

Neighbourhood Planning Area Application Form



This form should be completed electronically.

Important Information:

This application form should be completed using the information provided in the Tower Hamlets [Neighbourhood Planning Guidance Note Stage 1](#).

In order to increase the speed and ease of decision making, and to make the process more manageable for prospective Forums, the Council strongly suggests that this application should be completed and submitted before a Neighbourhood Forum application. Once the Neighbourhood Area has been formally designated, a Neighbourhood Forum Application can be submitted.

The Council wants to ensure that your applications are approved in a smooth and timely manner. In order to support this process, we encourage interested groups to meet and begin discussions with the Plan Making Team, well in advance of submitting an application.

This meeting will provide advice and guidance on key considerations, which will help to ensure that the Area and Forum, as applied for can be designated without delays.

Email neighbourhoodplanning@towerhamlets.gov.uk or call 020 7364 5009 to set up the meeting.

Contact information

Group name

East Shoreditch Forum (pending designation)

Contact details of the Group (complete as relevant)

Email address	eastshoreditch@gmail.com
Website address	www.eastshoreditch.com
Facebook page	n/a
Twitter account	n/a
Other	n/a

Public information

Contact details of one Group member

Name	Rebecca Collings
Email	info@rebeccacollings.com
Address	Flat 6
	11 Chance Street
Postcode	E2 7JB
Telephone	07973 186426

Confidential information

Contact details of an additional Group member (optional)	
Name	Amanda Reynolds
Email	amanda@ar-urbanism.com
Address	77 Chambord Street
	Click here to enter text.
Postcode	E2 7NJ
Telephone	07949 570 475

Neighbourhood Planning Area application information

1a. Do you consider your group to be capable of being designated as a Neighbourhood Planning Forum? (in accordance with the requirements for Forums set out in the LBTH Guidance Note Stage 1)

Yes No

1b. Please provide a statement that your group is capable of being designated as a Neighbourhood Planning Forum? (in accordance with the requirements for Forums set out in the LBTH Guidance Note Stage 1)

This application is by core members of the original East Shoreditch Neighbourhood Planning Forum (ESNPF). Originally designated in February 2014, ESNPF got to the point of writing a draft plan. But as a result of neighbourhood churn and personal circumstances, a number of people had to resign from ESNPF. However, given the more acceptable proposals coming forward for the Goodsyrd following local lobbying, there is now renewed interest from local organisations, both residents' groups and businesses (eg, Jago Action Group, Friends of Arnold Circus, St Hilda's, Rich Mix, and Redchurch Street Traders), from which to draw members.

We understand that legal requirements of the Town & Country Planning Act (1990), 61(f) part 5 set out four conditions required to establish a Neighbourhood Planning Forum. We are confident that these are consistent with our local goals to:

- improve the social, economic and environmental well-being of our neighbourhood (Condition 1)
- recruit active members who live, work or learn in our area and those who represent our area at Council level (Condition 2)
- we are confident of recruiting in excess of 21 members, whose activity is guided by a written constitution (Conditions 3 & 4).

2a. Please provide a name for your proposed Neighbourhood Planning Area

East Shoreditch

2b. Has a clear map of the proposed Neighbourhood Planning Area been attached? Ideally at a 1:1250 scale.

Yes No

3a. Does the proposed Area overlap with any other Neighbourhood Planning Areas? Please note

Neighbourhood Areas cannot overlap. You may include land from an already designated Area within your application, but the council will then have to decide which of the two Areas to include it within when determining your application

Yes No

3b. If yes, which Areas?

The area proposed by this application overlaps with the East Shoreditch Neighbourhood Planning Area, which was designated by LB Tower Hamlets (TH) in February 2014 at the same time as TH designated the East Shoreditch Neighbourhood Planning Forum. A year later, in February 2015, LB Hackney (LBH) also designated the ESNPF Area but refused to designate the Forum itself. It became evident that LBH's own Area Action Plan in west Shoreditch would duplicate the work of a neighbourhood forum, thus no progress was made with designating the Forum in Hackney. Since the dialogue with LBH was going nowhere, the only option was to amend the boundary. This application therefore seeks to replace the original ESNPF area with an area that does not include land on the Hackney side of the boundary. All other boundaries are unchanged.

4a. Do you consider the proposed area to be suitable for designation as a Neighbourhood Business Planning Area?

Legislation states that to be designated as a Neighbourhood Business Planning Area, an area must be "wholly or predominately business in nature". Please note the decision to designate a Neighbourhood Business Planning Area, rests entirely with the Council.

Yes No

4b. If yes, please provide evidence below regarding the business nature of the proposed Area

N/A

5a. Why is the boundary of the Neighbourhood Planning Area considered to be appropriate?

How does the boundary take into account:

- Sections 61G, 61H, 61I and 61O of the Town and Country Planning Act 1990 and Paragraphs 033 and 035 of the National Planning Policy Guidance
- Elements of character, including physical, cultural and perceptual aspects for the Area.
- The diversity of its population
- The Council's existing evidence base, Local Plan policies and site allocations
- Whether it would negatively impact on the delivery of strategic policies

In the early stages of research and consulting on an appropriate boundary for East Shoreditch (previously ESNPF), we were extensively advised by professional planners and urban designers, via DCLG. We are therefore confident that the proposed East Shoreditch plan area (ES plan area) is 'sound', in that it will support sustainable development, and takes account of all relevant legislation and guidance, in particular:

Town and Country Planning Act 1990 (sections 61G, 61H, 61I are not relevant) Section 61O, in relation to DCLG Guidance

National Planning Policy Guidance, paragraphs 033 and 035. Detailed evidence follows.

Area identity & diversity

The area defined for the ES plan area arises out of several natural and connected communities with compatible interests in planning terms, especially in relation to the need for improvements to local public realm and opportunities for community enhancement. Although the ES plan area is small, it is

very diverse in terms of demographics, uses and built form, with a relatively dense residential population, a mix of employment and leisure uses, and a high tourist and visitor population, especially at weekends. The area is well-served, with most amenities (schools, doctors' surgeries, etc) within walking distance; although everyday shopping is identified as poorly provided.

Residents include a significant percentage of Bangladeshi-origin tenants in the social housing areas, while other tenants and owners reflect London's typically diverse population. In recent history the area included a number of artists living and working, however ongoing increases in land/building values have forced many of these activities further east in the Borough.

The physical heart of the area is the heritage context of the Boundary Estate, which is edged by several other residential and mixed-use neighbourhoods. The Boundary is a social housing estate, as is the Newling estate to the east and much of the Chambord Road and Gascoigne neighbourhoods to the north. All of these early and mid 20th century housing areas began as 100% social housing but now have a very mixed tenure, with buildings ranging between 25%-70% private owners/renters.

Each of these estates/neighbourhoods has community-based residents' groups and there are further resident interest groups in the south of the area: Jago Action Group (JAG) and North Brick Lane Residents' Association (NBLRA) and a retail interest group, Redchurch Traders. There are also two significant new developments – Mildmay to the north on Austin Street and Avant Garde to the south on Bethnal Green Road (BG Road). These developments include both social and market housing and more recently formed residents' groups.

The area includes a church (though mostly attended by people from out of the area), a small mosque and a range of community facilities including St Hilda's East Community Centre (charity) and the TAB Centre off Austin Street (faith). The Rich Mix arts centre provides both community and market cultural activities and is a strong hub on BG Road, used by both locals and visitors. New developments along BG Road now include a wide range of restaurants and cafes, extending the character of Brick Lane to the south and Hoxton to the west and north in Hackney.

The area also provides significant pedestrian/cycle 'through routes', connecting three notable London leisure hubs – Brick Lane (markets, retail and night-time economy), Columbia Road (Flower Market and weekend retail) and wider Shoreditch/Hoxton workplaces and night-time economy.

General principles in defining boundary lines

- to include compatible and coherent communities within locally understood physical boundaries within a 5-minute walk from Arnold Circus on the Boundary Estate
- to establish boundaries at major streets or estate edges within a clearly local area, solely within the London Borough of Tower Hamlets
- to include both sides of community streets as far as possible, except where Borough boundaries and natural communities do not support this. This is to retain coherent areas of public realm, essentially within one or an adjacent Forum area
- where whole streets are included, to also include all buildings fronting those streets
- where whole streets provide the boundary edge and are outside the area, to generally exclude buildings that face the boundary street

- to enable larger, bounding streets to be either 'shared' with an adjacent potential neighbourhood or to be clearly defined as in or out of the ES plan area through boundary location
- to provide for and respect potential adjacent neighbourhoods and their natural communities.

Proposed boundary descriptions (see attached plan)

Summary description

An area bounded by Columbia Road to the north; Gosset Street, the Mulberry Academy Shoreditch and Gibraltar Walk to the east; Sclater Street and the backs of properties on short stretches of Brick Lane, Cygnet Street and ES plan to the south; Boundary Street, Ebor Street, part of Austin Street and Hackney Road to the west. All of these last, western edges follow the borough boundary between Tower Hamlets and Hackney and are therefore necessarily in the centre of the boundary streets.

Columbia Road itself is excluded from the proposed ES plan area, as it stretches beyond the natural East Shoreditch neighbourhood and logically belongs more to the communities adjacent to this proposed area, although some intersections (eg, with Virginia Road, Chambord Street and Gosset Street) would be seen as shared interests.

A significant section of BG Road is included (where it meets Sclater Street, Club Row and Chance Street) as a part of the proposed ES plan area, as public realm in this location is seen as intrinsic to the neighbourhood. It is also seen as a street across which connections should be made with the growing communities of the new developments to the south of BG Road and the potential new communities to be developed on the Goodsyrd site to the south. The Goodsyrd site itself is excluded as it currently has no community to include in the Neighbourhood Plan process, it is a strategic site shared by two boroughs (Tower Hamlets and Hackney), and its final form is currently unknown.

The area includes all of the Boundary Estate; all of what is known as the Newling Estate (around Tomlinson Close); all of the Gascoigne and Chambord Road communities, which are not specifically defined as estates. These estates and areas of local authority housing are all part of the larger Columbia Estates area which is represented by the Columbia Tenants and Residents' Association (CTRA). Approximately half of the CTRA area is within the proposed boundary with the balance of this stretching north of Columbia Road to Hackney Road, an area that has a distinctive character and community. To the south around Redchurch Street, both the JAG and NBLRA areas are included in their entirety, as are the growing new developments to the south of BG Road.

Public open space includes Arnold Circus; Virginia Park (a small park between Virginia Road, Chambord Street and Swanfield Street); an open green space on Rhoda Street; and hard-surfaced recreation space between North Brick Lane and Shacklewell Street; as well as a range of incidental green spaces, which generally are a part of adjacent estates but are open to and frequently used by the public, for instance as pedestrian through routes.

Boundary edges:

North boundary

This starts at the Hackney Road/Columbia Road intersection, runs east along the street boundaries of the buildings on the south side of Columbia Road up to the junction with Virginia Road. Columbia Road itself is not in the proposed ES plan area but the buildings along this section of its southern edge are accessed from and face into the Gascoigne Estate (part of the ES plan area) or Virginia Road, therefore are identified with this location rather than north over Columbia Road.

The boundary then crosses Virginia Road and continues east behind the next two groups of houses/maisonettes as they all address and are entered from Columbia Road, until meeting the intersection with Gosset Street. This also identifies the beginning of the Sunday market area, which is outside this proposed neighbourhood. The public realm at these intersections interacts with the ES plan area and any improvements would be of interest to and should involve the East Shoreditch area; however, on balance we consider that Columbia Road has a particular character that extends beyond our neighbourhood and should be considered by a separate forum (or similar).

East boundary

This starts in the north at the intersection with a small, disjointed piece of the original Virginia Road, where it meets Gosset Street almost at Columbia Road. The boundary runs south along the western edge of Gosset Street until meeting the Mulberry Academy Shoreditch, where it runs down the school's western boundary to Gibraltar Walk, to include all of Gibraltar Walk itself and all the buildings on its western side, and then runs down the boundary with the Turin Estate to meet BG Road. The Turin Estate is fenced 'against' Gibraltar Walk and focuses in on itself to the east, therefore has little interaction with the East Shoreditch area.

South boundary

From the junction between Gibraltar Walk, BG Road and Shacklewell Street, the boundary kinks slightly, south and west, to run along the back boundaries of the properties facing north over BG Road, to ensure that the area includes all of the street itself in this location and buildings that face it from both sides. At the top of Brick Lane the boundary excludes buildings on the south corners, as their primary connection is with Brick Lane, which is included within the Spitalfields Forum area.

The boundary then travels south along the rear boundaries of Brick Lane properties, kinks across Bacon Street to allow existing buildings to relate to the Brick Lane/Spitalfields Forum, then travels south between these and the new development on Cygnet Street (which is included) meeting Sclater Street, then turns west and runs horizontally along the boundary with the Bishopsgate Goodsyrd site on both Sclater Street and BG Road, until meeting the junction with Shoreditch High Street. This ensures the inclusion of BG Road continuously through the site up to the borough boundary with Hackney in the west, with buildings on both sides of the street included except where it meets the Goodsyrd site and the top of Brick Lane. This is the boundary with the adjacent Spitalfields Forum area.

West Boundary

From the south this starts at the junction with BG Road and Ebor Street and runs northwards, up Ebor Street, along part of Redchurch Street and then up the centre of Boundary Street, Austin Street and part of Hackney Road, circumnavigating two sides of Street Leonard's Churchyard. This section follows the borough boundary between Tower Hamlets and Hackney and while its location contradicts one of our principles – to include both sides of streets as much as possible – the borough boundary exists

and is of strategic importance. The west boundary travels along a short section of Hackney Road to meet the north boundary at its intersection with Columbia Road.

5b. Were alternative boundaries considered?

Yes No

5c. If yes, please describe these boundaries and why they were considered

As stated at Q3a and Q3b above, this plan area application seeks to replace the previously proposed ESNPF plan area, a larger area that extended west to Shoreditch High Street. As LB Hackney was unwilling to designate the original western boundary, it has been made coterminous with the borough boundary.

In urbanism terms, the natural edge to the west boundary is Shoreditch High Street, the main A10 route north. It represents a 'conceptual boundary' to the local community given the clear change in character, in particular moving away from the fine urban grain and largely residential character of the East Shoreditch area.

Ideally, it would make sense to include the entire length of all the minor east/west streets that traverse the proposed ES plan area and meet Shoreditch High Street to their west in order to integrate their public realm treatment where practical. However, as the buildings in the blocks west of Boundary and Ebor streets are largely workplace uses, both ground and upper floors, and these are also located in the adjacent LB Hackney, it is more difficult to integrate their occupants in the neighbourhood planning process.

Also, LB Hackney is producing an Area Action Plan for this area, which should address aspects of public realm and streetscape quality. It would be helpful if the proposed East Shoreditch Forum could consider any proposals that meet the proposed ES plan area – particularly along the minor connector streets – and potentially extend any positive initiatives further into East Shoreditch, in order to integrate local streets and create a more seamless connection with neighbours to the west.

6a. Have you undertaken consultation on these boundaries?

Yes No

6b. If yes, please briefly outline the nature of the consultation and the feedback received

Between 2013 and 2019, there has been extensive consultation with all demographic groups. This has included workshops with parents and children (at Virginia School); with women's groups (at St Hilda's); make and do events (preparing consultation materials); business 'talk and chalk' events and a business breakfast; culminating in a 'Make it Happen' community day, which collected questionnaire responses to emerging themes, capable of delivering community wishes in planning terms:

- public realm, including green space

- pedestrian friendly, including traffic reduction and cycle routes
- housing provision
- community well-being
- shopping, leisure & employment.

7a. Does the proposed Area also include an area in boroughs adjacent to Tower Hamlets?

Yes No

If Yes, which ones:

- LB Hackney
- LB Newham
- London Legacy Development Corporation (LLDC)
- City of London Corporation

7b. If yes, have these Planning Authorities been informed?

Yes No

7c. If yes, please list the date, name of contact and the outcome of any contact below:

N/A

Meeting Log: Please provide dates of your meetings with the Plan Making Team	Meeting between East Shoreditch Forum and Steven Heywood and Ellie Kuper-Thomas (Plan-Making Officers) on Wednesday 20 February to discuss modification of area and redesignation of forum.
Applicant name	East Shoreditch Forum (pending designation)
Date	1 March 2019

Please note: Forums will be required to inform the Council of any change to the original content and intentions detailed in its application form.