

APPENDIX 1: AREA APPRAISALS AND MAPS

1. Introduction

1.1 This document provides details of the proposed neighbourhood planning areas and their boundaries, appraises the proposed Areas and makes recommendations for their approval. Maps of the Areas can be found in:

- Appendix 2: Spitalfields Neighbourhood Planning Area
- Appendix 3: Limehouse Neighbourhood Planning Area
- Appendix 4: Isle of Dogs Neighbourhood Planning Area

2. Background

2.1 As a Local Planning Authority, the Council has a statutory duty to determine applications to establish Neighbourhood Planning Areas in accordance with the relevant Regulations: TCPA 1990, Section 61G(2)b, Section 61G(4)b, Section 61G(5-7) and Section 61H(3).

2.2 In accordance with the above regulations, Neighbourhood Planning Areas can cover areas within Tower Hamlets and across borough boundaries with our neighbouring planning authorities of Hackney, Newham, London Legacy Development Corporation and the City of London. They can be any shape or size and only one Neighbourhood Area can cover any one location so there can be no overlapping between Areas.

2.3 Neighbourhood Planning Areas are proposed by Neighbourhood Planning Forums via an application submission, then assessed by Council Officers who then make recommendations to the Mayor for decision at Cabinet. The Council's decision is guided by the Regulations, which advise the Council to:

- consider the desirability of maintaining existing boundaries of Neighbourhood Planning Areas already designated;
- designate all or part of the initially proposed Area (the Council cannot refuse to designate an Area outright) and in so doing consider what Area is appropriate to be designated;
- consider if the Area is wholly or predominantly business in nature.

2.4 Regulations require public consultation on the application submissions to be carried out for six weeks. Application documents are made available to view by the public. Six weeks of public consultation was carried out for each of the applications under discussion in this document. A summary of the public consultation responses for these applications can be found at Appendix 5. The summary document details the level of representation, and the matters discussed within representations.

3. Proposed Areas in Detail

3.1 The following section states the physical context of the proposed Areas and Area boundaries and considers these against relevant criteria in the Regulations.

a) Proposed Spitalfields Area (please see Appendix 2)

Summary of submitted Area and Boundaries

Summary of Area

- 3.2 The Area has two north south conduits in the form of Commercial Street and Brick Lane. These two thoroughfares provide a backbone on which the Area radiates to the east and to the west. The Area also includes a number of notable assets that contribute to the character of Spitalfields including Christ Church Spitalfields, Jamme Masjid Great Mosque, the Truman Brewery and Spitalfields Market.
- 3.3 The area comprises the majority of Spitalfields and Banglatown Ward and a small section of Weavers Ward.

Southern Boundary

- 3.4 The application acknowledges that the proposed Area of Spitalfields must not stray into the area of Whitechapel. West of Commercial Road, the boundary includes Wentworth Street which hosts the Petticoat Lane Market. On the eastern side of Commercial Road, the boundary line includes The Toynbee Hall Estate and then traces the mid-point of Wentworth Street to Frostic Walk.

Northern Boundary

- 3.5 This boundary traces the southern boundary of the Bishopsgate Goodsyard Site Allocation (as found in the Managing Development Document 2013) and the southern side of the East Shoreditch Neighbourhood Planning Area.

Eastern Boundary

- 3.6 The eastern boundary includes the listed buildings and retail offering of the western part of Cheshire Street. This boundary also includes Allen Gardens and Spitalfields Farm. The application states that Allen Gardens has been included due to the relationship between users of Brick Lane and Allen Gardens and that Spitalfields Farm has been included due to the ancillary nature of Spitalfields Farm to Allen Gardens. The remainder of the eastern boundary aligns with the City Fringe Activity Area boundary.

Western Boundary

- 3.7 The western boundary runs along Middlesex Street and the boundary between Tower Hamlets and the City of London. Middlesex Road provides a hard boundary between the proposed Area and the surrounding area as well as a transition between the commercial core of the City of London and the mixed use area east of Middlesex Street.

Summary of other matters

The Old Truman Brewery Site

- 3.8 The degree to which it is appropriate to include The Old Truman Brewery Site in the Area was raised by representations made during the public consultation period. The following paragraphs briefly outlined the level of objection and the reasons for objection. Further information can be found in Appendix 5: Public Consultation Summaries.
- 3.9 Zeloof LLP and Truman Estates Limited submitted representations on The Old Truman Brewery site. These objected to the inclusion of the site in the proposed Area. Zeloof LPP submitted a substantial representation outlining reasons why The Old Truman Brewery should not be included within the

proposed Area. This representation included 2 petitions and 603 proforma letters. A significant level of opposition was expressed in these petitions and pro-forma letters by businesses and market stall holders operating within The Old Truman Brewery Site. A smaller number of residents expressed opposition as part of this representation. This representation suggests an alternative Area for designation that excludes the Truman Brewery and shifts focus away from the commercial aspect of Spitalfields and towards a residential area more closely aligned with Whitechapel.

- 3.10 Reasons for objection outlined in the representation are summarised as below:
- the Site is unique in land use, character and physical form the rest of the proposed Area
 - the Site is physically contained due to the architecture and use of perimeter walls.
 - the site currently has a wide sphere of influence that is beyond the local and neighbourhood level.

Existing Neighbourhood Planning Areas

- 3.11 The proposed Area abuts the East Shoreditch Neighbourhood Planning Area on the southern side of Bethnal Green Road and the northern buildings of Brick Lane. There is no overlap between the two Areas.

Designation as a Business Area

- 3.12 In accordance with Section 61H(3) of the TCPA 1990, the Council has a statutory duty to consider if the proposed Area is wholly or predominately business in nature. The following paragraphs identify characteristics of the area that assist establish the degree to which the nature of the area can be described as business based.
- 3.13 The eastern part of the proposed area is located within the Central Activities Zone as defined by the London Plan (2015). The western and southern boundaries correspond with the Core Growth Area identified in the City Fringe OAPF and the area exempt from class J of the GPDO Office to Residential PD rights. South of Allen Gardens, the eastern boundary follows the City Fringe Activity Area boundary as defined by spatial designations in the Managing Development Document Adopted Policies Map (2013).
- 3.14 The Area has two north south movement corridors, Commercial Street and Brick Lane, both of which support a range of businesses in the Area. The full length of the Brick Lane District Town Centre is incorporated within the Area with the exception of the units on the northern side of Bethnal Green Road which are located in the East Shoreditch Neighbourhood Planning Area and the southern end which adjoins the Whitechapel Road.
- 3.15 The Area is host to three markets: Petticoat Lane, Brick Lane and Spitalfields. The Area also supports the 'Tech City' industries and plays a role in providing workspaces for small and medium enterprises and the creative digital economy.
- 3.16 The application, supported by further documentation, outlines reasons for the establishment of the Area as a Business Area as considered by the Neighbourhood Planning Forum.

Consideration of submitted Area, Boundaries and other matters

3.17 The below comments appraise the proposed boundaries and areas and inform the recommendations for the designation of the proposed Area:

- The northern and western boundaries represent a coherent understanding of the Spitalfields Area. The boundaries align with roads that contain the area and with Borough boundaries.
- The eastern boundary recognises the City Fringe Activity Area (designated in the Management Development Document, Adopted Proposals Map, 2013) boundaries and allows for the inclusion of the Spitalfields Farm, Allen Gardens and the retail parade on Cheshire Street. Spitalfields Farm and Allen Gardens are assets with local significance and the retail parade on Cheshire Street shares a close relationship with the retail activity on Brick Lane, as denoted by the Brick Lane District Centre boundaries.
- It is recommended to extend the area along the southern boundary to include all of the Holland Estate and two urban blocks bounded by Middlesex Street to the west and Bell Lane to the east. The inclusion of the Holland Estate recognises it as part of the neighbourhood of Spitalfields. The inclusion of the two urban blocks acknowledges the shared characteristics, in terms of scale, massing, design and heritage of these blocks with the blocks to the north. The inclusion of these blocks also incorporates the market stalls and foodcourt area that is located on the south side of Bell Lane and which support Petticoat Lane Market.
- The Truman Brewery is recommended to remain within the Area. The Truman Brewery is a local landmark with the Area of Spitalfields and a feature for international and local tourism in the Area. It has reached the status of local asset due to its industrial heritage, location on Brick Lane and the iconic chimney that rises above the prevailing heights. The Old Truman Brewery Site provides spaces for small and medium sized enterprises (SMEs) and market stall holders which are predominant in the area. The site is an important land use in the Brick Lane Town Centre and adds to the diversity that is characteristic of this area. It is considered to be a hub of economic activity for residents and tourists alike. The Estate is located on both the eastern and western sides of Brick Lane and is integrated with the north south axis of Brick Lane.
- Amendments should not be made to the designated Area of East Shoreditch or the relevant boundary of the Spitalfields Area as these two Areas respect the differing nature and character of these places.
- It is recommended that the proposed Area be designated as a Business Area. The Council are required by legislation to consider if the proposed Area should be designated as a business Area and as such Officers have considered the nature of the Area. Given the business based spatial designations that exist in the Area and the high level of economic activity in the Area, Officers concluded that the Area is predominately business in nature but recognise that there is a substantial residential community in the Area.

Officer conclusion

3.18 It is recommended to designate the proposed area with minor alterations for approval as a Neighbourhood Planning Business Area. Officers consider that this designation represents a physical understanding of the area of Spitalfields. It is based on historical boundaries; knowledge of key local assets and business areas; movement corridors within the Area and its surroundings;

borough boundaries and regard for the area of Whitechapel and the designated East Shoreditch Neighbourhood Planning Area.

- 3.19 The amended boundary allows the inclusion of the entirety of the Holland Estate and two urban blocks bounded by Middlesex Street to the west, Bell Lane to the east and with the east west section of Goulston Street forming the southern boundary of the Area to form a coherent area in terms of heritage and land uses.

Officer recommendation

Spitalfields Area	The proposed Area is designated, with minor amendments as the Spitalfields Neighbourhood Planning Business Area (see Appendix 2).
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- 3.20 The recommended Area satisfies the requirements of the legislation: the TCPA 1990, Section 61G(2)b, Section 61G(4)b, Section 61G(5-7) and Section 61H(3) and the Tower Hamlets Neighbourhood Planning Guidance Note.

b) Proposed Limehouse Neighbourhood Planning Area (see Appendix 3)

Summary of submitted Area and Boundaries

Summary of Area

- 3.21 The Area is residential in character with the Limehouse Basin providing a focal point in the Area. The Area is enclosed by the River Thames, TFL highway networks to the north and east and Westferry Road and Limehouse Link to the east. The proposed Area aligns closely with Limehouse Ward boundaries. The Area is host to two transport hubs, Limehouse Rail and DLR Station and Westferry DLR station.

- 3.22 The proposed area relates to all of Limehouse Ward and part of Mile End, Shadwell, Canary Wharf, and St. Katherine's and Wapping Wards.

Northern Boundary

- 3.23 This boundary is formed by the West India Dock Road (A12). This is a TFL managed highway. This road provides a hard physical boundary. This hard boundary is punctured by the inclusion of the high level Grade II listed railway viaduct which extends into Mile End Ward.

Eastern Boundary

- 3.24 The boundary is established by the West India Dock Road (A12) as it turns south east to Poplar and the Westferry Road and the Limehouse Link. The A12 and Limehouse Link are TFL managed highways. The proposed Area includes the Limehouse Link entrance located within the ward of Canary Wharf.

Southern Boundary

- 3.25 This boundary aligns with the Tower Hamlets and southern borough boundary along the River Thames.

Western Boundary

- 3.26 The western boundary aligns with Butchers Row, a north south TFL managed highway, and the continuance of this north south conduit to the Thames. This part of the proposed area is located within the Ward of Shadwell. The inclusion of this area to the east of Butchers Row and south of Commercial Road allows for the inclusion of the Royal Foundation of St. Katherine and John Scurr Community Centre. Butcher's Row forms a coherent hard boundary to the

Limehouse Area. The proposed area partially includes the Limehouse Station but not the group of listed terraces to the north.

Summary of other matters

Existing Neighbourhood Planning Areas

- 3.27 There are no designated Neighbourhood Planning Areas in close proximity to the proposed Area, however the proposed Limehouse Neighbourhood Planning Area and the Isle of Dogs Neighbourhood Planning Area are currently being considered for designation. The proposed Limehouse Neighbourhood Planning Area includes an overlap within the proposed Isle of Dogs Neighbourhood Planning Area. The overlapping element is the Limehouse Link entrance located within the Ward of Canary Wharf.
- 3.28 During public consultation on the proposed Limehouse Area application, a representation was received from a representative of the Isle of Dogs Neighbourhood Planning Forum to the effect that the proposed Limehouse Area overlapped with the proposed Isle of Dogs Area. This representation was shared with representatives of the prospective Limehouse Neighbourhood Planning Forum by the representative of the Isle of Dogs Neighbourhood Planning Forum. Representatives of the prospective Forums agreed that the proposed boundaries should not overlap and should align with Ward boundaries in this location.

Designation as a Business Area

- 3.29 The Council are required by legislation (TCPA 1990, 61H(3)) to consider if the proposed Area should be designated as a business Area.
- 3.30 The predominant land use in the proposed Area is residential. The Area is also host to a small number of retail units, publically accessible open spaces and key infrastructure pieces such as a primary school and transport hubs.

Consideration of submitted Area, Boundaries and other matters

- 3.31 The below comments appraise the proposed boundaries and areas and inform the recommendations for the designation of the proposed Area:
- The south eastern boundary is recommended for alteration to reflect Ward boundaries and respect the extent of the Isle of Dogs Neighbourhood Planning Area. This amendment has been also been sought by the Limehouse Community Forum and the Isle of Dogs Neighbourhood Planning Forum. This would result in the removal of the Limehouse Link entrance from the Area which does not constitute a key asset to the proposed Area and as such the impacts cannot be said to harm the character and function of the area.
 - It is recommended that the western boundary, south of The Highway, should align with the Limehouse Ward boundary to form a coherent and manageable Area. The alteration would result in the loss of a residential block that is not an integral element of the Area and as such the impacts cannot be said to harm the character and function of the area.
 - It is recommended that the western boundary, north of the Highway, is considered to be appropriate as it aligns with Butchers Row and enables the inclusion of community assets including the Royal Foundation of St. Katherine, St. James's Gardens and the John Scurr Community Centre.
 - It is recommended that the northern boundary is extended to include the entirety of the Limehouse Station and listed terraces to the south of the C2C

- railway line. This recognises the physical boundaries posed by the railway line and the inclusion of the railway station as a community asset.
- As stated above, amendments are sought by Officers and relevant Forums to amend the south eastern boundary to align the proposed area with the Limehouse and Canary Wharf Ward Boundaries. As such these amendments will ensure there is no overlap between Neighbourhood Planning Areas.
 - Officers have considered the nature of the Area and concluded that the Area is predominately residential in nature and have therefore concluded it should not be designated as a business area.

Officer Conclusion

- 3.32 The Officer Recommended Neighbourhood Plan Area recommends the proposed area, with minor alterations, for approval as a Neighbourhood Planning Area. The recommended Area represents a coherent, residential led understanding of Limehouse. The Area acknowledges the physical boundaries of posed by the highway network and focuses on a residential land uses. The Royal Foundation of St Katherine's and the John Scurr Community Centre are assets that play an active role in Limehouse.
- 3.33 The amended boundary closely aligns with the Ward of Limehouse and respects the proposed Isle of Dogs Neighbourhood Planning Area. The amendments also reflect the hard physical boundary posed by the C2C railway line and allow for the inclusion entirety of the Limehouse Station which is a key piece of community infrastructure.

Officer recommendation

Limehouse Area	The proposed Area is designated with amendment as a Limehouse Neighbourhood Planning Area (see Appendix 3).
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- 3.34 The recommended Area satisfies the requirements of the legislation: the TCPA 1990, , Section 61G(2)b, Section 61G(4)b, Section 61G(5-7) and Section 61H(3) and the Tower Hamlets Neighbourhood Planning Guidance Note.

c) Proposed Isle of Dogs Neighbourhood Planning Area (see Appendix 4)

Summary of submitted Area and Boundaries

Summary of Area

- 3.35 The proposed Area comprises the Isle of Dogs, Leamouth Peninsula, Blackwall, and south Poplar. It has hard physical boundaries in the form of the River Thames, the River Lea, the A13 and A12. The Area varies in character across the length and breadth of the Area. It has clearly defined office areas and some industrial areas but is largely residential in character. Residential typologies vary in density and age from 19th century terraces to a 75 storey tower providing residential units and serviced apartments.
- 3.36 The Area comprises of the Wards of Blackwall & Cubitt Town, Island Gardens, Canary Wharf and the eastern half of Poplar Ward.

Northern Boundary

- 3.37 This boundary is formed by the West India Dock Road (A12). This is a TFL managed highway. This road provides a hard physical boundary. This hard boundary is punctured by the high level Grade II listed railway viaduct.

Eastern, Southern and Western Boundary

- 3.38 This boundary aligns with the Tower Hamlets Borough boundary and along the River Thames.

Exclusion Area: Canary Wharf Business Area

- 3.39 The proposed Area has a large 'exclusion zone'. The 'exclusion zone' represents a large section of the Canary Wharf Estate proposed for removal from the Area.
- 3.40 The application explains that the Canary Wharf Group engaged with the perspective Forum on this matter, and suggested the removal of their Estate from the Area. Areas of the Canary Wharf Estate not in the Forum's proposed exclusion Zone include Wood Wharf, Crossrail station, the area to the west of Westferry Circus and North Quay Place.
- 3.41 The Canary Wharf Estate closely aligns with a Council's Preferred Office Location (POL) and the Canary Wharf Major Town Centre but does not marry exactly. Both the POL and Canary Wharf Major Town Centre Areas covers a larger area than the proposed exclusion zone and the Canary Wharf Major Town Centre Area includes Wood Wharf to the east and Aberdeen Square and North Garden to the West.

Summary of other matters

Strategic Sites

- 3.42 The degree to which it is appropriate to include the site allocations in the Area was raised by representations made during the public consultation period.
- 3.43 The number of site allocations in the proposed Area is seven. Representations made by landowners with an interest in all seven site allocations, (site allocation 13: Leamouth Peninsula, site allocation 15: Billingsgate Market, site allocation 16: Wood Wharf, site allocation 17: Millennium Quarter, site allocation 18: Westferry Printworks, site allocation 19: Crossharbour Town Centre and site allocation 20: Marsh Wall) during public consultation made comments related to the recognition of their interests in the area and for this to be reflected in membership and voting arrangements and objection to the inclusion of the site allocations / strategic sites in the Area.
- 3.44 Representations raised concerns and objections as summarised below. Please note the reasons given relate to individual sites as well as sites as a whole.
- Crossharbour Town Centre (site allocation 19) has been the subject of much consideration, scrutiny and consultation over the years and the significance of the site extends beyond the Isle of Dogs area and for these reasons should be excluded from the proposed Area.
 - The existence of an up to date Local Plan which outlines the planning framework for the Isle of Dogs, means it is unnecessary and inappropriate to include the strategic sites
 - The exclusion of strategic development sites have been the subject of a High Court Judgement whereby it was ruled that exclusion of the sites was acceptable due to their strategic nature, interest that extends beyond the immediate area, difficult timing as plans and applications were advanced and due to their being other opportunities for community to input into the planning of these sites.

Size of the Proposed Area

- 3.45 The degree to which it is appropriate to have a Neighbourhood Planning Area for such a large area was raised by representations made during the public consultation period.
- 3.46 The proposed area has a population in excess of 40,000 people and this figure is growing. The area comprises three wards and a sizeable part of a fourth ward.
- 3.47 Representations raised concerns and objections as summarised below:
- The proposed area is too wide and has very different physical, social, economic and environmental characteristics.
 - The population of the proposed area is equivalent to a small market town

Existing Neighbourhood Planning Areas

- 3.48 There are no designated Neighbourhood Planning Areas in close proximity to the proposed Area, however the proposed Limehouse Neighbourhood Planning Area and the Isle of Dogs Neighbourhood Planning Area and being considered concurrently. The proposed Limehouse Neighbourhood Planning Area includes an element within the proposed Isle of Dogs Neighbourhood Planning Area.
- 3.49 During the public consultation on the proposed Limehouse Area application, a representation was received from a representative of the Isle of Dogs Neighbourhood Planning Forum to the effect that the proposed Limehouse Area overlapped with the proposed Isle of Dogs Area. This representation was shared with representatives of the prospective Limehouse Neighbourhood Planning Forum by the representative of the Isle of Dogs Neighbourhood Planning Forum. Representatives of the prospective Forums agreed that the proposed boundaries should not overlap and should align with Ward boundaries in this location.

Designation as a Business Area

- 3.50 The Council are required by legislation (1990 Act, 61H) to consider if the proposed Area should be designated as a Business Area.
- 3.51 The predominant land use in the proposed Area is residential. The Area is also host to commercial uses, publically accessible open spaces and key infrastructure pieces which support the residential character and function of the area.

Consideration of submitted Area, Boundaries and other matters

- 3.52 The below comments appraise the proposed boundaries and areas and inform the recommendations for the designation of the proposed Area:
- It is recommended the proposed area is extended to the north west to include the whole of Poplar ward to align with the proposed boundaries of the Isle of Dogs and South Poplar OAPF. The OAPF is a planning framework that is being developed by the Greater London Authority (GLA), which aims to deliver the ambitions of the London Plan policies on growth. This approach will enable a coordinated and consistent approach to development in the Area to be taken from the neighbourhood level to the strategic level. This will result in the A13 forming a large part of the northern boundary and the inclusion of a greater number of residential estates.

- The area west of Westferry Circus area, north of North Dock and Wood Wharf should not be included in the exclusion zone. Westferry Road and North Dock form a hard physical boundary and there is a distinction in character and function between the densely developed core office area of the Canary Wharf to the east of Westferry Circus and the areas to the west and north, which have a supporting commercial function rather than intense office use function. These two areas can also be said to be transitional in character with development potential of some of the land has yet to be realised. It is also the case that the emerging character and land use of Wood Wharf is distinct from the densely developed core office area of the Canary Wharf Estate.
- Docks, key transport nodes such as Crossrail and Westferry Circus, and Westferry Circus and Westferry Road should not be included in the exclusion zone as the role and function of key pieces of infrastructure and assets extend to all users of the Area and are integral to the public realm.
- It is recognised that some of the site allocations relate to areas with an existing community, whilst some relate to areas without an existing residential community. Therefore, a Forum preparing a Plan would be doing so for an unpopulated area that would not be able to participate in the plan preparation process. It is also acknowledge that some of the site allocations have extant permissions in place whilst others do not. It is however considered appropriate to include all site allocations in the Area to ensure that there is a consist approach to development and supporting infrastructure going forward. This will assist enable the development of a high quality environment equitably. This approach will enable inclusivity of all stakeholders in the shaping of physical development. Additionally, this approach will assist in the coordination of strategic matters and resources as it is expected to align with the Isle of Dogs and South Poplar OAPF boundaries. Please note, that the officer recommendation for the inclusion of the whole of Poplar Ward will result in another site allocation being included in the Area, that of site allocation 14: Blackwall Reach.
- It is acknowledged that the proposed area and the Officer recommended Area relate to a large area with a large population equivalent to a small town and that there is a variation in character across the Area including physical, economic, social and environmental indicators. This does not preclude it from being considered as an appropriate Neighbourhood Planning Area. As stated previously the alignment of the Neighbourhood Planning Area with the forthcoming Isle of Dogs and South Poplar OAPF boundary will enable a coordinated and consistent approach to development in the Area to be taken from the neighbourhood level to the strategic level. As such the size of the Area is considered to be appropriate in this instance.
- As referenced in the Officers consideration of the Limehouse Area, Officers liaised with the relevant Forums to amend the south eastern boundary to ensure there is no overlap between Neighbourhood Planning Areas. The amendments align the proposed area with the Limehouse and Canary Wharf Ward Boundaries.
- Officers have considered the nature of the Area and concluded that although it includes a mix of uses, the Area is predominately residential in nature and have therefore concluded it should not be designated as a business area.

Officer Conclusion

- 3.53 Officers recommend the proposed area with alterations, for approval as a Neighbourhood Planning Area. It recognises Ward boundaries and the physical boundaries posed by the River Thames and strategic highways to the north of the area. It also recognises a commonality in predominately residential land

use and broadly aligns with the forthcoming Isle of Dogs and South Poplar OAPF boundaries.

- 3.54 Officers recommend the proposed Area for approval with alterations. The amendments to the proposed Area will: 1) more closely align with Ward boundaries and the Isle of Dogs and South Poplar Opportunity Area Planning Framework and 2) take account of transport, infrastructure, public realm, land uses and the Canary Wharf Estate. The Isle of Dogs Neighbourhood Planning Forum has demonstrated that its applications meet the requirements of the Localism Act, Neighbourhood Planning Regulations and the Tower Hamlets Neighbourhood Planning.

Officer recommendation:

**Isle of
Dogs Area**

The proposed Area is designated, with amendments, as the **Isle of Dogs and South Poplar Neighbourhood Planning Area** (see Appendix 4).

- 3.55 The recommended Area satisfies the requirements of the legislation: the TCPA 1990, Section 61G(2)b, Section 61G(4)b, Section 61G(5-7) and Section 61H(3) and the Tower Hamlets Neighbourhood Planning Guidance Note.