are Tower Hamlets' strength, and as Mayor, my priority is putting local people first. New development has an important role to play in supporting social mobility in the borough. I therefore welcome inward investment, where the benefits flow to our residents. This means creating affordable homes and good jobs, creating affordable workspaces for small businesses, driving improvements to infrastructure, and keeping families and communities in the neighbourhoods they have called home for generations.

The Council is laser focused on accelerating good growth. Since April 2022, we have granted permission for over 21,000 new homes. In the last 12 months have supported the development of JP Morgan's new tower HQ and Visa's European HQ move to Canary

Wharf. We have also expanded the Hackney Wick and Lower Lea Valley Creative Enterprise Zone, and continue to strengthen the borough's creative economy.

Over the next few years our vision is to go even further, regenerating our estates and revitalising our high streets. We are directly enabling growth through the Mayor's Accelerated Housing Programme (MAHP), delivering over 3,000 new homes over the next five years. Through our developing Local Plan, we are unlocking tens of thousands of new homes and jobs at pace with private and social housing partners, creating real benefit for communities alongside real returns for investors. We are committed to working in partnership with you to realise our shared benefit, and will provide full and consistent support to development which can deliver on local priorities.

Future Places lays out Tower Hamlets' approach to partnership, our key growth sectors and our ambition for significant





development in places across the borough. If you'd like to be part of the next chapter of Tower Hamlets' story, don't hesitate to reach out – my team and I stand ready to discuss how best we can work together.



**Mayor Lutfur Rahman**

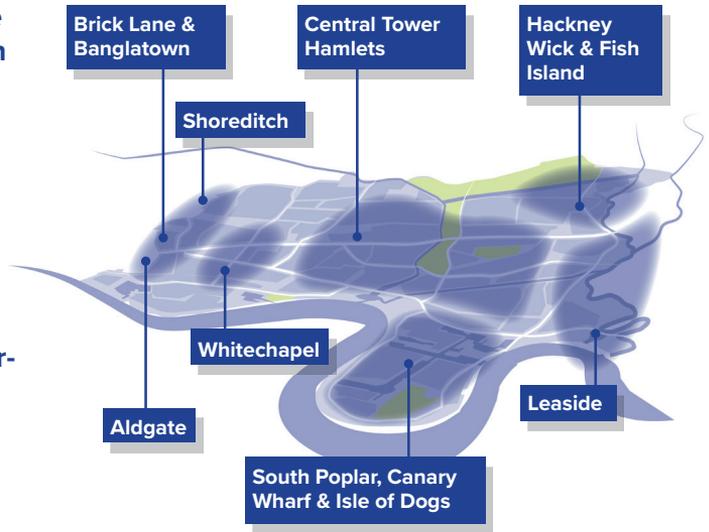
A white handwritten signature of Mayor Lutfur Rahman on a dark blue background.



# Introducing our Future Places

Tower Hamlets has always been a place that embraces the future. We have been the gateway to London since Roman times, and the home of trade in the capital from the Industrial Revolution onwards. We engineered renowned docks and grew new industries, surrounded by the Thames, rivers and canals. We welcomed immigrants and embraced their identity as part of our own. To address overcrowding and poor-quality housing, we delivered Britain's first council homes. When economic tides turned, we remade the Docklands as Canary Wharf, a hub for the new global trade of finance and commerce.

Tower Hamlets is not done changing. We are ready to take full advantage of the unique opportunities in the borough, that are unlike anywhere else in London. We also have real challenges to address. Delivering great development in London's fastest growing and most dense borough will take dedication and ambition. We want to develop new and improved spaces for living and working – creating many more high quality homes and jobs – with new development enhancing the unique identity of each place.



Given the scale and breadth of opportunity in Tower Hamlets, we have created Future Places to lay out our key priorities for growth in the borough's catalytic places. These are the areas which will see some of the most significant change over the next few decades, and will be the biggest drivers of growth in homes, jobs and prosperity.

We have also identified the top immediate opportunities across Tower Hamlets – **to jump straight to these, see Page 14.**

# We're the place to invest

## We're set up to back new homes and jobs

Our award-winning planning service deals with over 90% of applications within the statutory period, and has helped Tower Hamlets to deliver over 38,000 homes since 2011 (more than any other London borough). Our fast track service, full pre-application offer and specialist expertise in areas such as tall buildings and viability mean that we can help partners accelerate complex development. Our emerging Local Plan will help deliver 52,000 homes over the next 15 years.

## We're investing in infrastructure

We understand that development needs to be supported by good quality infrastructure. Our infrastructure planning team is using council and CIL funding to invest in infrastructure that supports delivery of viable development, such as a new £12m bridge across the River Lea.

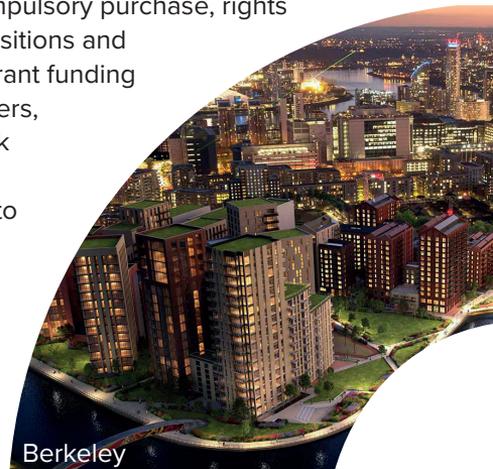
## We're open for business

Tower Hamlets supports companies of every size, from local firms in industrial arches and markets to high-growth specialist sectors, connecting investors to strong supply chains and a skilled workforce. Our specialist teams such as Business Support and Employment & Skills are leading the way in London, and their impact is measurable: creative jobs are up 64% in Hackney Wick and Fish Island, and we have

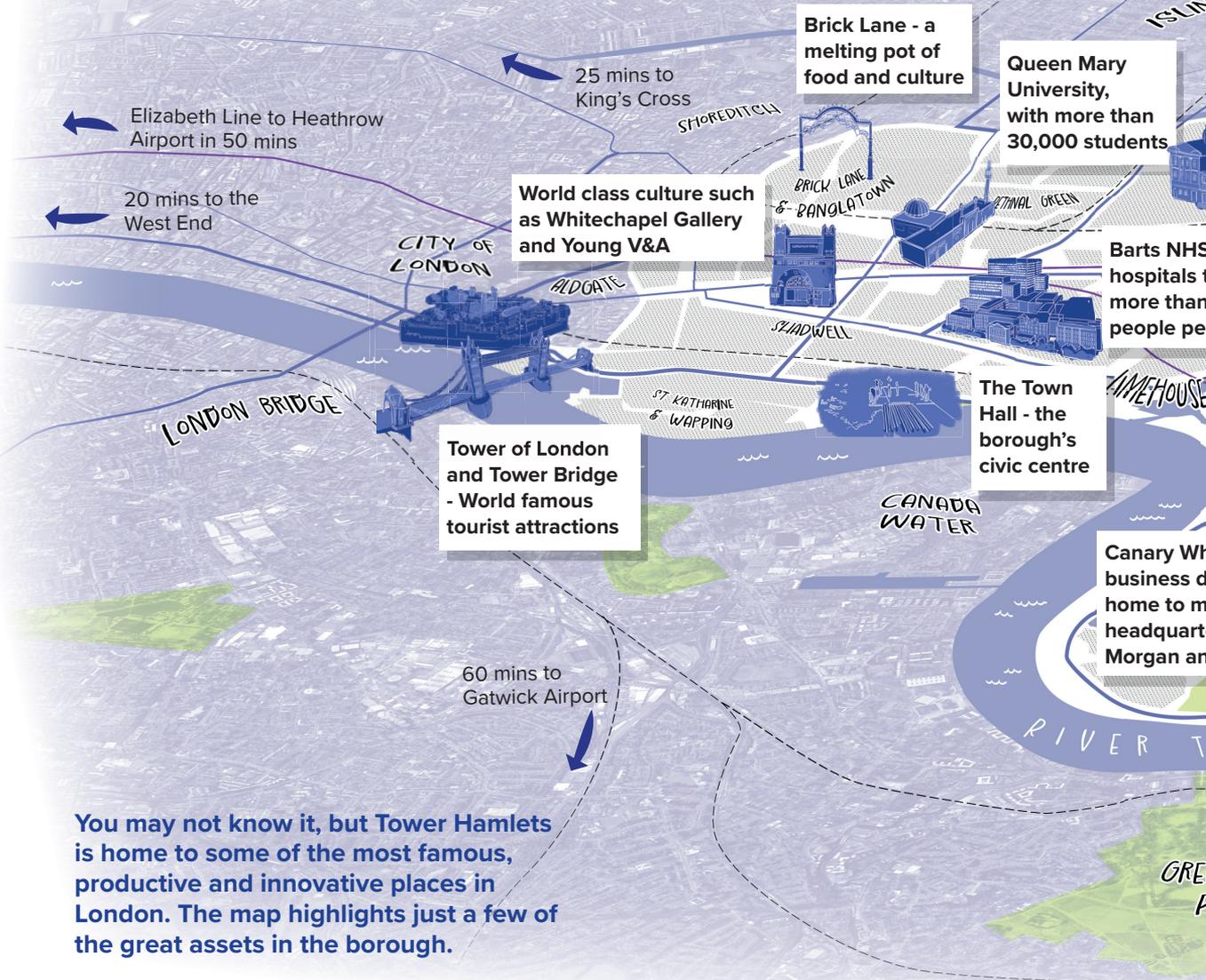
the highest productivity in the UK per hour worked. For our development partners, we can provide senior-level access and bespoke support to help our partners move faster and unlock opportunity across the borough.

## We're willing to use our enabling powers

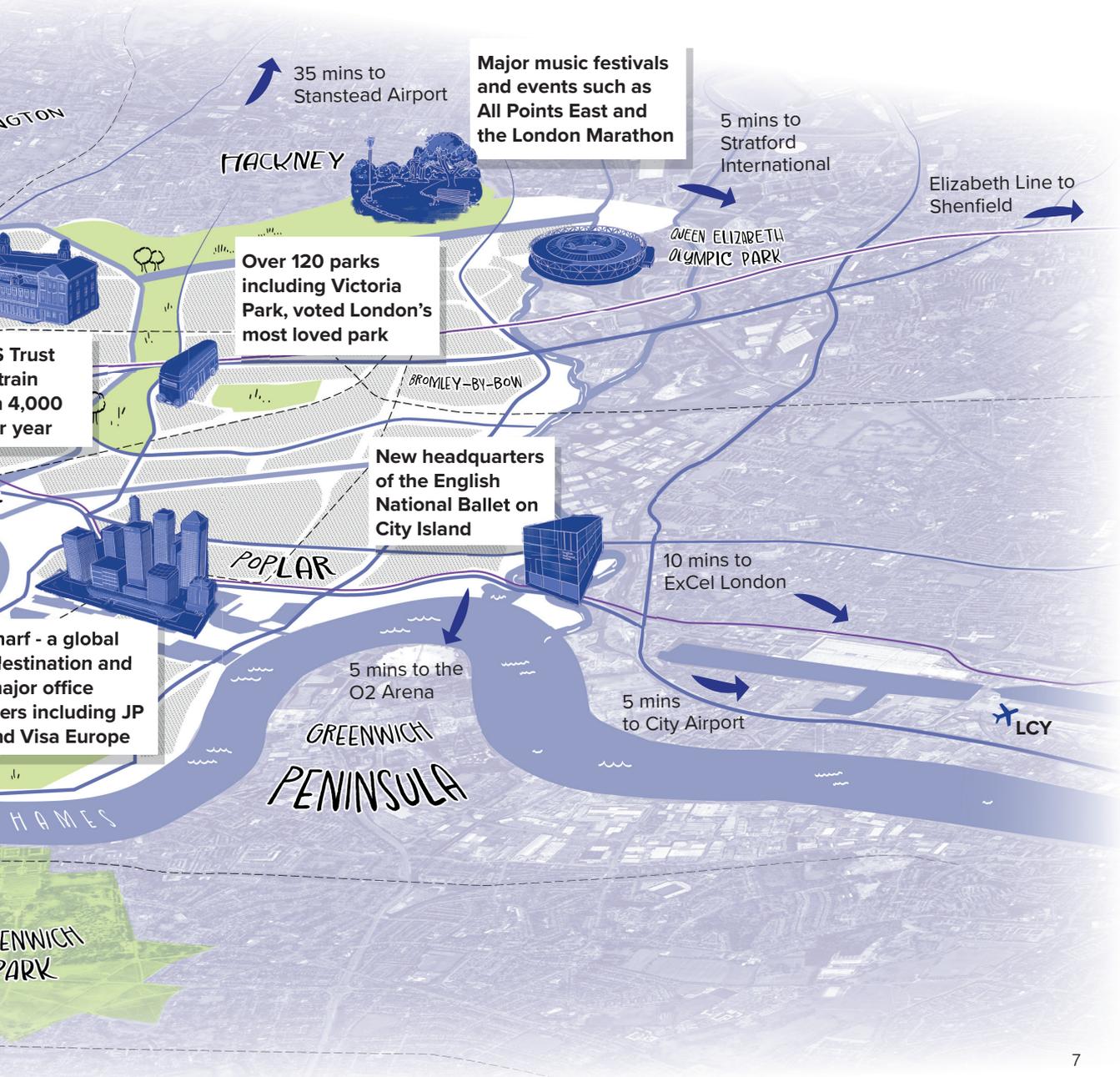
The Council will use all tools at our disposal, including compulsory purchase, rights to light, acquisitions and support for grant funding bids by partners, to help unlock development which aligns to our ambition for our future places.



# Welcome to Tower Hamlets



You may not know it, but Tower Hamlets is home to some of the most famous, productive and innovative places in London. The map highlights just a few of the great assets in the borough.



35 mins to Stanstead Airport

Major music festivals and events such as All Points East and the London Marathon

5 mins to Stratford International

Elizabeth Line to Shenfield

HACKNEY

Over 120 parks including Victoria Park, voted London's most loved park

QUEEN ELIZABETH OLYMPIC PARK

Trust  
train  
4,000  
r year

New headquarters of the English National Ballet on City Island

BROMLEY-BY-BOW

10 mins to ExCel London

Wharf - a global destination and major office centers including JP and Visa Europe

POPLAR

5 mins to City Airport

5 mins to the O2 Arena

GREENWICH PENINSULA

LCY

HAMES

GREENWICH PARK

# Partner with us on our Future Places

**We work collaboratively with developers and investors. We're keen to build lasting relationships that work for everyone. We will be consistent with you in our priorities, and open to honest conversations as part of our collaborative approach.**

When working with us, you'll have a single point of contact into the whole Council, along with access to our senior leaders. Our Mayor, CEO, senior leadership and council officers will work with you to deliver schemes which align with our priorities. **Our top priorities are:**

- Affordable homes
- More family-sized housing to tackle overcrowding
- Improvements to public realm, community spaces and local connectivity
- Affordable workspaces for creatives & makers, SMEs and the voluntary sector
- Good jobs for local people
- Retaining existing families and communities in place
- Creative or innovative design, which helps put Tower Hamlets on the map

See the next page for a few examples of what we've achieved by partnering with developers and registered providers.

## **Working in collaboration with the wider public sector**

Many opportunities in Tower Hamlets sit across borough boundaries or are of a regional scale. We work closely with our neighbouring boroughs, TfL, the GLA to make it easier to deliver development across boundaries, and will proactively manage these interfaces with you.

## **How to partner with us**

Partnership starts with a conversation – we're always happy to discuss opportunities in Tower Hamlets and how like-minded organisations can get involved. Reach out to us using the details below for an initial conversation.

### **Steve Halsey**

Chief Executive

[Stephen.Halsey@towerhamlets.gov.uk](mailto:Stephen.Halsey@towerhamlets.gov.uk)

### **David Joyce**

Corporate Director of Housing and Regeneration

[David.Joyce@towerhamlets.gov.uk](mailto:David.Joyce@towerhamlets.gov.uk)

### **Hannah Dalglish**

Director of Regeneration and Development

[Hannah.Dalglish@towerhamlets.gov.uk](mailto:Hannah.Dalglish@towerhamlets.gov.uk)

### **Sripriya Sudhakar**

Director of Planning

[Sripriya.Sudhakar@towerhamlets.gov.uk](mailto:Sripriya.Sudhakar@towerhamlets.gov.uk)

## A new tower HQ for JP Morgan in the UK



JP Morgan has announced that it will build a 3mn sq. ft. tower in Canary Wharf, housing 12,000 staff. This will be the largest office building in London and it is a vote of confidence in Tower Hamlets as the place to do business – also reflected in recent commitments from Visa, Deutsche Bank and HSBC to expand their presence.

## Unlocking thousands of new homes through estate regeneration



Working with Poplar HARCA, we've approved plans for nearly 2,000 homes to be built through an estate regeneration programme on the Teviot Estate. The scheme will deliver at least 35% affordable homes. It will also revitalise the estate with shops, offices, community facilities and new and improved green space.

## Funding new infrastructure to support growing communities



Working with London Borough of Newham, the Greater London Authority and local developers, we've committed funding for the delivery of the £12m Mayer Perry bridge. The bridge will support over 7,000 new homes on sites in the Leaside area and strengthen local connectivity.

## Improving local quality of life through council-led regeneration



The Harriott, Apsley, and Pattison (HAP) Scheme is a landmark £125m redevelopment in Stepney. Working with Vistry, we are replacing 100 aging properties with 407 high-quality new homes. The community-backed scheme is also delivering new public spaces, renewable energy and support for local skills and jobs.

# Our Growth Sectors

## Our industries have always been woven into the identity of Tower Hamlets.

Our maritime industries connected us to the world. Our hives of textile, tailoring and furniture production were built on immigrant labour that now form part of our cultural identity. And our historic markets have always served as hubs of trade and commerce for goods across London.

Today, we continue to be a diverse economic centre for London, the UK and the world. We're home to international banking leaders, tech and life science innovators, a vibrant creative and visitor economy, as well as a thriving small and medium enterprise ecosystem.

We have the third largest economy in the UK, and the most productive workforce – with the highest GVA per hour worked. We're continuing to develop spaces for our economy to grow, and account for half of London's office development pipeline. We are home to cross-cutting expertise in education, research and digital & technology which underpins all our growth sectors. We're also delivering the homes needed to support our jobs growth.

The scale and breadth of our sectors proves that we are a city within a city – we offer a range of rich economic opportunity to investors, businesses and employees, whatever they may be interested in.



- Housing
- Finance and Professional Services
- Innovation and SMEs
- Health Research and Technology
- Visitor and Experience Economy
- Creative Industries

## ● Housing



**Tower Hamlets has led the way in delivering new homes, including affordable homes, delivering over 55,000 in the last 20 years.**

Our current direct delivery programme will deliver 1,100 homes, we are scaling this up with our MAHP which has the potential to deliver a further 3000+ homes. We are enabling the delivery of 6,000 social rented homes through partnerships and in 2025 alone we granted planning consent for over 9,000 homes.

**Key opportunities:** South Poplar and the Isle of Dogs | Canary Wharf | Leaside | Hackney Wick & Fish Island | Whitechapel | Brick Lane & Banglatown | Shoreditch and Aldgate | Central Tower Hamlets

## ● Finance and Professional Services



**Tower Hamlets is home to the east of the City and Canary Wharf, and over half of jobs in the borough (over 160,000) are in business services (including financial services).**

Financial services accounts for one-third of our economic output (£11bn GVA). Tower Hamlets is also a leading location for technology and digital industries. We're backing the sector's continued growth, including supporting a new tower HQ for JP Morgan in Canary Wharf and granting consent for new landmark offices at 101 Whitechapel High Street.

**Key opportunities:** Canary Wharf | Shoreditch and Aldgate | South Poplar and the Isle of Dogs | Brick Lane & Banglatown

## ● Innovation and SMEs



**We are a borough with an entrepreneurial spirit, always looking for new ways to do things. We're creating spaces to innovate, and developing expertise from within.**

We're London's fastest growing borough for new startups – with a 33% increase in microbusiness density in the last 12 months. Our thriving ecosystem of small and medium-sized enterprises (SMEs) lays the foundation for economic growth in Tower Hamlets, and we want to encourage it to keep growing through new development.

**Key opportunities:** Brick Lane & Banglatown | Shoreditch and Aldgate | Central Tower Hamlets | South Poplar and the Isle of Dogs | Canary Wharf | Hackney Wick & Fish Island | Leaside | Whitechapel

## ● Health Research and Technology



**Health Research and Technology (Life Sciences) is one of our fastest growing sectors. We are home to world-leading institutions, including Barts Health, Queen Mary University, the MHRA and Genomics England, along with London's biggest life sciences incubator.**

We are unique in London in playing host to two life sciences clusters, closely connected by the Elizabeth Line. Major opportunities are coming forward, including recent permission for the largest health and technology cluster in London.

**Key opportunities:** Whitechapel | Canary Wharf

## ● Visitor and Experience Economy



**From Brick Lane to the Tower of London to Victoria Park, we're home to some of London's top destinations.**

Visitors also flock to Tower Hamlets to experience our creative, cultural and food scene, including our world-famous markets and independent shops. Over £200m is spent per year in the borough, and through development we're creating new opportunities for visitors to spend more time and money in Tower Hamlets.

**Key opportunities:** Brick Lane & Banglatown | Shoreditch and Aldgate | Hackney Wick & Fish Island | Whitechapel

## ● Creative Industries



**Over 16,000 people work in creative industries in Tower Hamlets, with specialisms in design, digital and media.**

We're helping grow creativity through the Hackney Wick and Lower Lea Valley Creative Enterprise Zone, which supports creators through initiatives including affordable workspaces and business & skills support. The diverse set of small creative organisations in Tower Hamlets are underpinned by local anchor creative institutions such as London Met University, the English National Ballet and the Whitechapel Gallery.

**Key opportunities:** Brick Lane & Banglatown | Shoreditch and Aldgate | Hackney Wick & Fish Island

# Our Top Opportunities - 2026

## Billingsgate

South Poplar and the Isle of Dogs



### Opportunity Type: Early Engagement

On December 3, 2025, Albert Island at the Royal Docks in Newham was announced as the new preferred site to co-locate Smithfield and Billingsgate Markets. The Council is both the Local Planning Authority and a joint landowner of the current Billingsgate site.

We're working with the City of London to bring forward the redevelopment of the site that will create a significant new mixed-use quarter with improved connectivity between Canary Wharf and South Poplar, providing thousands of homes and jobs. The City of London and Tower Hamlets are in discussions about how the site will be brought forward. **We're interested in hearing from interested parties on their views on delivery options.**

## Direct Housebuilding Programme

Across Tower Hamlets



### Opportunity Type: Construction Partner

The directly delivered council housebuilding programme will deliver 1,100 homes over the next 6 years. Projects that will be tendered in 2026 include Albert Jacob House and Augusta Street.

The Albert Jacob House scheme will deliver over 50 affordable homes and new commercial units for local businesses. The Augusta Street scheme will deliver over 50 extra care units and new general needs affordable housing. **We will be looking for construction partners for these sites this year, and welcome early engagement on the delivery of later sites.**

## Mayor's Accelerated Housing Programme Across Tower Hamlets



### Opportunity Type: Development Partner

The Council is bringing forward one of London's largest affordable housing pipelines through the Mayor's Accelerated Housing Programme. The programme comprises up to 3,500 homes across 46 council-owned sites, representing around £1.6bn GDV, with a commitment that 51% will be affordable.

Supported by Mace Consult and others, feasibility and design work is progressing, with planning applications for all sites due by spring 2026. This upfront preparation is intended to reduce planning risk and create a clear, investable development pipeline. An initial tranche of eight sites totalling c.350 homes will come to market in summer 2026.



The portfolio includes a diverse range of opportunities across the borough, from small infill plots to larger mixed-use sites. The largest of these sites is Southern Grove, a site in Mile End with a current proposal that looks towards a 6-storey development for around 100 homes.

Other notable sites include Tent Street, a 14-storey block of 64 homes, and Tomlinson Close, 55 homes comprised of 2 individual blocks, both a short walk from Shoreditch High Street station. **We're looking for a single development partner that will work with us to deliver on our portfolio, with the first starts due late 2026.**

# Our Catalytic Places

## What are catalytic places?

The rest of *Future Places* lays out our ambition for each catalytic place. Given the diversity and scale of opportunity in the borough, we have identified eight key catalytic places – the areas which will see the most significant homes and jobs growth over the next few decades.

Each place contains multiple opportunities at various stages in the development cycle. All of the opportunities relate to one or more of the borough's key growth sectors. Each place is explored in greater detail over the next few pages, with further information provided on the types of opportunities in each place and how we want to work with partners to deliver.

## Building on the Tower Hamlets Local Plan

Our development priorities for each catalytic place are underpinned by our emerging Local Plan, which sets out how we want to see the borough grow. Our Local Plan will be even more supportive of significant development in the borough, with every part of Tower Hamlets seeing positive change. Our plans are focused on building deep partnerships to shape inclusive growth. They also help to ensure the full benefits of growth are shared with existing local communities.

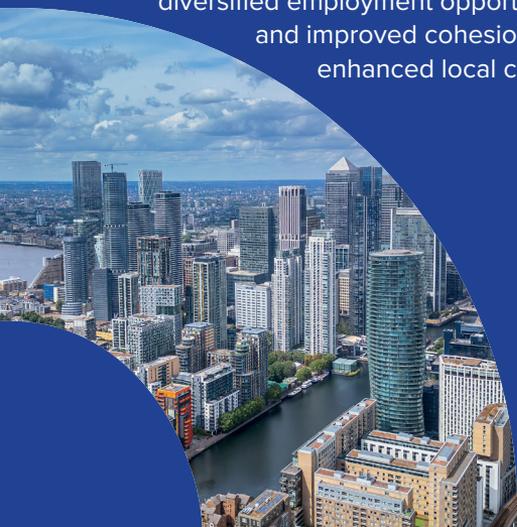


# Canary Wharf

- Housing
- Finance and Professional Services
- Innovation and SMEs
- Health Research and Technology

**Canary Wharf is a global business district which is undergoing a renaissance. New tenants like Visa, UCL and Deutsche Bank have joined existing businesses including JP Morgan and Citibank, and new employment uses under construction (such as Europe's largest life sciences lab at North Quay) are diversifying the types of jobs in the area. However, this is no longer just a place to work – new amenities are drawing more people to visit and live in local neighbourhoods such as Wood Wharf (where over 3,500 new homes are being delivered).**

Looking ahead, our ambition is to see thousands more homes built, further diversified employment opportunities and improved cohesion through enhanced local connectivity.



## The renaissance and diversification of the world's business district

At Canary Wharf, there is a strong pipeline of early-stage opportunities across all growth sectors – including thousands of new homes, new workspaces for health research and technology, and significant further office space.

Canary Wharf is transforming into a place where people not only love working but also visiting and living. Opportunities here include new development on allocated and unallocated sites, along with the retrofit and modernisation of existing buildings.

## How we'll work with partners to deliver

The Council already works closely with Canary Wharf Group, with a dedicated planning officer supporting development in the area. We will co-ordinate opportunities here with development in neighbouring areas, helping to create greater cohesion. We will also fully support tall buildings here where they deliver clear local benefits.

Working with partners we want to strengthen local connectivity between Canary Wharf and surrounding neighbourhoods, create good high-skilled jobs for local people, ensure delivery of high quality design and unlock new public space.

# South Poplar and the Isle of Dogs

**South Poplar and the Isle of Dogs is home to thriving and vibrant communities. The area is defined by its relationship with the River Thames and the local docks, which previously formed the heart of trade in London.**

The area is undergoing significant change as light industrial and logistics uses move further afield. This has created space for development which capitalises on the area's proximity to Canary Wharf to create new homes and new jobs. Local estates here will also need significant investment in the coming decades to improve housing quality and residents' quality of life.

Our ambition is to deliver thousands of new homes and jobs, along with improved public spaces, through optimising land use and supporting estate regeneration.

## **South Poplar – the biggest single opportunity for new homes in the borough**

In South Poplar there are multiple sites in public ownership (Billingsgate Market, New City College & Poplar DLR Depot) which could deliver up to 10,000 new homes and significant employment floorspace.

This is the single biggest opportunity for growth in the borough, creating a whole new mixed-use neighbourhood that is closely connected to both Poplar and Canary Wharf. The opportunity here is at an early stage and partners have a real opportunity to help shape it right from the start.

## **How we'll work with partners to deliver**

The Council will lead the regeneration of this area to ensure development across different sites comes forward in a cohesive way and ensure deep connection with existing neighbourhoods.

Working with partners, we want to create a vibrant neighbourhood – stitching residential South Poplar and employment-driven Canary Wharf together, fostering community cohesion and strengthening connections between Poplar's Chrisp Street Town Centre and Canary Wharf Metropolitan Centre.



- Housing
- Finance and Professional Services
- Innovation and SMEs
- Health Research and Technology

## Enhancing Isle of Dogs communities

Development of underutilised sites and regeneration of estates across the Isle of Dogs could deliver thousands of new homes and significant employment floor space, whilst enhancing existing neighbourhoods.

Opportunities here include ‘ready-to-go’ brownfield sites, which have permission and await the right delivery partner. Estate regeneration is a longer term ambition which will require significant and meaningful community engagement.

## How we’ll work with partners to deliver

The Council will play a leading role in co-ordinating growth on the Isle of Dogs and finding fixes to long term infrastructure challenges. We will also back estate regeneration where it improves housing quality and quality of life for local people.

We will support partners to carry out meaningful engagement with existing communities, developing a long-term plan for the future of the Isle of Dogs (including regeneration of estates). Partnership working will be key to keeping existing families in place, unlocking underutilised sites, and accelerating delivery of new homes and jobs.



# Whitechapel

**Whitechapel is home to a famous market, a thriving small business community, world-class cultural assets like the Whitechapel Gallery, and large employers such as Barts Health and London Borough of Tower Hamlets.**

The area has become a hub for health research and technology in recent years – playing home to London’s largest life sciences incubator along with Barts’ world-leading clinical trials programme. New infrastructure, like the Elizabeth line and Tower Hamlets Town Hall, and new development, such as The Silk District, are also driving Whitechapel’s evolution.

Our ambition for Whitechapel is for significant new development capitalising on its city centre location, excellent connectivity and sectoral strengths. We’re investing in public realm improvements and local facilities, including through the Whitechapel Gateway project, to help bolster this growth.

## **Growing London’s health research and technology hub**

There are significant opportunities for development supporting health research and technology in Whitechapel.

Multiple phases of new development are planned on and adjacent to the Barts Life Sciences site - supported by key existing anchor facilities like the Queen Mary University’s Medicine Faculty and Barts’s new early phase Clinical Research Facility.

Health research and technology development here is complemented by opportunities to enhance Whitechapel as a thriving District Centre through new homes, town centre uses and community uses.

## **How we’ll work with partners to deliver**

The Council supports the creation of new health research and technology floorspace as part of mixed-use regeneration of the area.

We will work with partners to make sure that new life sciences developments create good jobs for local people, support local health and wellbeing, provide opportunities for training and skills development and create space for SMEs to start up and scale up.



- Housing
- Innovation and SMEs
- Visitor and Experience Economy
- Health Research and Technology

## Creating connected city centre living

There are a range of mixed use, residential and other employment development opportunities here, as well as opportunities supporting the visitor and experience economy in the area.

The emerging Local Plan identifies two large site allocations – Whitechapel South and Whitechapel North – with potential to deliver thousands of new homes and significant new commercial space over the next 10-15 years. We are also actively encouraging development proposals on unallocated sites in the area.

## How we'll work with partners to deliver

The Council will work proactively with partners to co-ordinate development and ensure Whitechapel continues to be a thriving and diverse place, along with strengthening local connectivity.

We want to create affordable homes, and ensure new development supports local talent into good jobs. We also want to work with partners to create the affordable workspaces that will ensure the small business community in Whitechapel continues to thrive.

## £800m of investment for Whitechapel Life Sciences Cluster



There is real momentum around life sciences in Whitechapel, with significant further investment and growth planned, not least in the emerging Barts Life Sciences Cluster - supported by existing and new facilities of Queen Mary University of London (QMU).

Working in partnership, Barts Health and QMU have secured £800m of funding from BGO, HIG Capital and Lateral to develop a world-class centre for life sciences research and innovation at Whitechapel – creating over 5,000 jobs and supporting local health and wellbeing.

# Brick Lane & Banglatown

- Housing
- Finance and Professional Services
- Innovation and SMEs
- Visitor and Experience
- Creative Industries

**Brick Lane & Banglatown is our most vibrant and most famous town centre. The area's identity is a unique asset, and the creativity of its local people attract people from all over the world.**

This has always been more than a street; it has always welcomed immigrants, local people and visitors alike, giving it the rich blend of people, skills, cultures and ideas that it has today. The diverse layers of its history are shown by 59 Brick Lane. Here stands a mosque that used to be a synagogue, which before that was a Methodist church, and before that was a Huguenot chapel.

Our ambition for Brick Lane & Banglatown is to protect all the things which make it special, whilst unlocking new homes and jobs for local people. We are proactively shaping planning policy, and have recently adapted Spitalfields and Banglatown SPD, to unlock homes and drive the creative and visitor economy.

## **Evolving a place people love**

New development here could unlock homes and many more creative and visitor economy jobs whilst helping to enhance local identity.

The emerging Local Plan identifies a 20-hectare allocation at Brick Lane and Pedley Street – including a mix of residential, retail, workspace and community uses. Individual sites within this allocation are at different stages.

## **How we'll work with partners to deliver**

The council will drive forward comprehensive design-led regeneration here to ensure positive change for Brick Lane & Banglatown – including supporting any required consolidation of land.

We want to ensure new development is rooted in local identity and the needs of local people. This is a high profile and complex redevelopment opportunity and requires effective co-ordination to get it right. Key priorities include enhancing affordable workspace provision, support for small businesses, proactive town centre management and protection of creative industry jobs and businesses.





# Hackney Wick & Fish Island

- Innovation and SMEs
- Visitor and Experience Economy
- Housing
- Creative Industries

**Defined by the local waterways that weave through the area, Hackney Wick and Fish Island is home to some of London's most unique creative communities alongside key strategic industrial land.**

The area has been undergoing significant change following the London 2012 Olympics, which delivered improved connectivity, amenities and public realm. This legacy has supported thousands of new homes, whilst impacting local creative industry. We're working hard to support creative jobs through the Creative Enterprise Zone – with a 64% increase seen since the zone was established.

Our ambition here is to continue to shape the exciting creative cluster in the area, supporting creative communities and enhancing local identity, whilst delivering development that creates thousands more jobs.

## **Fostering creativity and encouraging new economic opportunity to flourish**

Supporting the continued regeneration of sites in and adjacent to the Olympic Park, whilst maintaining and increasing space for existing creative and maker communities.

Most of the main allocated sites here are in delivery. The next big project is Bow Goods Yard, a significant cross-borough site which will create up to 5,000 new jobs through a rail freight, industrial and logistics campus, alongside a range of new leisure and amenity spaces. This project gained planning permission in October 2024.

There are opportunities for infill development around existing developments. A range of affordable and creative workspace developments are also coming forward locally.

## **How we'll work with partners to deliver**

We will work closely with the rest of the public sector to set clear and consistent priorities for new development here. We will continue to promote the active and expanding Creative Enterprise Zone – supporting creative industry.

Working with partners we will ensure that local creative jobs are supported, create new affordable workspaces and homes, and diversify uses – all whilst maintaining the neighbourhood's distinct character.



# Leaside

- Innovation and SMEs
- Housing
- Visitor and Experience Economy
- Creative Industries

**Leaside is home to vibrant communities as well as a number of underutilised industrial sites. The area is framed by the River Lea, which forms a key part of local identity. The Poplar Riverside Opportunity Area (of which Leaside is a part) is the biggest housing opportunity in London, with the potential for over 40,000 new homes.**

Leaside is undergoing significant transformation, with regeneration already underway on local estates. One of the first of these schemes (by Poplar HARCA and partners) is an award winning transformation of the Aberfeldy Estate – creating over 2,400 new homes, along with new local facilities and green spaces. We supported the CPO and land consolidation necessary to enable comprehensive redevelopment.

Our ambition here is to deliver great places to live and improve local quality of life at scale – optimising land use, enhancing local connectivity and facilities, and improving access to the River Lea.

## **Delivering new homes and places people are proud to call home**

The Council and partners are delivering up to 14,000 new homes in Leaside through estate regeneration and mixed-use development on underutilised industrial sites, whilst protecting & enhancing employment and community uses.



Willmott Dixon

Most allocated sites in the area have planning permission and are in delivery. We are also actively encouraging development proposals on unallocated sites in Poplar Riverside and highly accessible locations.

## **How we'll work with partners to deliver**

Leaside is one of the Council's top priorities for delivery of new housing. We are working with other boroughs and TfL to bring forward improvements to local connectivity that will unlock development and improve local quality of life – including delivery of transportation hub improvements, the Leaway Walk and new bridges across the Lea.

Working with partners we want to ensure jobs are retained when industrial sites are regenerated, further strengthen local connectivity, and enhance local quality of life through improved neighbourhood centres, public realm and access to green and blue space.

# Central Tower Hamlets

**Places like Bethnal Green, Mile End, Stepney, Bow and Globe Town are home to a collection of thriving and distinct neighbourhoods. The area provides an excellent quality of life, with vibrant town centres complemented by award winning green spaces like Victoria Park and Mile End Park.**

The area has always been pioneering - with the Lansbury Estate forming the showpiece for the future of housing in the 1950s Festival of Britain. This pioneering spirit is still present today, with award winning developments like Bancroft and Wickford Street leading the way in delivering greater density in a sustainable, community-focused way.

Our ambition for this place is to see the revitalisation of local centres, optimisation of land use and intensification of development – whilst enhancing existing neighbourhood character.

## **Delivering density in the heart**

There is capacity for carefully designed denser new residential and employment development here, with growth focused around vibrant and revitalised town centres and neighbourhood parades.

We are actively encouraging proposals on unallocated sites which support our ambition for Central Tower Hamlets. There are a range of potential residential and employment opportunities, including regeneration of estates and local centres, infill development and optimisation of capacity on underutilised sites.

Queen Mary University of London is a key anchor institution in Central Tower Hamlets. We also support opportunities which expand its role as a teaching and research hub, in line with adopted guidance.

## **How we'll work with partners to deliver**

Working with partners we will support the sensitive intensification and optimisation of sites, ensuring that development enhances local character. We will also make sure new development enhances access to green spaces and waterways, and increases connectivity between neighbourhoods in Central Tower Hamlets.



- Housing
- Innovation and SMEs

## Revitalising Chrisp Street Market

At Chrisp Street Market (immediately to the north of South Poplar) there is the opportunity to deliver 20,000sqm of renewed town centre uses alongside new housing – giving a local centre which serves 150,000 people a new lease of life.

The regeneration of Chrisp Street has been a long-held ambition in Tower Hamlets, and a planning application is expected for this site in 2026.

## How we'll work with partners to deliver

The Council is committed to providing a clear steer on our placemaking priorities for Chrisp Street and the wider area beyond affordable housing.

Working with partners, we will ensure Chrisp Street keeps its market (the anchor of the town centre) and provides affordable workspaces for small businesses and voluntary organisations. We will prioritise significant improvements to public spaces and the preservation of local heritage. Together with partners, we also want to deliver better local connectivity – connecting Chrisp Street to new development at South Poplar and Canary Wharf.

## Regent's View – the World's Best Residential Project



Regent's View is delivering over 550 new homes, new spaces for jobs, socialising and leisure, and new public open space on a complex brownfield industrial site. The design innovatively retains and reuses two of the original gasholder frames.

The scheme unlocks local connectivity, with new cross-site links joining surrounding neighbourhoods and new open space making more of the Regent's Canal publicly accessible.

The project won the World Architecture Festival's Best Future Residential Project award in 2024.

## Contact us

To start a conversation about Tower Hamlets, speak to our dedicated regeneration and development team today.

*lbth.regeneration@towerhamlets.gov.uk*

For further information about Tower Hamlets and our Future Places, visit the Love Tower Hamlets Website:

*lovetowerhamlets.com*



## Find us at MIPIIM 2026



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