

Plan Update

Dear all,

Following a meeting with Tower Hamlets Council planning team last Friday we are close to submitting to them the Regulation 16 version of the Neighbourhood Plan. They will then launch a 6-week consultation on that version of the Plan before it and any comments received go to Examination next year.

But in advance of that submission, we wanted to update you on where we are, as well as the latest news.

The attached Neighbourhood Plan is the latest draft version click [here](#):

If you want to see what has changed between this draft and the original Regulation 14 Plan look at this document, click [here](#):

The main change is on page 34 where there is a new Policy:

RB1 – Resident Ballot Requirement. Relevant Estate regeneration projects must apply for GLA grant funding, including satisfying the GLA's resident ballot requirement.

This policy is based on the estate regeneration policies in the Regulation 14 consultation.

Cycling and Transport research projects

Last week TfL released their consultation report on the proposed Hackney to Isle of Dogs cycle route, click [here](#) for their report. It contained this update on the Isle of Dogs section of the route:

"Further work has been undertaken on the Isle of Dogs section and we have been unable to find a design that meets our cycling quality criteria."

As a result, we would like to do some work on cycling issues across the Isle of Dogs. We also plan to do some research on how full the DLR is during the rush hour. If you are interested in helping with either of these projects please get in

hour. If you are interested in helping with either of these projects please get in touch with us by email here: isleofdogsnpf@gmail.com

There will be more information in future emails about these & other projects.

Meet the Mayor John Biggs on the Isle of Dogs Tuesday 29th October 7-9pm

‘Ask the Mayor’ events are question and answer sessions held throughout the year which allow residents of Tower Hamlets to raise the issues that matter to them directly with the Mayor.

This session will take place in the theatre at George Green's School on the Isle of Dogs, Manchester Road, E14 3DW

Doors will open at approximately 6.30 pm, event starts at 7pm Tuesday 29th October

You need to apply for tickets in advance click [here](#):

Community Infrastructure Levy consultation (Local Infrastructure Fund)

A more detailed email will follow about this public consultation by Tower Hamlets Council about how and where they should spend 25% of the Community Infrastructure Levy earned locally, click [here](#) for a link to the consultation.

But you may wish to put in your diary now these two workshop meetings at the Alpha Grove Community center, Alpha Grove, E14 8LH

on Wednesday 6th November

Session 1: 4-5.30pm

Session 2: 6-7.30pm

Please email infrastructure.planning@towerhamlets.gov.uk or call 020 7364 5009 if you would like to register for one of the workshops.

ASDA planning application

The application has been delayed. It was due at the end of August and we still expect it soon.

We plan to help organize a public meeting once it has been made public with local residents.

Westferry Printworks examination

The final comments were submitted to the Examiner by the developer, GLA and

Tower Hamlets Council on the 23rd of September. They can be read click [here](#):

The next step will for the Examiner to write a report before the final decision is made by the Secretary of State for Housing, Communities, and Local Government.

You can get updates click [here](#).

Tower Hamlets Council Local Plan 2031

After some delay, the Council has received the Planning Inspector's Final Report which includes a Schedule of Main Modifications (MMS). This concludes the examination in public. All of the documents are click [here](#).

This should mean that the Local Plan is approved early next year.

Isle of Dogs & South Poplar Opportunity Area Planning Framework

The final version of this document has not yet been released although the consultation ended in May 2018. This Framework should contain a detailed infrastructure plan for the Isle of Dogs and South Poplar area when published.

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/opportunity-areas/opportunity-areas/isle-dogs-and-south-poplar-opportunity-area>

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Development Consultation July 2019

[Campaign Preview](#)[HTML Source](#)[Plain-Text Email](#)[Details](#)

Dear all,

After months of almost no public consultation events this month we have a number of them over the next two weeks. There are so many of them this email will just summarise them. We will provide a separate update on the Neighbourhood Plan and Westferry Printworks later this week. The consultation events include:

- ASDA development public exhibition tonight Monday & Tuesday night (see details below)
- Two Tower Hamlets Council consultations on improvements to the Barkantine estate and to parks in the southern Isle of Dogs public event
- New apart-hotel next to Blackwall DLR station public exhibition
- New safeguarded wharf + new homes at Orchard Wharf in Leamouth next to Trinity Buoy Wharf public exhibition
- London City Airport online consultation on their future plans
- Billingsgate Fish Market move to Dagenham online consultation

We also had stalls at the Canary Wharf College Fete as well as the Mudchute Farm Agricultural Show in June and must have spoken to about 110 people in total. We plan more public events in future months on ASDA, cycling on the Isle of Dogs, river crossing to Rotherhithe, DLR capacity: if you are interested in any of these let us know.

ASDA public exhibition Monday 8th & Tuesday 9th July

The project team is bringing forward amended plans for the new District Centre at the existing Asda site at Crossharbour. Following extensive consultation with the local community, most significantly during Spring and Summer 2017, new plans are now being proposed for the redevelopment of the site.

The proposals will bring local shops, a public square, business space, community and leisure facilities along with new homes, including affordable housing.

Ahead of submitting a planning application, the revised plans will be available for the community to view on Monday 8th July and Tuesday 9th July at Café Forever (next to

Cubitt Town school), Glengall Grove. On both days the sessions will run from 6-9pm.

Liveable Streets Barkantine online consultation

Council programme to improve the Barkantine area has now started (from Cuba street down to Tiller road).

"Our Liveable Streets Programme will improve the look and feel of public spaces in your neighbourhood by creating a better environment, we can make it more convenient to get around by foot, bike and public transport."

Please fill in this online survey, you can put pins in the map where you want improvements
<https://www.pclconsult.co.uk/liveablestreetsbarkantine>

Parks south Isle of Dogs public engagement event Saturday 13th July

The London Borough of Tower Hamlets has commissioned architects and urban designers We Made That to develop a vision for key open spaces within the south Isle of Dogs area. The study will include recommendations for enhancing green spaces by addressing key challenges and celebrating community assets, whilst also ensuring the parks are accessible and inclusive for all.

They would like to invite you to an upcoming public engagement event they are hosting on Saturday 13th July 2019 from 11am - 3pm to help us establish priorities for improving green spaces in south Isle of Dogs.

Poplar Apart-hotel public exhibition Friday 19th July

Public exhibition for new 350 room apart-hotel next to Blackwall DLR station north side of Aspen Way where car parks are now, will involve changes to the bus stand

Friday 19th July 12.30-8pm

at Reach CommunityCtre, Oliphant St, Poplar, E14 0GB

<https://navalrowaparthotel.com>

Orchard Wharf public exhibition Thursday 11th July & Saturday 14th July

Public exhibition for new mixed-use development, which will bring Orchard Wharf back into working use as a freight logistics port + new homes in Leamouth/Blackwall area next to London City Island / East India Dock Basin / Trinity Buoy Wharf

Thursday 11th July 4-8pm

Saturday 13th July 11am - 3pm

at Story Box, Trinity Buoy Wharf, E14 OJW

www.orchardwharfconsultation.co.uk

London City Airport Draft Masterplan 2020-35 consultation

See consultation online here, it will inform any future changes to operating hours in particular.

<https://www.londoncityairport.com/corporate/consultation>

Billingsgate Fish Market online consultation

The City of London Corporation wants to hear your views on the proposal to bring together the three wholesale markets at Dagenham which will mean the removal of Billingsgate Fish Market from the site next to Canary Wharf.

<https://wholesalemarkets.cityoflondon.gov.uk/markets/consultation/>

Below are pictures from some of the public engagement events



When:
Monday 8th July, 6pm-9pm
Tuesday 9th July, 6pm-9pm
Venue:
Café Forever, 3 Glengall Grove, Isle of Dogs, London, E14 3NE



For more information, please:
Visit: crossharbourdc.co.uk
Email: info@crossharbourdc.co.uk
Call: 0800 368 7592



PUBLIC EXHIBITION INVITATION

Ashbourne Beech Ltd are bringing forward amended plans for the new District Centre at the existing Asda site at Crossharbour.

The proposals will bring a new supermarket and petrol filling station, amenity spaces, including a central public square, business space, community and leisure facilities, along with new homes, including affordable housing.

Following extensive consultation with the local community, most significantly during Spring and Summer 2017, new plans are now being proposed for the redevelopment of the site.

Ahead of submitting a planning application, the revised plans will be available for the community to view on **Monday 8th July and Tuesday 9th July at Café Forever.**



Join us to help shape a vision for parks and open spaces in the south Isle of Dogs.

**Saturday 13th July 2019
11am – 3pm**

Manchester Road entrance to Millwall Park
(next to Island Gardens DLR station)

The London Borough of Tower Hamlets has commissioned architects and urban designers We Made That to develop a vision for key open spaces within the south Isle of Dogs area. The study will include recommendations for enhancing green spaces by addressing key challenges and celebrating community assets, whilst also ensuring the parks are accessible and inclusive for all. Come and have your say about the proposals and help us establish priorities for improving green spaces in south Isle of Dogs.

For more information contact Will from We Made That: T: 02072523400 Email: william@wemadethat.co.uk



Making plans for parks in the south Isle of Dogs



PUBLIC CONSULTATION INVITATION

Naval Row Car Park, Poplar, London E14 9PU

Criterion Capital invites you to attend a public consultation on their exciting proposal to build a 350 bed apart-hotel on the car park site in Naval Row, Poplar E14 9PU.

A fairly new concept, an apart-hotel provides a temporary home for people working in and visiting an area for short periods, from a few days to a few months.

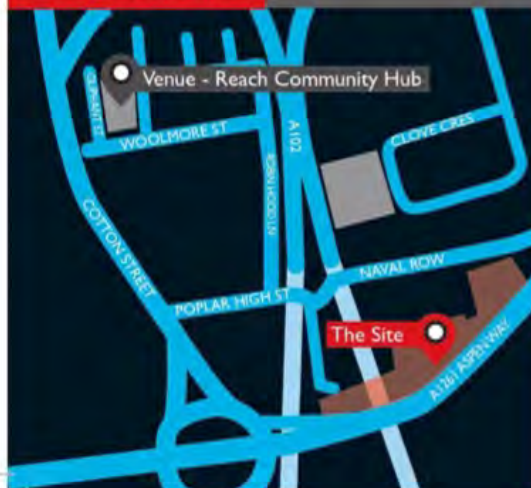
As such, the site is perfectly located to accommodate an apart-hotel due to air, rail and road links and its proximity to Canary Wharf, the City and London as a whole.

In addition to an apart-hotel, the emerging scheme proposes the relocation of the Blackwall bus stand, a public café / lounge area, and dedicated youth play space for use of the wider community.

The consultation provides an opportunity for local residents and stakeholders to view and comment on the proposals before the submission of a planning application to Tower Hamlets Council.

www.navalrowaparthotel.com

How to find us:



The consultation will be held on:

- **Date:** Friday 19th July
- **Time:** 12.30pm until 8pm
- **Venue:** Reach Community Hub,
11 Oliphant Street, Poplar,
E14 0GB

The architects, planning consultants and community consultation team will be on hand to answer your questions and discuss the proposals in detail.

We look forward to seeing you there.

This leaflet is available in other languages upon request, please contact us via email sammcgowan@newingtoncomms.co.uk to request a copy.

HAVE YOUR SAY

Proposals for Orchard Wharf



Regal London would like to invite you to a public exhibition on our

This exhibition is your opportunity to:

Learn more about our

proposals to redevelop Orchard Wharf, a vacant safeguarded wharf on the north bank of the River Thames, between the East India Dock Basin and Trinity Buoy Wharf and directly opposite the O2.

proposals and look at our early plans

Meet the project team and ask any questions

Give us your views to help us shape the developing plans

We have more than 20 years' experience in delivering homes for Londoners and are now working with award winning architects JTP on our emerging plans for a mixed use development, which will bring the wharf back into working use as a freight logistics port and create

much needed new homes,



WHEN

**THURSDAY
11 JULY**

16.00 –
20.00

**SATURDAY
13 JULY**

11.00 –
15.00



WHERE

STORY
BOX,
TRINITY
BUOY
WHARF,
64
ORCHARD
PLACE,
E14 OJW

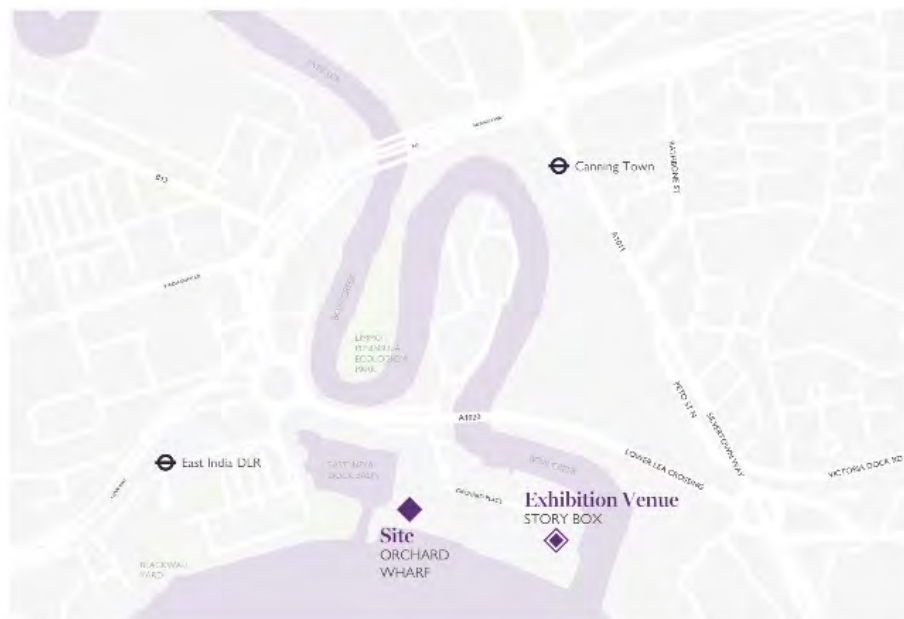
If you cannot make our public
exhibition but would still like
to share your thoughts, you
can get in touch with the
team via:

e:
orchardwharf@londoncomm
unications.co.uk
t: 0800 307 7959

(Freephone)

w:
www.orchardwharfconsultation.co.uk

Please note that the exhibition materials will be available for
download from Thursday 11 July.



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Consultation Update & Extension To 26th May

[Campaign Preview](#)

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Dear all,

We originally proposed to have some drop-in sessions at the end of the consultation period but our normal location, the Ideas Store at Canary Wharf was not available due to purdah election rules until after the European election on Thursday:

So the new drop-in dates will be:

Friday 24th May 10am-12 noon

Saturday 25th May 3-5pm

Therefore the Regulation 14 consultation end date will be extended to midnight Sunday 26th May in case anybody has any last minute questions.

in Lab 3, Ideastore Canary Wharf, Churchill Place, Canary Wharf, London E14 5RB (behind Waitrose, below Brewdog (used to be Jamie's Italian)). Just turn up, no tickets required.

Copies of the documents are also available at the Canary Wharf Ideas Store and Cubitt Town Library.

ASDA update

A new planning application will be submitted in September to re-develop the ASDA site. We do not have any details yet but we expect a new public consultation over the summer.

Westferry Printworks update

Tower Hamlets Strategic Development Committee decided last week to recommend to the Planning Inspector that he refuse the new Printworks

recommend to the Planning Inspector that he refuse the new Printworks application.

The Committee resolves to inform the Secretary of State that were it empowered to determine the application at Former Westferry Print Works 235 Westferry Road E14 8NX for a comprehensive mixed used development, it would have REFUSED planning permission for the amended Refusal Reasons 1 & 4 in the Committee update report together with Reasons 2, 3.& 5 within the Committee report as set out below:

See page 4 of the committee report [here](#). As a reminder as the Council did not make the decision within the statutory time limits the developer appealed to the Planning Inspector to make a decision. They decided to hold a public hearing before an Inspector starting on the 7th August 2019. Which means the deadline for comments is this Wednesday 22nd May. You can make a representation to the Inspector in this link [here](#) .

The Inspector will write a report which will go to the Secretary of State for Local Government James Brokenshire MP for a final decision which is why the Council is writing to the Secretary of State.

A group of Councillors and residents are writing a list of reasons as to why they object to this. If you wish to assist or know please let me know.

Isle of Dogs and South Poplar OAPF Update

We have been told the final version will be released this month.

We are working on a series of meetings over the coming months to start to work out what we want to do in the long Neighbourhood Plan which will replace this Basic Plan.

Directly below is a picture of the new Westferry Printworks application (just behind the right-hand tower you can see a new tower called T5), below that a picture of the original 2016 approved application as a comparison.





Figure 7 – Proposed view north across Millwall Outer Dock (Tower T4 subsequently reduced by two storeys)



Figure 8 – 2016 Permitted scheme - view north across Millwall Outer Dock

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Public Meeting Reminder

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Dear all,

A quick reminder that we have drop-in sessions if you want to come and have a chat or ask any questions about the Neighbourhood Plan or the Forum:

12th April Friday 10am-12pm tomorrow

13th April Saturday 3pm-4:45pm

16th April Tuesday 5pm-7pm

in Lab 3, Ideastore Canary Wharf, Churchill Place, Canary Wharf, London E14 5RB (behind Waitrose, below Brewdog (used to be Jamie's Italian)). Just turn up, no tickets required.

There will be more public meetings in May.

Copies of the documents are also available at the Canary Wharf Ideas Store and Cubitt Town Library.

Quay House update

The developer has submitted a request for an Environmental Impact Assessment scoping opinion for a 40 storey hotel & serviced apartments. More information [here](#).

PA/19/00659/NC I Request for an Environmental Impact Assessment Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for the Demolition of existing buildings and structures on the application site and redevelopment to provide a single building extending to ground floor plus 39 storeys in height for a mix of uses; One basement level; Up to 16,500 m2 gross internal area (GIA) of hotel floorspace (including ancillary bar and restaurant); Up to 12,200 m2 GIA of serviced apartments floorspace; and Associated landscaping. I Quay House, Admirals Way E14 9XG

See picture below for the next public consultation on this scheme at Main Reception of Quay House, 2 Admirals Way, Isle of Dogs, E14 9XG on Thursday 25 April 3:00pm - 8:00pm and on Saturday 27 April 9:00am - 11:00am.

This is the white & black office building between Marsh Wall and the docks, next to the DLR track between South Quay station and Herons Quay station.

Westferry Printworks update

As Tower Hamlets Council did not resolve the application within 16 weeks the developer appealed to the Planning Inspector to make the decision instead. It has now been confirmed that an inquiry will now take place (maybe later this year) where the decision will be taken by a national Planning Inspector. Tower Hamlets will still have a Strategic Development Committee meeting but its decisions will be advisory and will set the position for the Council in the inquiry.

Isle of Dogs and South Poplar OAPF Update

Our last email said that the OAPF would be adopted this month, we understand now that a revised draft will be circulated instead but this is unconfirmed.

PUBLIC EXHIBITION

HAVE YOUR SAY ON THE REDEVELOPMENT PROPOSALS FOR QUAY HOUSE

Dear Neighbour,

In February 2019, Rockwell Property invited you to join them at their public exhibition to have your say on their emerging redevelopment proposals for Quay House, 2 Admirals Way. Since the exhibition Rockwell have taken on board feedback from the local community and are now in a position to present further details of the plans.

The proposals will replace the existing Quay House with a new development that will offer a new hotel, serviced apartments and dockside leisure facilities arranged over 40 storeys. An objective of the proposals is to deliver a building of exceptional design quality whilst also improving the public realm, enhancing the pedestrian experience along the waterfront and activating the currently underused spaces beneath the DLR. The development will also generate many employment opportunities for local people, as it is estimated that circa 300 on-site construction jobs will be provided, followed by up to 230 Full Time Equivalent jobs once the building has been completed and is fully operational.

We would like to once again welcome local residents and businesses to our public exhibition to view the details of the plans in the **Main Reception of Quay House, 2 Admirals Way, Isle of Dogs, E14 9XG** on **Thursday 25 April 3:00pm - 8:00pm and on Saturday 27 April 9:00am - 11:00am**. This will be a great opportunity to meet the team again, ask any questions you may have and leave your feedback on

great opportunity to meet the team again, ask any questions you may have and leave your feedback on the plans.

If you have any questions about the plans or are unable to attend the event you can email, or call us during office hours, by using the details below. We would also be delighted to send you a copy of the boards.

We look forward to hopefully meeting with you at the exhibition!

Yours faithfully,

Your Shout (The Quay House Consultation Team)

quayhouse@yourshout.org

0800 955 1042

quayhouseconsultation.co.uk

FIND OUT MORE

WHEN: Thursday 25 April 2019

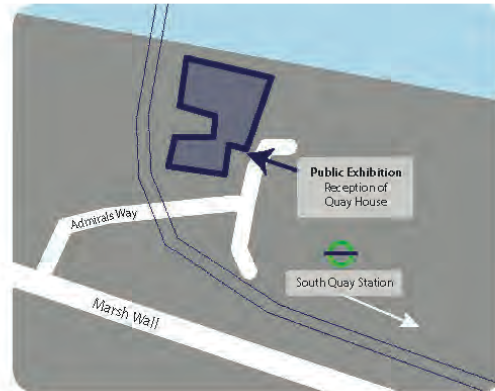
3:00pm - 8:00pm

Saturday 27 April 2019

9:00am - 11:00am

WHERE: Main Reception of Quay House

2 Admirals Way,
Isle of Dogs,
E14 9XG



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Launch Regulation 14 Consultation April 2019

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Dear all,

After months of discussion with the Council and others, the Isle of Dogs Neighbourhood Planning Forum has launched our formal “Regulation 14” public consultation on our new draft Neighbourhood Plan – dubbed ‘the Basic Plan’. The consultation will end at midnight Friday 17th May 2019. If you wish to respond please do so via this email, attend one of the drop in sessions or use the contact details at the bottom.

Click [here](#) for the draft Basic Plan itself, and click [here](#) for the draft Infrastructure Baseline Analysis as a PDF file or [here](#) as an Excel file, which is a key piece of the Plan’s new density policy. You can find the Evidence Base supporting the Plan and all of the documents by clicking [here](#). Anyone seeking more information please ask us.

It’s called the Basic Plan, both because it focuses on the basic policies that we have long been calling for in our increasingly densely developed area; and because we’ve stripped those policies down to their basic principles.

The formal policies still cover the strains on our infrastructure, the use of empty sites, construction management and communication, sustainable design, air quality, and 3D models for high rise planning.

Other policies that had been in our 2018 draft Plan and which the Council had argued – contrary to our own legal advice – did not fulfil the statutory tests required of planning policies, are now included in an annex or as a recommendation (as advised by the 2018 draft Plan’s Examiner); and the new formal Basic Plan policies have been revised to be more acceptable while still achieving our main goals. This should all help the new Basic Plan progress more easily to a public vote and formal adoption in the coming months.

Remember too that our 2018 attempt was actually frustrated by the GLA’s

remember too that our 2016 attempt was actually frustrated by the GLAs refusal to publish in time a key part of the evidence supporting our main policies, despite its having been finalised in 2017. That's not an issue any more.

There will be more information in future emails but the new Plan contains nine policies on:

- D1 – Infrastructure Impact Assessments
- D2 – High-density developments
- ES1 – Use of empty sites
- CC1 – Construction coordination
- CC2 – Construction communication
- CC3 – Control of dust and emissions during construction and demolition
- SD1 – Sustainable Design
- AQ1 – Air Quality
- 3D1 – 3D model for applications

In addition, there are ten Annex policies:

- ER1 – Right to vote to approve or reject final proposals
- ER2 – Conduct of votes
- ER3 – Resident participation in a transparent, inclusive, objective decision-making process
- ER4 – Right of return
- ER5 – Tenants' rights and costs
- ER6 – Leaseholders' and freeholders' rights
- ER7 – Adopting George Clarke Review recommendations
- ER8 – Estate small businesses, retailers, and community organisations
- ER9 – Public profit reinvestment
- GR1 – Helping establish new residents' associations

plus recommendations on how Community Infrastructure Levy should be spent.

The first set of drop-in sessions if you wish to ask any questions will be at:

Lab 3, Ideastore Canary Wharf, Churchill Place, Canary Wharf, London E14 5RB (behind Waitrose, below Jamie's Italian) on:

12th April Friday 10am-12pm

13th April Saturday 3pm-4:45pm

16th April Tuesday 5pm-7pm

There will be more meetings later in the 6 week consultation period.

Copies of these documents will be available at the Canary Wharf Ideas Store and Cubitt Town Library.

Our press release is [here](#)

Skylines update

Last week on a 4 to 2 vote the Council's Strategic Development Committee approved the Skylines planning application on the junction of Limeharbour and Marsh Wall. See picture below of approved scheme.

Skylines Village, Limeharbour, London (PA/17/01597) Demolition of all existing structures and construction of a new mixed use development consisting of five buildings ranging from ground plus 3 to ground plus 48 storeys in height comprising 579 residential units (Class C3); a two-form entry primary school with nursery facilities (Class D1); a 10,272 sq. m GIA small and medium enterprise (SME) Business Centre (Class B1); 2,228 sq. m GIA of flexible commercial floorspace (A1/A2/A3/B1/D1 and D2); single level basement car parking and servicing; and landscaped open space including a new public piazza with future pedestrian connection to Chipka Street and ground and podium level communal amenity space.

Westferry Printworks update

The Westferry Printworks developer has requested that the National Planning Inspectorate make the decision on the revised larger application on the basis that Tower Hamlets Council has not dealt with the application in time (also the reason why the then Mayor of London Boris Johnson called in the application back in 2016). However, a number of updates have been loaded to the Council website in March so it is not clear that the application was final.

If granted this would mean that the decision is taken out the hands of Tower Hamlets and would be made by an independent Planning Inspector through a public examination

Below in the picture is the email from the Planning Inspector. We do not know yet if the inspector agrees to do this. More information here:

https://development.towerhamlets.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_126178&fbclid=IwAR1ODJFpZdbafnD4nz_wBjYVX5VhjNJboR8I1mmi-C5_9HHfGB79Cn-l1oo

Isle of Dogs and South Poplar Opportunity Area Planning Framework Update

GLA comment ‘Officers have been updating the IoDSP OAPF in response to public consultation and in line with emerging LBTH Local Plan policy. It is expected that the final document will be adopted by the GLA in April 2019. GLA, TfL and LBTH officers continue to progress various delivery workstreams and are also actively engaging through the GLA’s Infrastructure Development Coordination Unit Isle of Dogs pilot project supporting upfront planning of utility infrastructure in the area.’

Tower Hamlets Council Local Plan 2031 Update

Tower Hamlets Council comment ‘The [Tower Hamlets Local Plan](#) is undergoing an independent public examination, following its submission to the government in February 2018.

As part of the examination process, the government-appointed inspector has proposed changes (known as [“main modifications”](#)) to the Local Plan and is inviting comments on them. The consultation will run from **25 March until 5pm on 9 May 2019.**’

More information here:

https://www.towerhamlets.gov.uk/lgnl/council_and_democracy/consultations/Local_Plan.aspx



Email from Planning Inspector about Westferry Printworks

Subject: Appeal at Former Westferry Printworks Site, 235 Westferry Road, E14 3QS, London 3225474 & PA/18/01877/A1

The above appeal was received on 26 March and the appellant has requested that it be heard at an inquiry.

The procedure will be determined by the Planning Inspectorate in accordance with Section 319A of the Town and Country Planning Act 1990. Our decision will be based on the published criteria and will take account of the views expressed by both the appellant and the local planning authority.

Your views regarding the most suitable procedure and likely duration of any inquiry would be welcome at this early stage. If you disagree with the appellant that an inquiry is necessary, it is essential that you give detailed reasons to support why your alternative choice of procedure is more appropriate.

Would you please send your comments to me by 28 March.

A copy of this email has been sent to the appellant's agent. Please would you also copy them in to your response.

Kind Regards

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AGM Meeting 2018 Reminder

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Dear all,

As a reminder our AGM is tonight 7pm Wednesday at the Dockland Sailing & Watersports Centre (upstairs) on Westferry road. D7, 135 & 277 bus stop outside, bus stop is called 'Arnhem Wharf Primary School' see map below

The presentation tonight is attached in this link:

https://gallery.mailchimp.com/c883f57b858003ae52d953256/files/f121e821-2671-4d32-88c7-e3a840514345/AGM_5th_December_2018_v3.pdf

Please find attached the formal notice for the AGM, click [here](#)

Click [here](#) for the proxy form if you cannot attend tonight





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AGM Meeting 2018 Notice

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Dear all,

Annual General Meeting Notice

Please find attached the formal notice for the AGM on the 5th December, click [here](#) and below.

Click [here](#) for the proxy form if you cannot attend

Alpha Square update

Yesterday we noted that Alpha Square is not guaranteed. But the Council are proposing to sell Wayside Gardens on Marsh Wall. It is the very small patch of Council owned land between the Novotel and the Nat West bank on Marsh Wall. The developer needs the land in order to be able to move the water pipes underneath the site and because it forms part of the access to Marsh Wall. The decision is not due to be made until the 30th January which means the scheme cannot proceed until then.

More information is [here](#)



Notice of the Annual General Meetings of the Isle of Dogs Neighbourhood Planning Forum ("the Forum")

The Annual General Meeting of the Forum will be held on **Wednesday, 5th December 2018 at 7pm**

at The Docklands Sailing & Watersports Centre, 235A Westferry Road, London, E14 3QS

to consider the following business in accordance with the Forum's constitution.

1. To approve the minutes of the last EGM and AGM of the Association, published on the Forum's official website at <http://isleofdogsforum.org.uk/meetings/>, and consider matters arising.
2. Receive a report from the Committee of the activities that have taken place in the year and of the prospects for

the coming year, including the status of the Forum's 'Basic' Neighbourhood Plan.

3. Receive a financial report for the year, but dispense with the need for an independent audit as the cost would be disproportionate in view of the limited funds involved.
4. Appoint the firm of Barretts, Chartered Accountants, of 22 Union Street, Newton Abbot, Devon, TQ12 2JS as the Forum's auditors on terms to be agreed for the following year.
5. Elect and/or re-elect the members of the Committee. Elections to the Committee shall take place as follows:
 - a. The existing members of the Committee (except for Lydia Benevicius, Mufeedah Bustin, Sue Chadwick, Michael Abiodun Olatokun, Mohammed Pappu and Mariya Talib, who have stepped down from the Committee during the year or have indicated that they will not be standing for re-election at this AGM), whose names are set out below and which are also published on the Forum's official website, will tender their resignations and have agreed to stand for re-election to the Committee.

Adam Allnutt, Mike Barraclough, Ed Berman; Gregory Cohn; Peter Fordham, Ralph Hardwick; Richard Horwood; Ahmed Hussain; John Mohammed, Jack Parker, Hanesh Patel; Michelle Stromgren; and Andrew Wood.
 - b. Other Forum members wishing to stand for election to the Committee must notify Andrew Wood (as Secretary) in writing at the address below, or via the contact form on the Forum's website (at <http://isleofdogsforum.org.uk/contactus/>) of their intention to stand at least 7 days before the Annual General Meeting takes place. Nominations from the floor may be accepted if approved by a majority of Forum members present.

21st November 2018

Note: Annual General Meetings require 14 days' notice, and 21 members present in person or by proxy to be quorate. Resolutions put to such meetings require a simple majority of those attending, entitled to vote and voting to be passed. Members may vote and be counted towards the quorum in person, or by proxy provided in advance of the meeting in writing to the Secretary and signed by the member. Proxy nominations can only be valid for votes and quorums at the one specific meeting identified in the proxy nomination document, and the nominated proxy must himself/herself be entitled to attend and vote at the meeting.

.....



@IsleofDogsForum

Isle of Dogs Neighbourhood Planning Forum
17 Ensign House, Admirals Way, Isle of Dogs, London E14 9XQ
Tel: 0300 030 6033



www.facebook.com/IsleofDogsNeighbourhoodPlanningForum
contact@isleofdogsforum.org.uk
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AGM Meeting 2018

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Dear all,

Annual General Meeting

Our Annual General Meeting will be on Wednesday 5th December from 7 pm to 9 pm at the Docklands Sailing & Watersports Centre, 235A Westferry Road, London, E14 3QS. Bus stop outside serving D7, 135 and 277 buses, see map below. Click [here](#) for the formal notice and proxy form.

If you would like to stand for the Forum Committee please let us know before the meeting.

Basic Plan update

We are about to start the 'Regulation 14' public consultation on our new 'Basic' Neighbourhood Plan, in accordance with the decision of our last General Meeting, having adjusted it following further input from the Council and the public consultation on their new Local Plan (which has only recently finished). This will be detailed in a separate email in the next week but you can read a draft [here](#).

Development Update

Development

Five Tower Hamlets Council strategic development committees were cancelled between March and September this year and it is clear activity has slowed down. This is normal during an election year but normally public consultations pick up after an election and this has not happened to the same extent as in previous years. However, a number of schemes are still moving ahead.

Ballymore and the Kwok family bought from Galliard the 3 Millharbour scheme with 1,513 homes on the south and west sides of Millharbour. They plan to start construction next year.

Alpha Square and the third tower at South Quay Plaza (where the Berkeley Homes sales office is now) are also due to start work next year but Alpha Square is not guaranteed.

There are three planning schemes in Poplar which are in pre-application discussion with the Council including Poplar DLR depot - where Transport for London want to build a residential tower above the depot. Money has been allocated in the Governments budget for this work. TfL are also active on a scheme in Newham to the north of London City Island which is a Crossrail site.

New 19 storey 350 room Travelodge hotel planned in Blackwall on the north-west west side of Leamouth roundabout next to the data centres.

Approved

82 West India Dock Road was approved by the Council in October, the empty site next to Westferry DLR station. 30 storey hotel and apartments.

225 Marsh Wall was approved by a Planning Inspector last month. A 48 storey tower, it had been rejected in 2017 by the Council. More information will follow in a future email.

We are waiting to hear the results of the Planning Inspector examination of the Meadows Millharbour scheme where the red brick offices are now.

Slowed or stopped developments

Helix (McDonalds) - Prestons roundabout - owners trying to sell the site

The Spire - Hertsmere - has definitely slowed down, the unconfirmed news is that it won't happen now

Quayside House - the white & black office building by South Dock bridge. There was a public consultation on a new 38 storey hotel but we now hear the owners have sold the site

Alpha Square - slowed down

ASDA - still active but no live planning application

Live planning applications

Westferry Printworks - new application to double the size of the site to 1,540 homes

Full details in the link [here](#)

Skylines - Limeharbour & Marsh Wall - submitted some changes to the Council a few months ago

Full details in the link [here](#)

Full details in the link [here](#)

In Consultation

One Housing Group are consulting four areas on the Isle of Dogs about the long-term future of four estates.

1. Kingsbridge
2. Kedge, Winch House, Starboard Way on Tiller road
3. Samuda - Alice Shepherd & Oak House
4. Bellamy Close/north side Byng street - because of Alpha Square

Local Plan 2031

The examination of the Council's Local Plan took place between September and October of this year. The Forum were invited to speak on three of the sessions:

1. Deliverability, Infrastructure and Viability
2. Heritage, Design & Tall Buildings
3. Site Allocations: Isle of Dogs & South Poplar

You can read all of the information here:

https://www.towerhamlets.gov.uk/ignl/planning_and_building_control/planning_policy_guidance/Local_plan/Local_Plan_2031_examination.aspx

The next step is that the Council will send the Examiner a list of alterations and updates. She will then consult for 6 weeks on those revisions before finalising the plan in 2019.

The Examiner did ask a number of questions about infrastructure.

Isle of Dogs & South Poplar Opportunity Area Planning Framework

Has gone quiet since the consultation ended on the 1st August, with the one exception: the meeting with Thames Water (see below)

More information, click [here](#)

Water Supply

At the Thames Water Stakeholder Engagement Meeting on the 12th November members of the Forum raised in the public Q&A session with senior

members of the Forum raised in the public Q&A session with senior management of Thames Water concerns over water supply as the population grows.

They are aware and specifically mentioned Canary Wharf as an issue. It was interesting to hear that if the Coppermill Lane waterworks in Walthamstow stops working we lose fresh water 10 minutes later!

We were told that four weeks ago that there was a kick-off off meeting between the Council, Thames Water and the GLA to initiate an Integrated Water Management Study (IWMS) for the Isle of Dogs and South Poplar. The GLA would pay an external consultant to do a study to examine flood risk, drainage and water supply issues. Work would start next financial year.

We have a meeting with Thames Water on the 11th December to discuss planning issues with them.

Proposed new 30 storey Travelodge hotel in Blackwall



New approved hotel and apartments next to Westferry DLR station



Figure 7 – CGI Proposed view south east on West India Dock Road

Location of Docklands Sailing & Watersports Centre





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Presentation Material

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Dear all,

In advance of tonight's meeting at Canary Wharf College Eastferry from 7pm we attach copies of the presentation to be used. We are not sure if the AV is working so we will bring some printed copies.

Copy of the main presentation [here](#)

A summary of what the Development Infrastructure Funding Study is [here](#)

If you cannot make it we will be at the Canary Wharf Ideas store this Saturday 3pm in Lab 3

Location of Canary Wharf College Eastferry, next to Millwall Park and Mudchute DLR station

135 & 277 buses stop on Eastferry road outside

Walking distance to Mudchute DLR station

D7 bus stop less than 5 minutes walk away on Manchester/Westferry near Lord Nelson





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Meeting Reminder

Dear all,

Quick reminder that we have a public meeting tomorrow night Wednesday 7pm at Canary Wharf College Eastferry (see map at bottom), the full agenda will be sent tomorrow in advance of the meeting. We will also have a session this Saturday 3pm in Lab 3 at the Canary Wharf Idea store, Churchill Place if you cannot make Wednesday night.

In addition tonight Tuesday from 7.30pm local Councillors have organised a meeting purely about Westferry Printworks and the expected new planning application to double the size of the development.

at The Forge (Craft Central), 397-441 Westferry Road, E14 3AE (see map below)

D7 & 277 buses pass outside and it is close to Island Gardens DLR

Mayor John Biggs, Cllr Rachel Blake (Deputy Mayor) and Unmesh Desai London AM will be in attendance tonight.

If you cannot make the Wednesday nor Saturday meetings then please complete the attached proxy form if you wish to vote on the resolutions [here](#)

Below are copies of the first four presentation boards from the recent developers public consultation on Westferry Printworks

WELCOME


01

Thanks for visiting the first of the public meeting.

Our aim is to provide the public with a clear understanding of the proposed development and to answer any questions you may have.

We will be holding a public meeting on Wednesday 7th June at 7pm at Canary Wharf College Eastferry.

We will also have a session this Saturday 3pm in Lab 3 at the Canary Wharf Idea store, Churchill Place if you cannot make Wednesday night.



The development so far

As of 1st June 2016, the development has been approved for 200,000 sq ft of office space.

PROPOSED SCHEME

02


Vision

Our vision for the scheme is to create a vibrant new waterfront neighbourhood with a mix of uses, including residential, commercial, and leisure, all connected to the existing infrastructure.

The scheme will be a mix of uses, including residential, commercial, and leisure, all connected to the existing infrastructure.

The following boards set out the changes to the proposed scheme.

	Consented scheme	Proposed scheme
apartments	722	circa (c.) 1,500
bike storage spaces	1,536	c. 2,600
shops and offices	3,600m ²	c. 6,000m ²
car parking spaces		c. 250
secondary school		c. 1,200 pupils
community centre, health centre and cinema		included



Early Consultation started in 2017, supported by the local residents. The consultation was held in May 2018 and July 2018. It was held in the evening, to allow residents to attend and participate. The consultation was held in the evening, to allow residents to attend and participate. The consultation was held in the evening, to allow residents to attend and participate.

September 2017
First stage completed

May 2018
Second stage completed

Development team



North Essex Council



imace Development



PLP Architecture



LOA Design



Architectural rendering of the proposed scheme showing modern buildings and a public space with people sitting on benches.



PROPOSED SCHEME – MORE DETAIL GROUND FLOOR

WESTERN FRONTAGE

04

A vibrant new waterfront neighbourhood

The ground floor plans have been further developed to include a range of ground floor uses to provide a vibrant new waterfront neighbourhood. The ground floor plans have been further developed to include a range of ground floor uses to provide a vibrant new waterfront neighbourhood.



View along the 'green spine' between the buildings, looking north towards Green Water.

Uses at ground floor and site access



Key
 Yellow: Residential units
 Blue: Public spaces
 Green: Green spaces
 Red: Parking spaces
 Orange: Pedestrian routes
 Purple: Cycle routes
 Grey: Access to site from surrounding roads



PROPOSED SCHEME

WESTERN FRONTAGE

03

Lots of the original features of the consented scheme have been retained in the revised proposal. Where opportunities for improvements have been identified these have been incorporated into the design.

The proposed scheme maintains:

- Community facilities including a secondary school, community centre, health centre and other.
- Accessible and attractive public open spaces with shops, restaurants and offices on the ground floor of buildings.
- Public pedestrian routes across the site connecting to surrounding streets and existing routes to the extensive south facing dock frontage.
- A central boulevard running west to east through the site for vehicular access and servicing, but closed off to general through traffic, and
- The same number of car parking spaces as the consented scheme.

The proposed changes include:

- Increasing the height of the buildings, whilst maintaining the original layout to provide more homes including more affordable housing.
- Incorporating lower '3' to the north-east corner of the site to frame the entrance and channel pedestrians to the waterfront.
- Re-configuring buildings '36' and '37' by moving them south, away from existing buildings and separating building '36' into two parts.
- Improving the quality of landscaping, public spaces and play spaces, including introducing a new public square and water feature, and
- Increasing the number of cycle spaces to circa 2,000.

Building height comparison

Building	No. of floors	No. of floors - consented scheme	No. of floors - proposed scheme
1	4	4	4
2	4	4	4
3	4	4	4
4	4	4	4
5	4	4	4
6	4	4	4
7	4	4	4
8	4	4	4
9	4	4	4
10	4	4	4
11	4	4	4
12	4	4	4
13	4	4	4
14	4	4	4
15	4	4	4



Site layout comparison



Consented scheme Proposed scheme



Location of The Forge (also known as Craft Central)



Location of Canary Wharf College, next to Millwall Park and Mudchute DLR station

135 & 277 buses stop on Eastferry road outside

Walking distance to Mudchute DLR station

D7 bus stop less than 5 minutes walk away on Manchester/Westferry near Lord Nelson



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Examination Update & EGM July 2018

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Dear all,

We're holding a meeting of the Forum on Wednesday 25th July 2018 at 7pm at Canary Wharf College, 197 East Ferry Road, E14 3BA (see map below), mainly to discuss the rejection of the Forum's Neighbourhood Plan by Tower Hamlets Council on the recommendation of the Independent Examiner, and decide what we want to do next. This is an important meeting to decide on our strategy, so do come along as we have a lot to discuss.

The official Meeting Notice (including a proxy form if you cannot attend on the night) is [here](#)

We will also briefly provide an update on the Westferry Printworks application (although a separate meeting is being arranged for that week), the GLA Opportunity Area Planning Framework launched in May, the consultation on which ends the 1st August (see below). Finally we will provide an update on the latest development news as a number of schemes will be submitting new planning applications this summer (see at bottom).

Examination Update

The Examiner considered the Plan – our 'quick' Plan comprising the most urgent policies – “fundamentally flawed” because the GLA had refused to publish its 'Development Infrastructure Funding Study' until just before the Examiner's public hearing on the Plan on 10th May 2018. The Examiner said the study (showing a need for about £1 billion of new infrastructure in the area) was necessary to justify the Plan's core 'density' policy, which called for the necessary infrastructure to have been specifically identified and guaranteed before permitting any more huge residential towers. As such, he thought the study needed to have been in the public domain when the public consultations on the Plan were taking place, and those consultations had finished in February this year before the GLA eventually published the study. The GLA had been

promising to publish it ever since July last year after it was first privately circulated, and even resisted a Freedom of Information Act request to do so.

In light of this turn of events, the proposal for the meeting to consider is for the Forum to commence a public consultation on a new 'Basic' Plan, while continuing work on the much more comprehensive 'long' Plan that's already started and will take some time to complete.

We will though also discuss three alternative options:

- a. Wait until the GLA's draft Opportunity Area Planning Framework for the Isle of Dogs and South Poplar, and Tower Hamlet's draft new Local Plan 2031, have both been completed later this year, with a view to our Isle of Dogs Neighbourhood Plan enhancing the authorities' plans and filling in any gaps, rather than seeking to establish our own policies up front.
- b. Use the Examiner's report on the 'quick' Plan solely as guidance for our continued work on the comprehensive 'long' Neighbourhood Plan, without pursuing any other Plan in the meantime.
- c. Progress the 'quick' Plan as a non-statutory Community Action Plan only, using our own procedures and potentially arranging our own public referendum. This would not have any formal statutory power over planning decisions, but should still be a material consideration for planners to take into account.

This Basic Plan will comprise formal policies covering the four subject areas which the 'quick' Plan's Examiner accepted as being for "land use or development of land" – a requirement for formal planning policies: density, construction management, sustainable design, and air quality. The main Basic Plan 'land use' policies are attached to the notice of the meeting.

The remaining 'quick' Plan policy areas would be included in an annex to the Basic Plan, and that would not have to be for land use or development.

Although not having the persuasive weight of formal 'land use' policies, the annex policies would still be material considerations in planning decisions as they would be would have been approved as an annex to the Basic Plan in its referendum. This should substantially simplify the Basic Plan's progress through to a referendum early next year.

We are still considering the legal implications of the Examiner's decision to rule out a number of our policies as not being for land use or development.

Because we knew that many of our policies were unusual for planning, we had engaged one of the country's top planning barristers, Richard Harwood QC, as

a legal adviser, and he had advised that our policies were indeed for land use or development. We submitted his opinion to the Examiner, but the Examiner disagreed except for the four Basic Plan policies. Our lawyer's advice can be read [here](#).

As regards our 'quick' Plan's air quality policy, while accepting that the issue does relate to land use or development, the Examiner felt that we could not exceed the boundaries of what had traditionally been in planning policies in this respect, and so we have focused the draft Basic Plan policy accordingly. The draft construction management and sustainable design policies have only had minor adjustments for the Basic Plan.

We have however substantially re-written our core density policy in light of Tower Hamlets Council's claim that the policy did not promote 'sustainable development' – another requirement for a planning policy. The Council disagreed with the Examiner who said: 'I have also concluded that the plan seeks to promote sustainable development'. The Council felt the original policy could have had the effect of imposing an embargo on major residential development in the area because of inadequate infrastructure. While development without adequate infrastructure cannot logically be considered sustainable, and although both the Examiner and our legal adviser disagree with the Council, modifying the policy should help the Council support the new Plan and smooth its progress.

The density policy has therefore been recast (i) to provide planning committees with enough information to judge whether there is sufficient infrastructure to support the proposed development and all existing and consented developments; and (ii) to require that information to be taken into account before granting consent. In other words, instead of a policy seeking to prohibit further huge developments unless the necessary infrastructure has been guaranteed, the new policy seeks to ensure the planning committees have the information needed to judge infrastructure adequacy, and the obligation to take it into account.

You can see the full exchange of emails, information and the Examiner's report here: You can see the full exchange of emails, information and the Examiner's report here:

https://www.towerhamlets.gov.uk/ignl/planning_and_building_control/planning_policy_guidance/neighbourhood_planning/Isle_of_Dogs.aspx

Isle of Dogs & South Poplar Opportunity Area Planning Framework (OAPF) update

The consultation ends on the 1st August. At the meeting on the 25th July we will be asking you to approve a formal response by the Forum to the consultation.

If you have any views or want to help write a response please get in touch. We will organise some sessions to discuss in more detail our response starting with a session this Saturday 14th July between 3 & 5pm at the Canary Wharf Ideas store. We will advertise more such sessions next week.

<https://data.london.gov.uk/dataset/isle-of-dogs-and-south-poplar-oapf>

Development Update

Quay House - by the South Dock pedestrian bridge - 38 storey short term rental accommodation + work space - planning application being submitted soon

Westferry Printworks - new larger planning application to be submitted soon, see more information in this link [here](#)

Alpha Square - due to start construction early 2019 - about a year later than expected

The Spire - West India Quay - paused while the scheme is reviewed

Poplar - there are three large planning applications being looked at on the north side of Aspen Way in Poplar

ASDA - no news

Pepper Saint Ontiod pub - planning application submitted to knock down and rebuild as a seven storey residential tower with the pub rebuilt on the ground floor

One Housing Group consultations on the future of:

- Alice Shepherd House close to the blue bridge

- Kedge House and surrounding properties on the south side of Tiller road

- Kingsbridge estate by the sailing centre

- Bellamy Close and north side of Byng Street related to the Alpha Square construction

Planning Appeals

225 Marsh Wall, 82 West India Dock Road and the Meadows planning application to replace most of the red brick office buildings between Pepper Street bridge and Millharbour have been appealed to the national Planning Inspector. More information about what this means in a future email.

Location of Canary Wharf College, next to Millwall Park and Mudchute DLR station

135 & 277 buses stop on Eastferry road outside

Walking distance to Mudchute DLR station

D7 bus stop less than 5 minutes walk away on Manchester/Westferry near Lord Nelson



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Examination Update, OAPF & Westferry Printworks

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If you'd like to stay subscribed to these emails then you don't need to do a thing, but if you'd prefer to unsubscribe, you can use the link at the bottom of this (and any other) newsletter you receive from us. We will only be sending you emails about development issues on the Isle of Dogs and about what the Forum is doing.

Dear all,

Tomorrow Wednesday & Thursday there are two public consultation events for a new and larger planning application at the Westferry Printworks site (see below). The developer submitted an Environmental Impact Assessment scoping document to double the number of new homes from 722 in the approved planning application to possibly 1,537. As such a whole new planning application is required of which this public consultation is a part.

Wednesday 23rd and Thursday 24th May. The session will be open for drop-in anytime between 2PM and 9PM (was 8pm originally).

At The Forge, 397 – 441 Westferry Road, Isle of Dogs, London E14 3AE

See map below. 277 & D7 buses stop nearby.

Isle of Dogs & South Poplar Opportunity Area Planning Framework (OAPF) update

The GLA have released the public consultation version of various documents associated with the OAPF which can be found here:

<https://data.london.gov.uk/dataset/isle-of-dogs-and-south-poplar-oapf>

As well as a general introduction [here](#)

There will be a more detailed email from the Forum about the contents of the OAPF, the transport plan and the local connections plan as they are extensive and important.

The OAPF looks at three growth options for the Isle of Dogs over the next 25 years:

Baseline/Low - 31,000 new homes and 110,000 extra jobs

High - 38,000 new homes and 110,000 extra jobs

Maximum - 49,000 new homes and 110,000 extra jobs

The TfL Transport Plan also models 59,000 extra homes and 110,000 extra jobs arriving by 2031 as a test to "help to identify the impact of uncoordinated development across potential sites.....This was done for strategic modelling and analysis purposes only."

It now starts a 12 week public consultation ending on the 1st August. We will be organising a combination of drop in events and public meetings on these important documents and will update you shortly on when these will be.

Examination Update

The public hearing took place on Thursday 10th May. The Examiner wrote to the Council and the Forum on Monday to say that he hoped to complete his report by the end of May and that he would accept no further exchange of emails.

There has been a lot of work behind the scenes to provide the Examiner with what he has requested. We will summarise what happened once we have the report but in the interim much of what has happened is detailed on the following Council web-page.

https://www.towerhamlets.gov.uk/lgnl/planning_and_building_control/planning_policy_guidance/neighbourhood_planning/Isle_of_Dogs.aspx

Westferry Printworks information

Copy of Environmental Impact Assessment Scoping Opinion submitted, [here](#)

PA/18/00956/NC | Request for an Environmental Impact Assessment Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for alternative scheme to replace PA/15/02216. Approximately double the size of the extant scheme, providing 1,537 residential units and almost 8,000sqm of non-residential floorspace along with the 1,200 pupil secondary school. Building heights would generally be at 9 storeys for the blocks located along the east-west road and between 19 and 46 storeys for the 5 towers. | Former Westferry Printworks, 235 Westferry Road, London

Westferry Printworks invitation to public exhibition

On: 23rd and 24th May 2018

At: 2PM – 9PM

The Forge,
397 – 441 Westferry Road, Isle of Dogs, London E14 3AE

Dear Resident,

We are writing to invite you to the Westferry Printworks public exhibition on **Wednesday 23rd and Thursday 24th May**. The session will be open for drop-in anytime between **2PM and 9PM**.

The exhibition will give all local residents the opportunity to learn about our revised scheme for the former Westferry Printworks site, to ask questions and to provide feedback.

Our revised proposals include public open space, improvements to the dockside walk, community space, commercial space and quality homes with an increased provision of affordable housing across all tenure types.

Presentation boards and models will be on display to present the scheme and representatives will be on hand to answer your questions from PLP (the architects), Mace Developments (the development manager) and The Morris Consultancy (the community liaison officer).

We value your feedback on our proposals and there will be the opportunity to provide written feedback at the exhibition.

If you can't make the exhibition then information on display will be made available on our website after the event. Please visit www.westferryprintworks.co.uk for more details.

If you have any questions about the exhibition, please call Janine Jasper at The Morris Consultancy on 07568 350410.

We look forward to meeting you.

Yours faithfully,

Mike Myles
Development Director

On behalf of Westferry Developments Ltd.

Location of The Forge





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Examination Invite

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Dear all,

This Thursday the Neighbourhood Plan is being examined in public by an independent examiner from 10am to 1pm at Jack Dash House on Marsh Wall, 2 Lawn House Close, E14 9YQ

The meeting is open to the public to attend although you need to register to attend by emailing neighbourhoodplanning@towerhamlets.gov.uk

The public can watch but not speak (this is not a public Q&A) but the Forum, Council, GLA & developers who asked to speak will be able to do so + the 4estates forum on estate regeneration

The Examiner has the power to revise the policies in the Neighbourhood Plan, his note [here](#) is worth reading

Full information is in the link and a more detailed update will be provided later

https://www.towerhamlets.gov.uk/lgnl/planning_and_building_control/planning_policy_guidance/neighbourhood_planning/Isle_of_Dogs.aspx

"Following the consultation on the draft Isle of Dogs Neighbourhood Plan (regulation 16), the council, in consultation with the Isle of Dogs Neighbourhood forum have appointed Mr John Parmiter FRICS FRSA MRTPI, as the independent examiner to undertake the examination of the draft Isle of Dogs Neighbourhood Plan. The Examiner will consider the representations submitted to the council and whether the plan meets the 'basic conditions'.

As part of the examination, the Examiner has determined that a public hearing is required. The public hearing will be held on Thursday 10 May 2018 between 10am and 1.30pm (approx.) in the Chamber at Jack Dash House, 2 Lawn House Close, E14 9YQ.

In order to manage capacity please can you let us know if you are planning to

in order to manage capacity, please can you let us know if you are planning to attend the public hearing by emailing neighbourhoodplanning@towerhamlets.gov.uk"

Meeting agenda

Isle of Dogs Neighbourhood Plan Examination

Public Hearing 10 May 2018: Revised Agenda 24.4.18

Time	Topic	Questions	Participants
10.00	Opening statement		Examiner
10.10	Development Plan	To what extent, if any, should the NDP reflect emerging Development Plan policy (esp London Plan)	Forum LBTH Ashbourne Beech GLA Canary Wharf
10.30	Evidence Base	What is the status of the Development Infrastructure Funding Study (DIFS)? And how can it be relied on to support the plan if it has not been published or formed part of the consultation process?	Forum LBTH GLA
10.50	Density and Infrastructure	D1(1): What evidence is there to support the 1,100 hrph threshold? D1(2): How is the provision of relevant facilities to be linked to individual applications?	Forum LBTH Hondo Ballymore
11.15	CIL	Are these polices concerned with the use and development of land?	Forum LBTH Strong Drive Canal & River Trust
11.30	Estate Regeneration	Are these polices concerned with the use and development of land?	Forum LBTH One Housing 4 Estates Forum
12.00	Referendum Area	Does it need to extend beyond the plan area; and if so to what extent?	Forum LBTH

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Husting

[Campaign Preview](#)

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Dear all,

We have organised a Mayoral hustings where you can meet, question and hear from the candidates running for Mayor of Tower Hamlets at the 3rd May local elections. Most of the candidates have confirmed attendance.

From: 6pm to 8pm Tuesday 24th April (next week) come along even if you miss the start

At: Seven Mills Primary School, Malabar Street, E14 8LY (next to the Barkatine estate and just off Alpha Grove - see map at the bottom)

It will be first come, first served entry with no tickets. If you need disabled seating access please let us know.

We will try to record or livestream the event for those who can't make it.

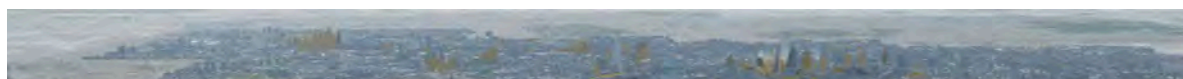
New London Architecture Tall Building Survey 2018 is out today

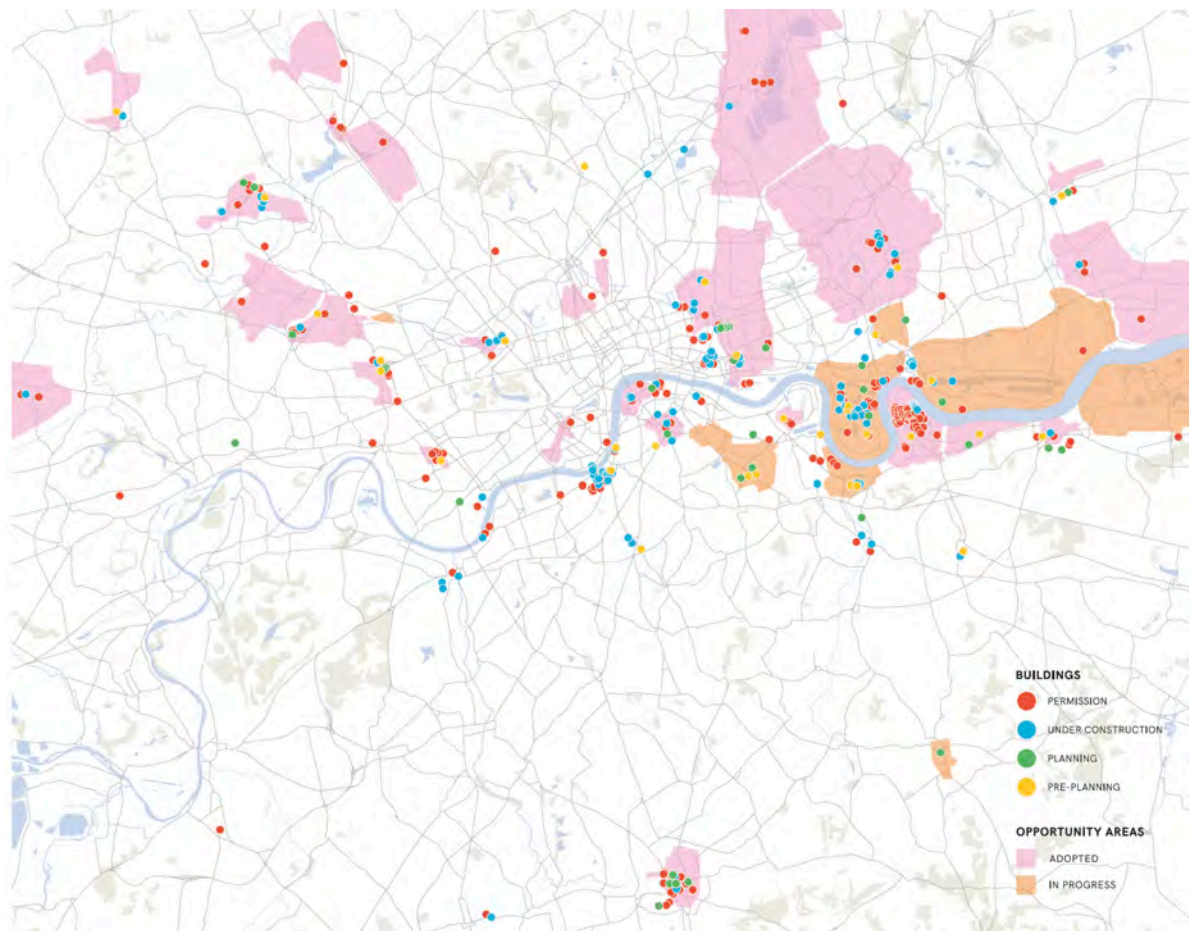
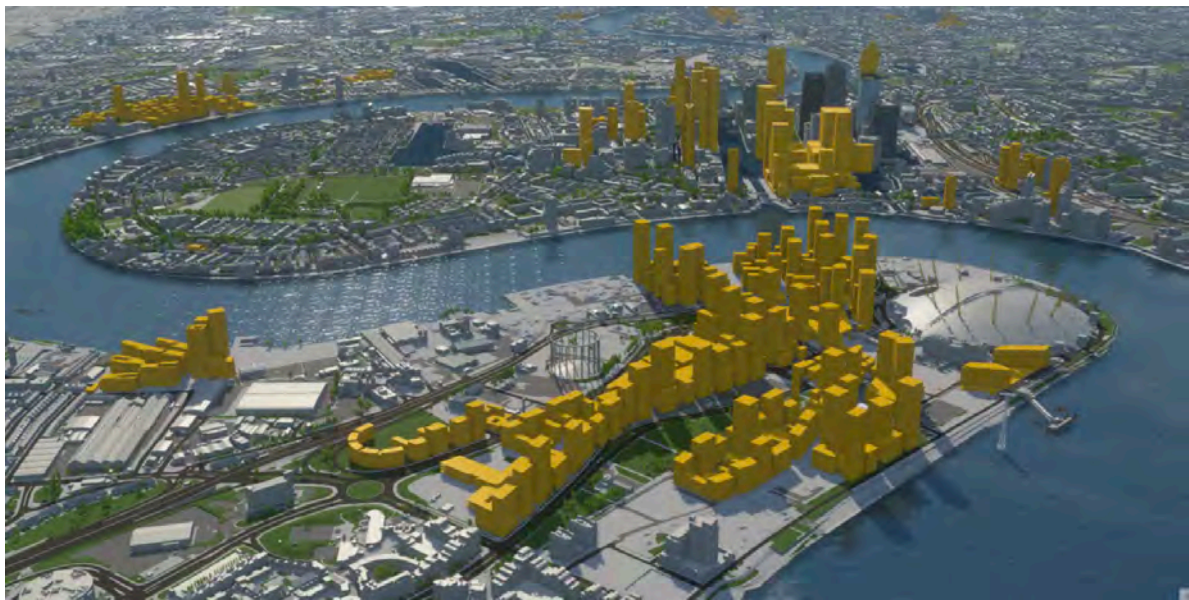
To quote from the report "Greenwich and Tower Hamlets continue to be the boroughs with the highest number of tall buildings in the pipeline, 70 and 85 respectively. Both boroughs are up from the previous year, with Greenwich increasing from 68 and Tower Hamlets from 77."

The report looks at the building pipeline for tall buildings (over 20 storeys) across London, full details are in this link:

http://newlondonarchitecture.org/docs/tall_buildings_survey_2018.pdf

The first picture is from the report showing in yellow tall buildings in the pipeline in east London. The second picture is the map of where tall buildings are across London





The table below on the left shows the height of tall buildings by Borough; and the table below on the right shows the number of tall buildings at different stages by Borough.

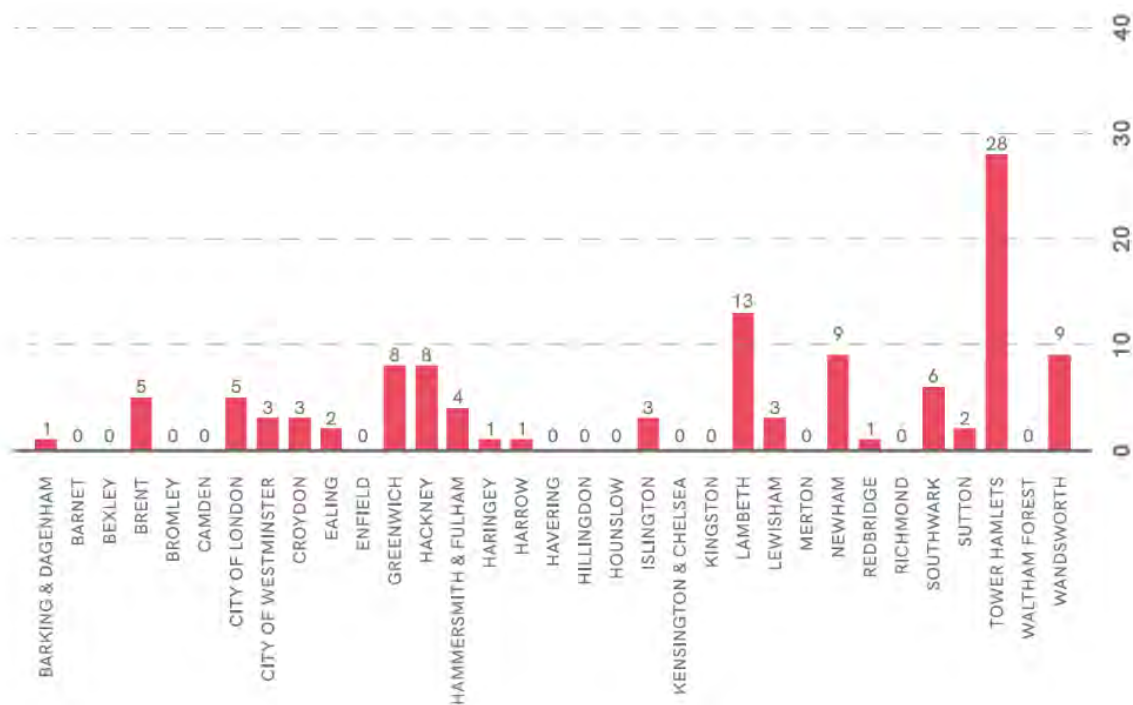
Tower Hamlets is the third from the bottom with the highest numbers.

HEIGHTS OF TALL BUILDINGS IN 2012
PIPELINE BY BOROUGH

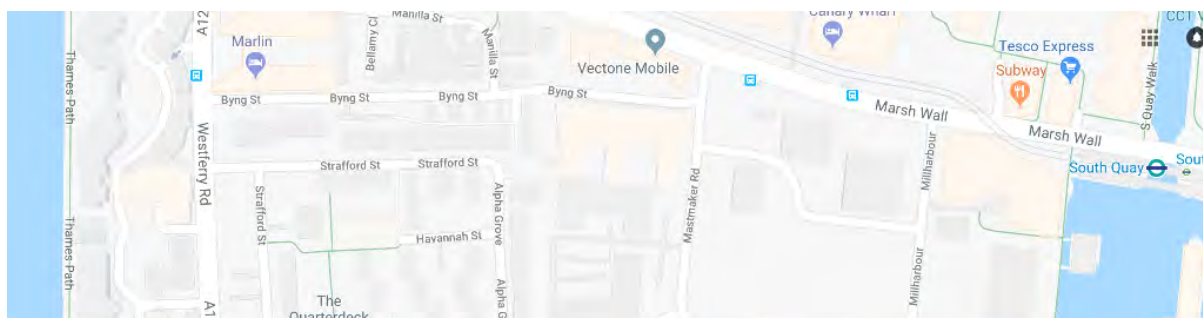




Where tall buildings are under construction in London, Tower Hamlets is third from the right in the table below with 28 tall buildings under construction.



Seven Mills Primary School location



Development Update, Independent Examiner Appointed & Planning Appeals

[Campaign Preview](#)

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Dear all,

Thanks to the many of you who attended the four drop in events we organised about our neighbourhood plans over the last few weeks. We will write a fuller update once we have processed the results but below are a few pictures from the event.

Our 'quick' Neighbourhood Plan has reached its next stage. The Council have now appointed an experienced Independent Examiner, John Parmiter, to review the Plan to confirm that it meets all the statutory requirements for a properly drawn-up neighbourhood plan, and that it can be put to a public vote, which we hope will be in early July. We'll keep you informed of his progress.

In the meantime the Government are consulting on changes to the National Planning Policy Framework which are the national planning rules for England and Wales. There will be a more detailed email about this in the future as we may wish to respond to it. But in the meantime here is a link to the consultation: <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

Locally there are two development updates. Quay House has come back again with two public consultation meetings this week: and the developer behind the proposed 30 and 26 storey towers between Millharbour and Pepper St bridge has appealed the refusal of the scheme last year by Tower Hamlets Council to the planning inspector (as has the site next to Westferry DLR station).

Quay House public consultation Thursday and Saturday (22nd and 24th March)

March

This coming week there are two public drop in events for the redevelopment of Quay House on Admirals Way. It is the white and black 3 storey office building next to the DLR track on South Quay – as you cross the pedestrian bridge heading south towards South Quay it is the building to your right (see map below).

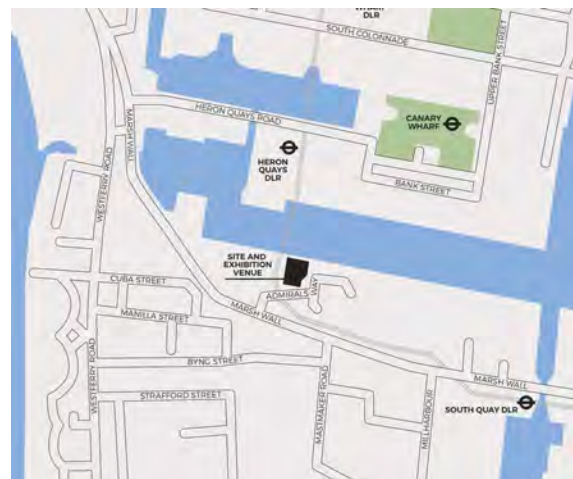
Attached [here](#) is more information from the developer, Investin.

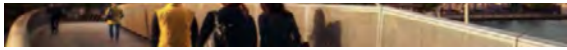
Investin propose "to bring forward proposals for an exciting mixed use scheme at Quay House. Our plans include a new building that provides serviced apartments and workspace for local businesses. We will also deliver new amenity space and improvements to the public realm around the quayside."

Dates Thursday 22 March: 4:00pm – 7:30pm
 Saturday 24 March: 10:00am – 1:00pm

Venue: Quay House
2 Admirals Way
Isle of Dogs E14 9XG

Some of you may remember this building from 2015 when an application was rejected for a tower of 68 storeys (233 metres AOD) and 496 residential units (picture to the left below). We do not know the proposed height of the new building.





Planning appeals - Millharbour and Westferry DLR

When a planning application is rejected by the Council, a developer can appeal to the Mayor of London or the Planning Inspectorate, who can overturn local decisions but must do so on policy grounds. There has been a recent increase in planning appeals by large developers, one of which in Whitechapel was recently granted.

Two local planning applications have recently been appealed to the planning inspector.

49-59 Millharbour - between Millharbour and Pepper Street Bridge

PA/16/03518/R | Demolition of existing buildings at 49-59 Millharbour, 2-4 Muirfield Crescent and 23-39 Pepper Street and the comprehensive mixed use redevelopment including two buildings ranging from 26 storeys (90.05m AOD) to 30 storeys (102.3m AOD) in height, comprising 319 residential units.

Planning appeal documents [here](#)

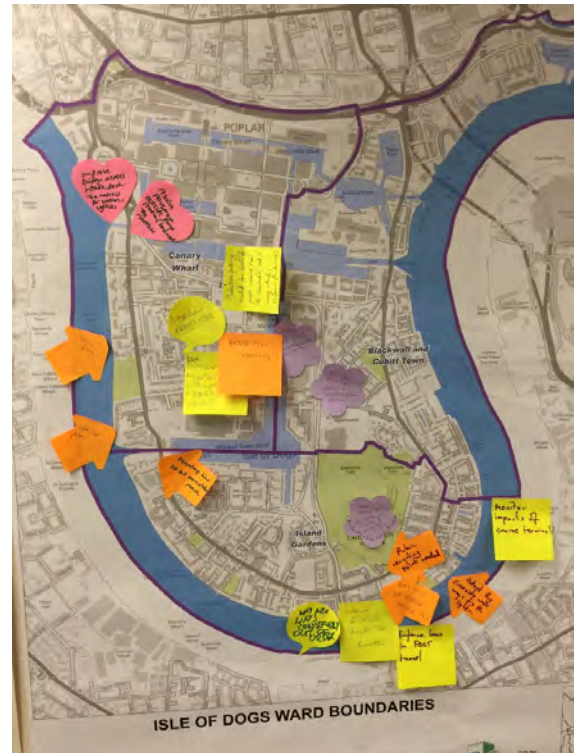
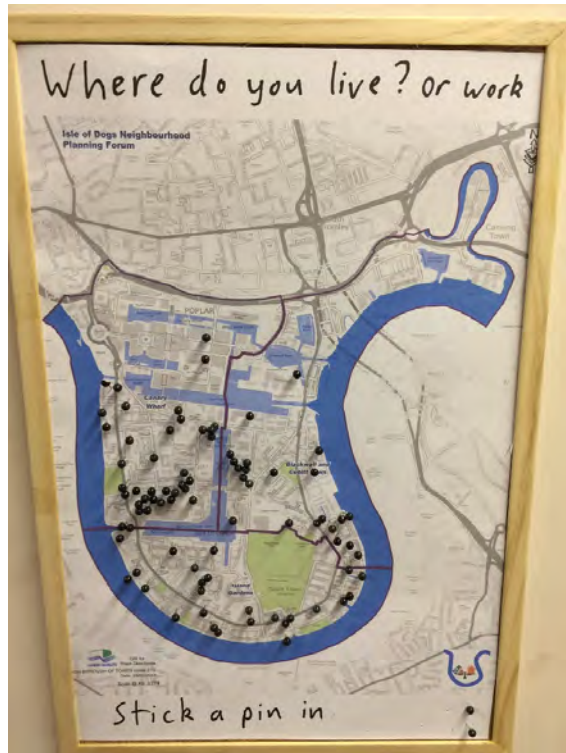
82 West India Dock Road - empty space between Westferry DLR station and Limehouse Police station

PA/16/01920 | Erection of a part 18, part 37 storey building comprising 20,079 sqm (GIA) of residential floorspace (Class C3) (consisting of a total of 202 C3 residential units comprising 69 x 1 bed units, 100 x 2 bed units, 27 x 3 bed and 6 x 4 bed units), 11,597sqm (GIA) of hotel floorspace (Class C1) (consisting of 320 hotel rooms) including ancillary bar and restaurant area, 89 sqm (GIA) of flexible retail and community floorspace (Class A1, A2, A3, D1 and D2)

Planning appeal documents [here](#)

Pictures from our Isle of Dogs neighbourhood planning exhibition. The map below with the black pins shows that visitors to the exhibition came from all over the Island. The others reflect some of the suggestions for our 'long' Neighbourhood Plan, which will eventually flesh out and replace the current 'quick' Neighbourhood Plan. The quick Plan should go to a public vote this year to address the most urgent planning issues on the Island. Click [here](#) for a

summary of the quick Plan.



Gold star list – what ideas or projects do we support?

Place your gold stars below, can put as many as you like against each row

1	affordable retail space for new cafes, bakeries, butchers	25	★★★★★★★★★★★★★★★★★★★★
2	better & more street bins	6	★★★★★★
3	CCTV cameras in public spaces	10	★★★★★★★★★★★★
4	drinking fountains	1	★
5	electric charging points for cars	3	★★★
6	Floating Lido (swimming pool)	10	★★★★★★★★★★★★
7	Improved & new playgrounds	6	★★★★★★
8	Improved cycle parking	3	★★★
9	Improved facilities for the Sea Scouts by blue bridge	4	★★★★
10	Improved street lighting	7	★★★★★★★

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Drop In Meetings Reminder

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Dear all,

Reminder that we have four drop in events planned starting tonight:

Tuesday, 6th March 2018 6pm to 9pm

Thursday, 8th March 2018 2pm to 5pm

Saturday, 10th March 2018 2pm to 5pm

at Galloway House (1st Floor, no lift so you need to walk up one floor)

57 Millharbour, E14 9DT (the red brick buildings between Pepper St bridge and Millharbour, the building closest to Tiller road)

See pictures below for location

Monday, 12th March 2018 11am to 1:30pm

at Lab 1&2, Canary Wharf Idea Store, Churchill Place, E14 5RB (behind Waitrose & below Jamies Italian)

which is accessible to the disabled

These are to start gathering ideas and thoughts on the 'long' Neighbourhood Plan. They will be fully interactive sessions where we will give you gold stars and coloured pins to put on maps. You can drop in for 5 or 50 minutes, it won't be a formal meeting but Committee members will be available to answer any questions about the 'long' or 'quick' Plan. If you would like to help please get in contact.

Attached in the link is a copy of the invitation letter which you can share with your colleagues & neighbours.

https://gallery.mailchimp.com/c883f57b858003ae52d953256/files/79780299-6344-4e82-925e-e220aec59d74/Public_Meeting_leaflet_25_Feb_2018.pdf





Final South Dock bridge exhibition

The Council are running a final drop-in sessions on the South Dock bridge:

Thursday 8 March 2018, 5-8pm

Canary Wharf Idea Store

Churchill Place London E14 5RB

https://www.towerhamlets.gov.uk/ignl/council_and_democracy/consultations/South_Dock_Bridge_consultation.aspx#ad-image-0

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which is accessible to the disabled

'quick' Neighbourhood Plan update

The Regulation 16 consultation on the 'quick' Neighbourhood Plan ended last week so we await the results of the responses collected by the Council

week so we await the results of the responses collected by the Council. Meanwhile Tower Hamlets Council have contacted NPIERS (Neighbourhood Planning Independent Examiner Referral Service) and have received CV's from three prospective Independent Examiners. We have worked with the Council on the process and selection criteria.

South Dock new pedestrian bridge consultation

Reminder that there are three public exhibitions starting today, details below.

Rotherhithe to Canary Wharf river crossing meeting 13th February

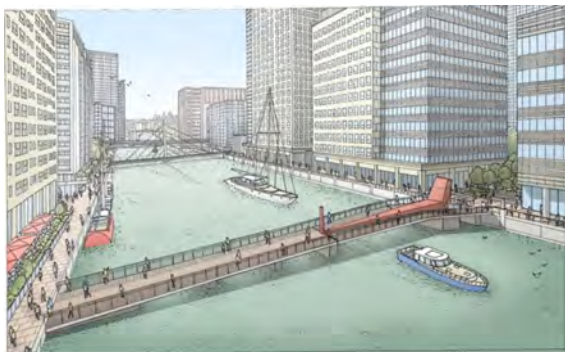
We had about 50+ people attend the meeting including Unmesh Desai, the local GLA Assembly Member

The results of the vote are provided below.

We agreed that we would do an online version of this ballot paper but we await confirmation of some rumours about a location having been chosen and a bridge design having been dropped.

A more detailed email will follow on this subject.

South Dock Bridge pictures



The Council are running the following drop-in sessions on the South Dock bridge:

Tuesday 27 February 2018, 11am-3pm

West Winter Garden (we think it will be next to the Obica restaurant, the one that you pass when you push through the glass doors when you cross the existing south dock bridge)

35 Bank Street London E14 5NW

Saturday 3 March 2018, 10am-1pm

Alpha Grove Community Centre

Isle of Dogs London E14 8LH

Thursday 8 March 2018, 5-8pm

Thursday 8 March 2018, 5-6pm
Canary Wharf Idea Store
Churchill Place London E14 5RB

https://www.towerhamlets.gov.uk/ignl/council_and_democracy/consultations/South_Dock_Bridge_consultation.aspx#ad-image-0

Below are the voting results from the Rotherhithe river crossings ballot papers submitted on the 13th Feb. A number of people left before the final show of hands which indicated slightly different results.

Rotherhithe to Canary Wharf River Crossing Meeting 13th February - Voting Results

45 completed ballot papers

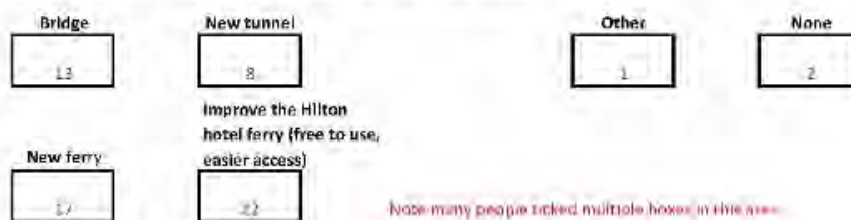
Q1 - Do you support an improved river crossing? Mark one with an X



Q2 - Where do you prefer a new or improved crossing? Mark one with an X

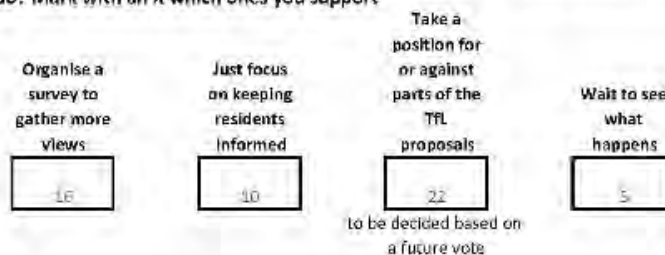


Q3 - Which type of crossing do you prefer? Mark all that apply with an X



Note many people ticked multiple boxes in this area

Q4 - Until the project reaches a TWOL (Transport & Works order) in 2019 what do you think the Forum should do? Mark with an X which ones you support



Do you live or work in the Isle of Dogs? Mark with an X

Yes 44

No 0

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Two Bridges Email

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[Details](#)

Dear all,

Tower Hamlets has just started a 6 week public consultation on building a 2nd pedestrian bridge between South Quay and Canary Wharf to be called the South Dock bridge (see below).

Reminder tonight (Tuesday) between 7pm - 9pm is our public meeting on the proposed pedestrian and cycle crossing between Rotherhithe and Canary Wharf at the Barkantine Hall (opposite Sir John McDougall Gardens) where the pedestrian bridge crosses Westferry road. E14 8QE. See map at end.

We will start with an introduction, then split into 4 tables to discuss (15 minutes each)

1. Crossing locations. What are the issues with each one and what other options exist? Cycle connectivity issues on both sides
2. Crossing options. Bridge, Ferry, Tunnel? What other options exist?
3. What is the need for a new crossing? For London, for the Isle of Dogs?
4. What questions do we have for TfL? How should we find out the views of residents not here tonight?

Followed by a public discussion & a vote.

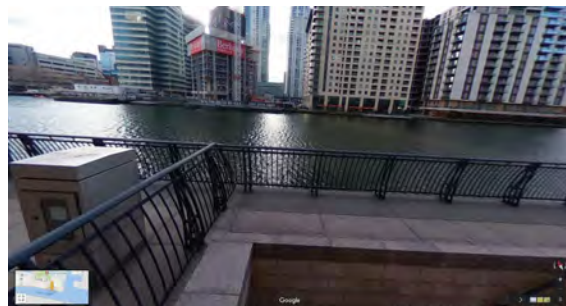
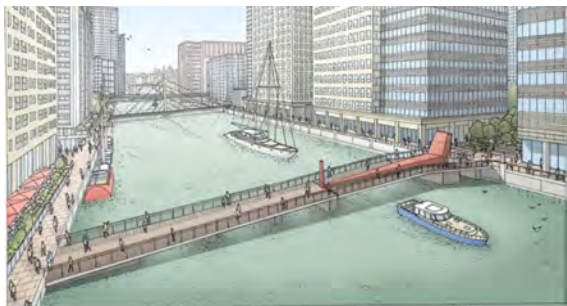
Attached is the background information we will use tonight [here](#)
[Here](#) the voting form we will use to find out what people think on the night (we will issue an online version after the meeting)

Below are some pictures we will use in the meeting.

Here is a link to the TfL website with more information about their proposals
<https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/rotherhithe-canary-wharf-crossing>

South Dock Bridge





The Council are consulting on a proposed new pedestrian and cycle bridge to connect Canary Wharf and South Quay/Marsh Wall, to be called the South Dock Bridge. An earlier study has shown that the bridge should align with Upper Bank Street on the north bank of the South Dock and the Berkeley Homes 'South Quay Plaza' scheme on the south bank (see picture above on the right). It will be to the east of the existing bridge.

They welcome your comments and suggestions during the six week consultation period from Monday 12 February to Friday 23 March 2018. The Forum will follow up on these issues once we have more information and will share by email.

The presentation boards are [here](#)

The bridge will have a lifting (bascule) mechanism to allow boats through when necessary and sufficient height to allow smaller boats through at all times. The bridge will integrate with public realm on the north and south banks and the team is working with key stakeholders to ensure an approach that balances the needs of all.

They are launching an exhibition to show proposed plans for the new bridge and illustrate how the bridge might look. These are early concept designs, and more detailed designs will follow to support a detailed planning application later in 2018.

They welcome your input on the early concept bridge designs. All feedback received will be reviewed and will help to inform the detailed design.

Why do we need a new bridge?

Significant new developments on the Isle of Dogs will generate greater pedestrian and cycling flows. The new Crossrail station will attract more pedestrians from the area and there is a need to improve access to South Quay DLR station. The existing bridge (also known as the Wilkinson Eyre Bridge) is

approaching its capacity at peak times in terms of comfort levels.

27,000 people cross the existing bridge today, between 70 & 80,000 are forecast to use it daily by 2030.

The new bridge will become one of the busiest pedestrian bridges in London.

Rest of information on link below

The exhibition will also be available to view at the following drop-in session:

Tuesday 27 February 2018, 11am-3pm

West Winter Garden

35 Bank Street London E14 5NW

Saturday 3 March 2018, 10am-1pm

Alpha Grove Community Centre

Isle of Dogs London E14 8LH

Thursday 8 March 2018, 5-8pm

Canary Wharf Idea Store

Churchill Place London E14 5RB

https://www.towerhamlets.gov.uk/ign/council_and_democracy/consultations/South_Dock_Bridge_consultation.aspx#ad-image-0

Part of the pictures to be used tonight in the Rotherhithe meeting

Some pictures

Picture of island at NLA Store street model of London – includes 20 meter tall bridge at central alignment location Elliott Wood & reForm proposal

Hilton hotel ferry – can carry 120 passengers, maximum actually carried 50



Pictures below from TfL document

Bridge



Tunnel



Enhanced ferry service





Crossing Location Issues

Figure 6 – TfL preference

Figure 8 – in green 3 preferred options in consultation, brown discarded sites

Figure 4 – where people cycle to CW from

Bottom right – Southwark Council cycling map with key



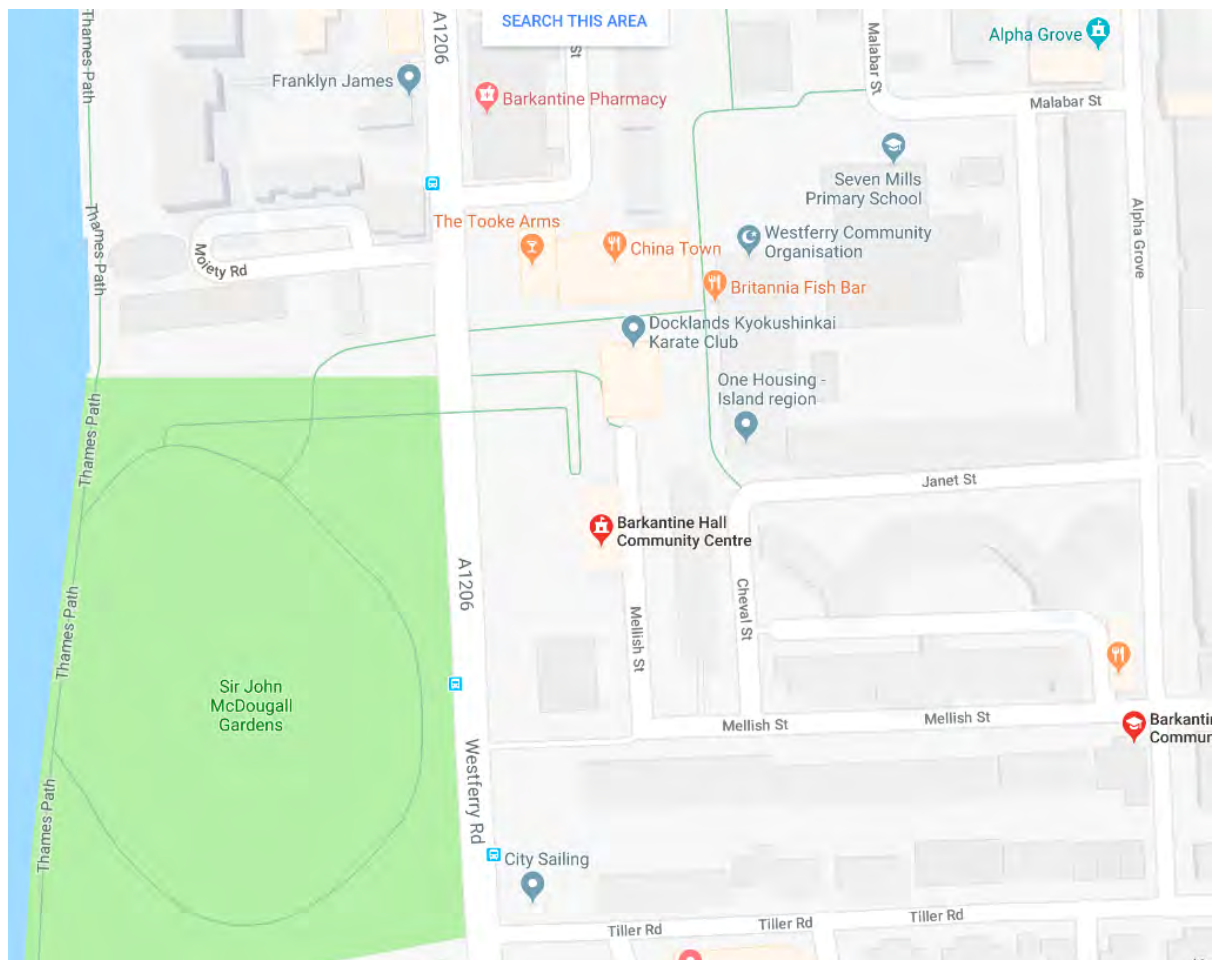
Figure 6 – Preferred crossing corridor



Figure 4 - Canary Wharf cycling origins



Figure 8 – Selected Landing Sites and resulting alignments



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Rotherhithe Bridge Crossing Meeting

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Dear all,

We will be holding a public discussion about the proposed pedestrian and cycle crossing between Rotherhithe and Canary Wharf to find out what you think about the proposal and to agree collectively what we should do about it. Please come along if you want to contribute or find out more.

7-9pm Tuesday 13th February 2018

at the Barkantine Hall (opposite Sir John McDougall Gardens) where the pedestrian bridge crosses Westferry road. E14 8QE. See map below.

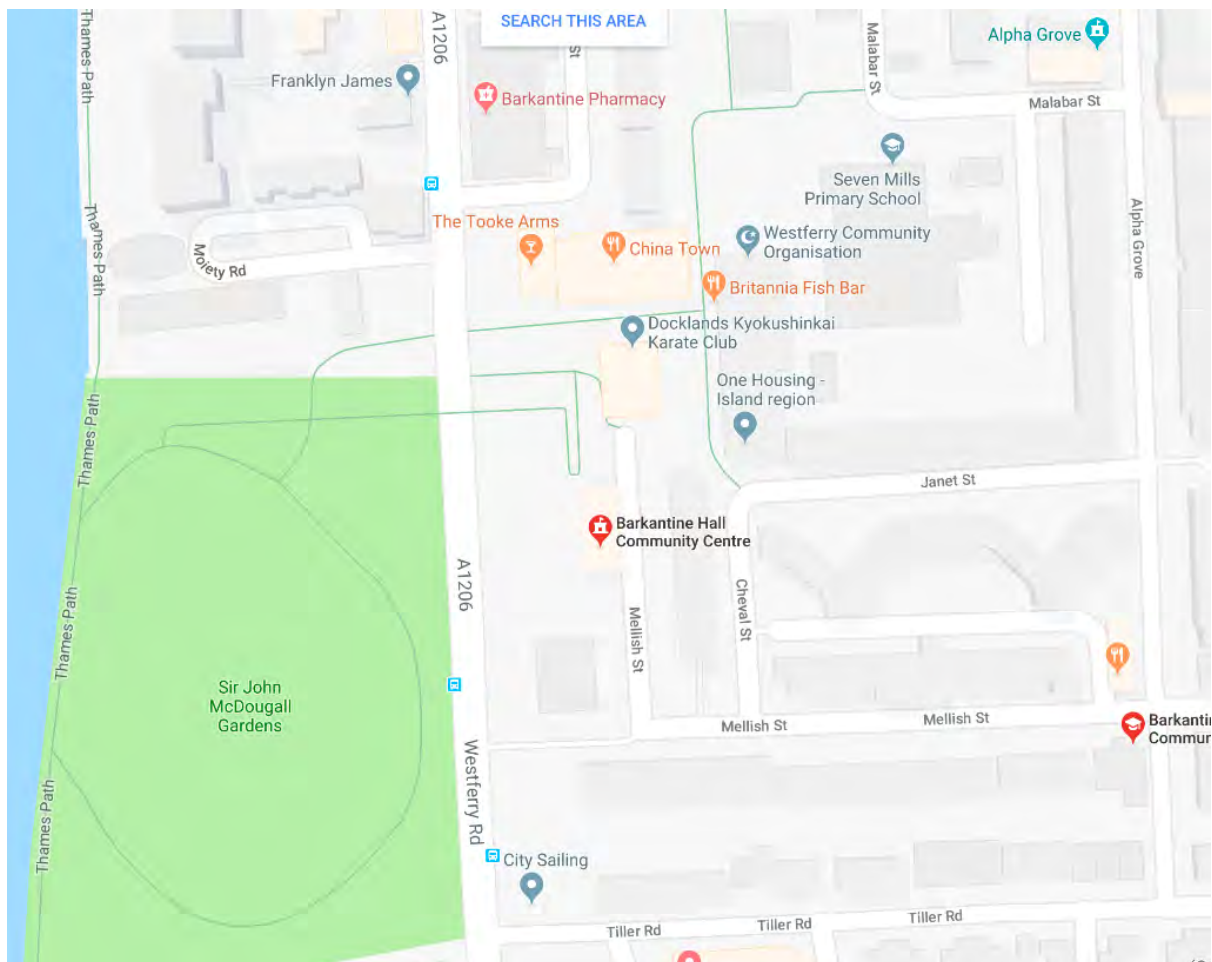
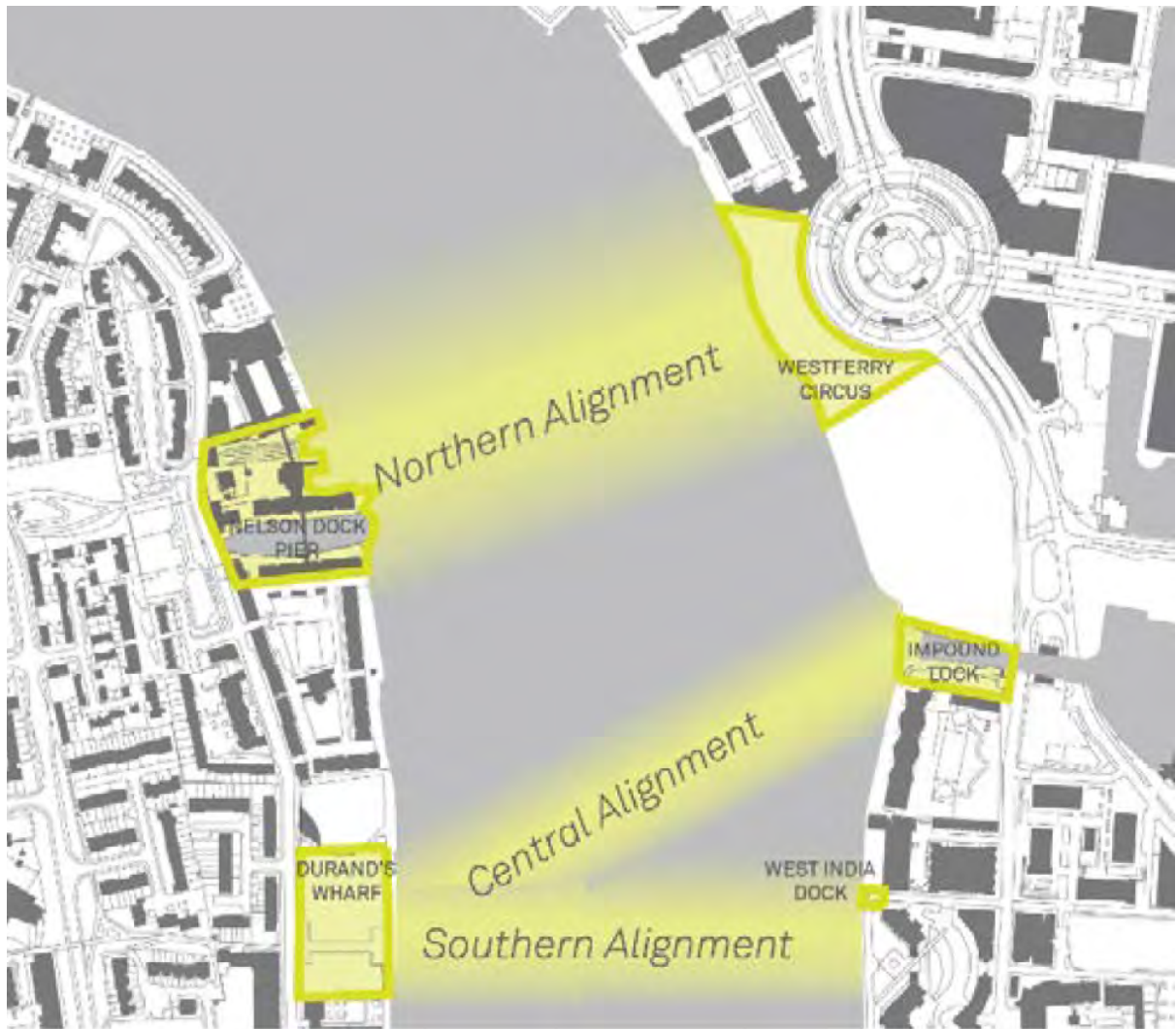
Although we will start with an update the main part of the meeting will be several interactive sessions looking at different elements of the crossing followed by a debate and discussion on the TfL proposals. One of the things we wish to discuss is what, if any role the Neighbourhood Planning Forum should take on the proposed crossing either now or in the future. The Forum cannot take a formal position on the crossing until we have had a public meeting to discuss.

Transport for London officers will be attending as well if you want to ask them any questions but this meeting will be run by the Forum.

Here is a link to the TfL website with more information about the proposals
<https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/rotherhithe-canary-wharf-crossing>

Figure 1 – Possible crossing alignments





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Regulation 16 Consultation Email Neighbourhood Plan

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Dear all,

In December Mayor John Biggs agreed to start the 2nd & final phase of the public consultation on the Neighbourhood Plan in January. That consultation has now started and will last until 5pm 22nd February.

Below is a copy of the Councils email and we will provide an update on this consultation, our response to it as well as other issues next week.

You can write an email or letter in support of the Neighbourhood Plan or comment on it as long as received by the Council before the 22nd Feb. Their email address is neighbourhoodplanning@towerhamlets.gov.uk

Copy of Council Email

This email is being sent to you as you have previously engaged with the planning process in Tower Hamlets or in the development of the Isle of Dogs Neighbourhood Plan.

Draft Isle of Dogs Neighbourhood Plan

Neighbourhood Planning was introduced by the Localism Act (2011) and enables community groups to submit applications to the Council to establish 'Neighbourhood Planning Forums' and 'Neighbourhood Planning Areas' and to draft Neighbourhood Plans for their areas. These Neighbourhood Plans will be used to determine planning applications in the area.

Notice is hereby given that the Isle of Dogs Neighbourhood Forum has submitted a draft Neighbourhood Development Plan (the "Isle of Dogs Neighbourhood Plan") to the London Borough of Tower Hamlets under

Neighbourhood Plan) to the London Borough of Tower Hamlets under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The draft Isle of Dogs Neighbourhood Plan has been developed in consultation with the local community and provides a vision for the future of the Area. It sets out a vision, objectives and planning policies.

The London Borough of Tower Hamlets is satisfied that the draft Isle of Dogs Neighbourhood Plan and supporting documents, as submitted, meets the requirements of Regulation 15.

Representations

In accordance with the legislation, a 6-week consultation period on the draft Isle of Dogs Neighbourhood Plan is required. This will be carried out from the **11th of January 2018 and finishing at 5pm on the 22nd of February 2018**. Any submissions received after this deadline cannot be considered.

Comments are invited on whether the draft Isle of Dogs Neighbourhood Plan and supporting documents, as submitted under Regulation 15 fulfils the [Basic Conditions](#) as required by regulations. **Any person or organisation may comment on the Plan or supporting documents.**

All representations will be publicly available and will be forwarded for consideration by the Independent Examiner appointed to carry out the examination of the draft Isle of Dogs Neighbourhood Plan.

Anyone making a representation may request to be notified of the Council's decision.

Where and when the plan proposal may be inspected

Copies of the draft Isle of Dogs Neighbourhood Plan and supporting documents are available to view at the following locations:

- on the Council's [website](#)
- at the Tower Hamlets Town Hall Mulberry Place, 5 Clove Crescent, E14 2BG
- Canary Wharf Idea Store, Churchill Place, E14 5RB
- Canary Wharf Idea Store, 50 Greenwich Street, E14 6SH

- Cubitt Town Library, 52 Strattondale Street, E14 3HG

Written responses should be made by **5pm Monday 22nd February 2018**.
Responses should be sent to: neighbourhoodplanning@towerhamlets.gov.uk

or to:

FREEPOST RRBK – TZER – UTAU
Neighbourhood Planning Consultation
Strategic Planning – Plan Making
London Borough of Tower Hamlets
PO BOX 55739
London
E14 2BG

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AGM Feedback And Plan Updates

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Dear all,

Thank you to the 118 people who attended our AGM on the 30th October and the follow on Ideas store meetings and Cllr Rachel Blake, Cabinet Member for Strategic Development & Waste who also presented at the AGM. The Tower Hamlets Council planning officer who was there said he had never seen so many people attend a planning meeting. A copy of the full presentation from the Council, GLA and us is [here](#).

How to get involved

If you would like to help, be kept informed about or lead one of the long Plan areas please fill in this simple survey (if you filled in the paper version on the 30th no need to do this).

<https://www.surveymonkey.co.uk/r/loDPlanVolunteer>

This survey will allow us to start connecting together people who are particularly interested in cycling, schools, playground, environmental issues, heritage etc so that you can start talking to people with a similar interest and developing plans for these areas (see list at the end).

Local Plan & Neighbourhood Plan update

At the AGM we agreed that the Forum would write a response to the Councils draft Local Plan 2031. A copy of the response the Committee wrote is attached [here](#).

We had planned to share with you a draft in advance but we had to do some more work for the Council on the quick Neighbourhood Plan for them last week as well. After the Council reviewed the submitted Plan they asked us for the following:

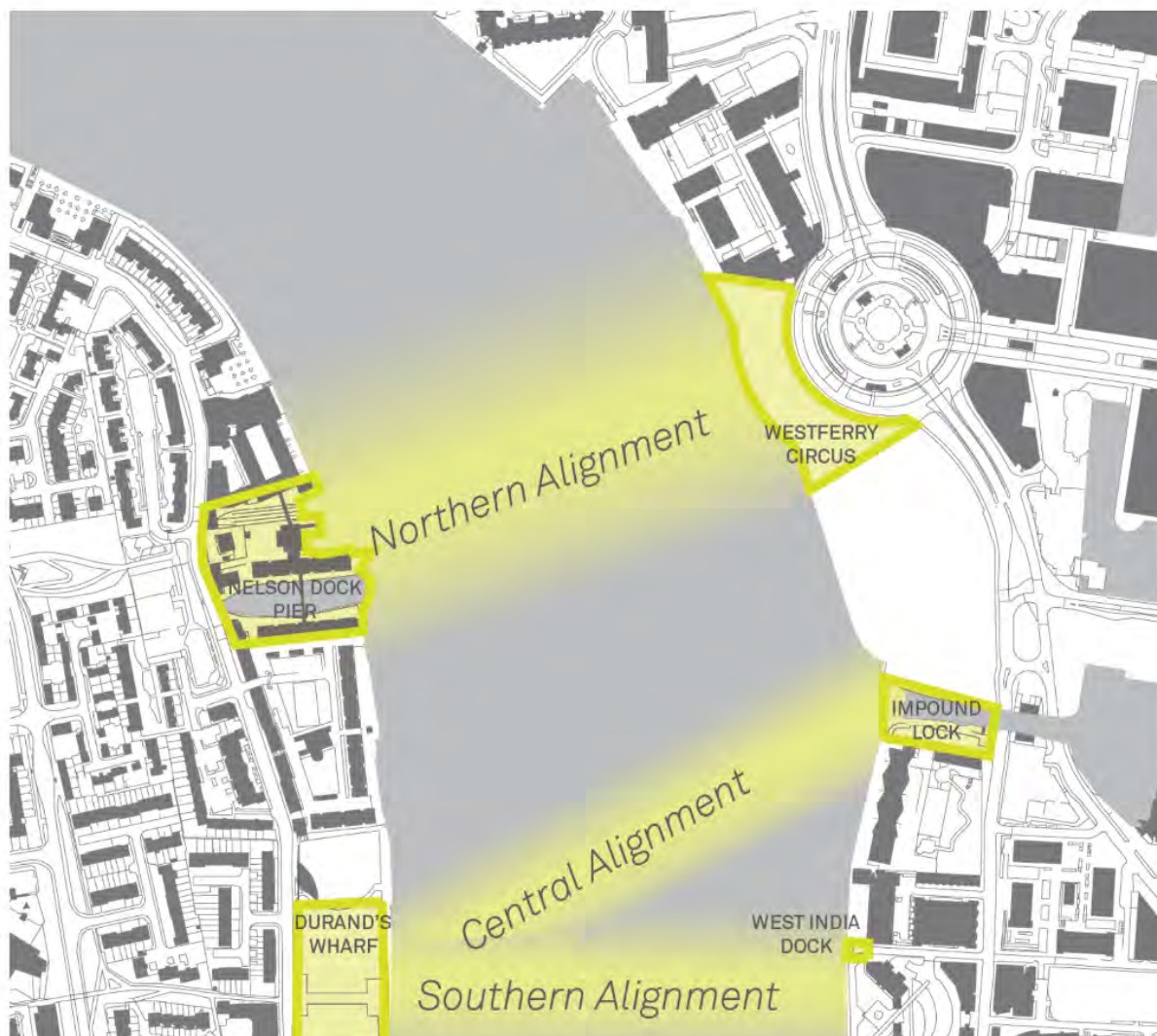
following,

1. More detail on the Consultation Statement about who we consulted or did not consult which we did on pages 17 to 20 [here](#)
2. How our Plan conforms with the London Plan for the Basic Conditions statement. This has not been done by other London Neighbourhood Plans as it is not a statutory requirement but we have added a section from page 13 [here](#) given the importance

They have confirmed they are happy with the responses and have said we are still in line to be considered at the Cabinet meeting on the 19th December. That makes it more likely that we will have the referendum next summer.

We had a presentation from the GLA as well about the OAPF but we do not yet have a date yet for when consultation starts nor when we will have access to the full documents.

Figure 3: Proposed bridge locations





Rotherhithe to Canary Wharf river crossing

Transport for London have started a public consultation on the proposed crossing and they clearly indicate a preference for a bridge, the map above shows in green three proposed crossing locations, two of them in the Forum area.

The Forum does not have an agreed position on the proposed crossing although some members are passionately opposed to the bridge and some are very enthusiastic about it. We are considering a meeting in December to discuss the issue in more detail and to collect people's questions and issues for submission before the consultation ends on the 8th January. Either at this meeting or a later one we can agree what the position of the Forum should be. Here is a link to the TfL information:

<https://consultations.tfl.gov.uk/rivercrossings/rotherhithe-canarywharf/?cid=r2cw-crossing>

There are two TfL organised consultation events:

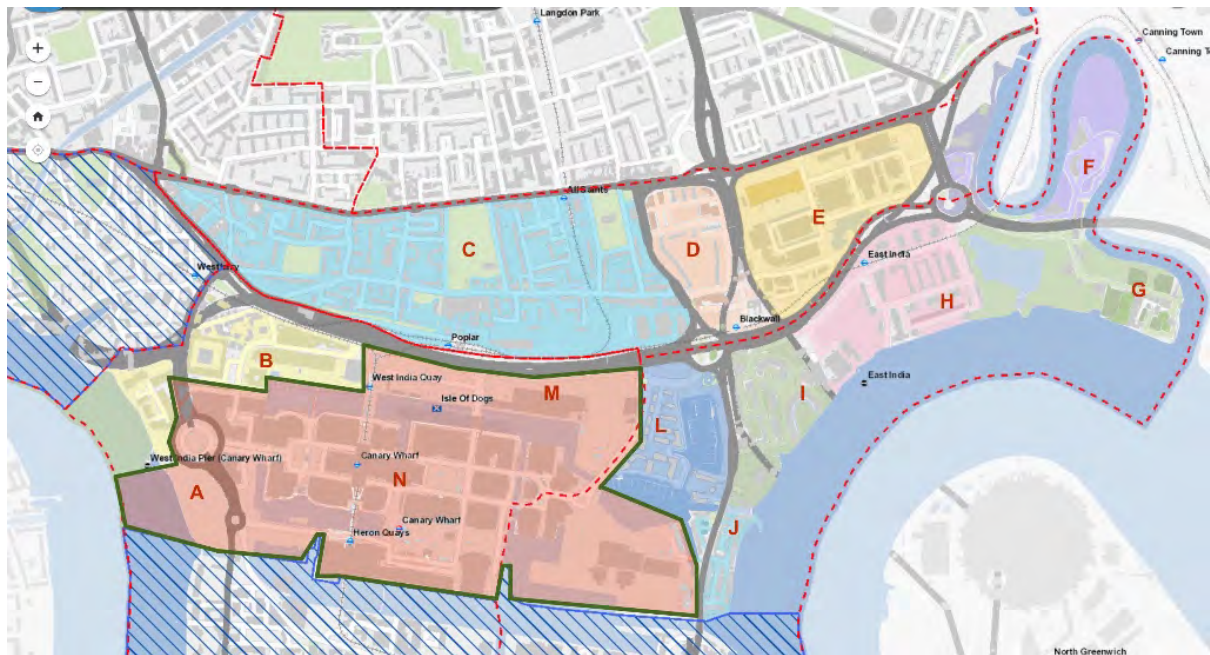
- Saturday 25 November 2017, 11:00 to 15:00 at Alpha Grove Community Centre, Alpha Grove, Isle of Dogs, London E14 8LH
- Thursday 30 November 2017, 08:00 to 19:00 at Canary Wharf underground station, Jubilee line ticket hall, Canary Wharf, London E14 5NY

New Forums

A group in Poplar have applied to form a new Neighbourhood Planning Forum in Poplar (areas C & D in map below). They would be the sixth Forum in Tower Hamlets. Full details are [here](#).

Some of you live in Blackwall, Leamouth, Cold Harbour, Canary Riverside, West India Quay etc that were a part of this Forum when we applied to be recognised on the 1st December 2014 but were then not included in the area when the Forum was recognised by Mayor John Biggs last April. The next email will contain more information on this subject but if you live or work in this area and want to be involved in discussing a new Forum(s) for this area please

area and want to be involved in discussing a new Plan(s) for this area please email isleofdogsforum@gmail.com



List of areas in the long Plan (draft)

1. Affordable housing – new, existing, standards, new types of housing, rent levels
2. Children and young people – school, playgrounds, nursery, youth centre
3. Communication, Smart Cities and technology – how to use new technology to solve problems , smart street furniture
4. Community Development – community centers, events,
5. Delivery, stakeholders and partners – working with partners on delivery
6. Design Guide - architectural & design standards - what the place should look like
7. Economic strategy incl affordability, affordable workspaces, retail
8. Estate regeneration / Project Stone – policy on estate regeneration

9. Health & Environmental - air quality, exercise, green standards, GP surgeries
10. Heritage – protecting what heritage we have
11. Project management & delivery - how do we deliver the plan?
12. Public realm - parks, green spaces, trees, allotments, disabled access
13. Rubbish & recycling
14. Safety and security - ASB, crime, safety, police station, lighting
15. Transport Strategy - pedestrian, cycling, bus, DLR, car, parking, deliveries
16. Utilities – water, sewage, gas, broadband, electricity
17. What else to add?

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AGM Reminder 27th Oct 2017

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Dear all,

The Annual General Meeting is this coming Monday night 30th October at George Manchester Road, Isle of Dogs, E14 3DW from 7 to 9pm, just turn up, no tickets required, buses stop outside and Island Gardens DLR is only a few minutes away (map below).

We submitted the Neighbourhood Plan to Tower Hamlets Council on Wednesday 15th and are currently in discussion with the Council to agree the timetable going forward and will let you know when we have an update. Once the Independent Examiner has issued a report the Neighbourhood Plan will have "full legal effect at an earlier stage" due to recent changes in legislation.

Complete copies of the four documents we submitted are on the website [here](#) but with a one page summary which only contains the Vision, Objectives and the Policy wording [here](#). The full 260 pages of documents plus 260 pages of appendices on Wednesday.

On Monday night we will have presentations from;

- Tower Hamlets Council planning officers to talk about their Local Plan, their presentation will be loaded onto the meeting section of our website Monday
- GLA planning officers to discuss the Opportunity Area Planning Framework for the Poplar, their presentation will be loaded onto the meeting section of our website Monday
- Our own presentation which includes an Annual Report, update on the 'quick' Plan and what we believe we should work on next is [here](#)

If you want to stand to be elected to the Committee of the Forum please attend on Monday night. Please let us know by email before Monday.

known by email before Monday.

But if you cannot make it Monday night you can vote by proxy, the AGM notice and proxy

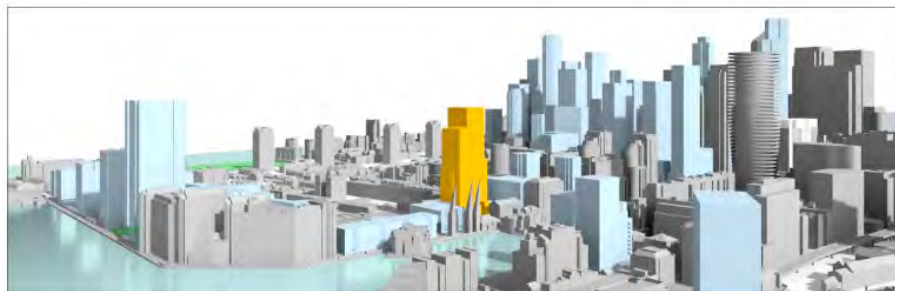
Or you can attend the drop in sessions which will be held at the Canary Wharf Ideas store
Tuesday 31st October 2017 2pm to 4pm
Saturday 4th November 2017 3pm to 5pm

On Thursday night Tower Hamlets Councillors rejected the Meadows planning application (yellow below). It was a 30 storey residential tower that would have replaced most of the buildings between Millharbour and Pepper Street bridge next to Pepper Saint Ontiod pub

Right: the massing of the proposal in context as seen from the north-east. The consented Wood Wharf masterplan is shown at right.



Right: the massing of the proposal in context as seen from the south-east. The stepped massing visually integrates the proposal with the Activity Area



Right: the massing of the proposal in context as seen from the west. The consented Westferry Printworks development is shown at right.



The Mayor of London Sadiq Khan announced today the new housing targets for each E will be part of the next revision of the London Plan. There is a major uplift in the t required in London from 423,887 to 649,350 over the next ten years.

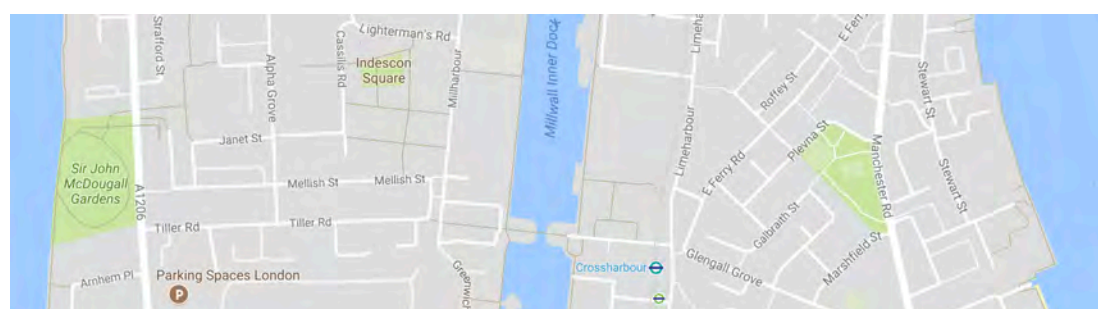
Previously we in Tower Hamlets had the highest housing targets in London and had to between 2015 and 2025, the new target is lower at 35,110 homes over ten years and highest targets in London after Newham. Greenwich has the 3rd highest targets emph expects a lot of growth in East London. Much of the additional growth across London |

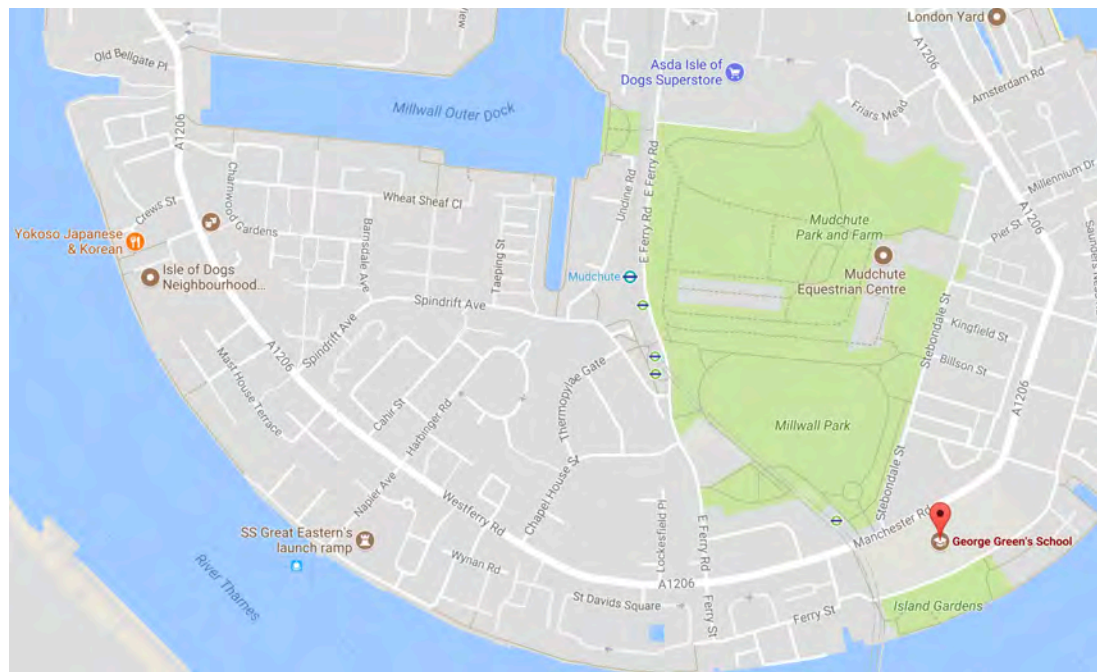
expects a lot of growth in East London, much of the additional growth across London. But it means Tower Hamlets has a lower housing target despite London's total housing substantially, something we know Mayor John Biggs asked of Sadiq Khan.

NEW Target			Minim
<u>Boroughs</u>	<u>Total 10 year capacity</u>	<u>Boroughs</u>	
Newham	38,500	Tower Hamlets	
Tower Hamlets	35,110	Southwark	
Greenwich	32,040	Greenwich	
Barnet	31,340	Barnet	
Croydon	29,490	Newham	
Brent	29,150	Wandsworth	
Ealing	28,070	Hackney	
Southwark	25,540	Lambeth	
Wandsworth	23,100	Brent	
Barking and Dagenham	22,640	Haringey	
Rest of London	354,370	Rest of London	
London total	649,350	London total	



The public meeting will be held between 7pm and 9pm on Monday 30th October 2017 at George
Manchester Road, Isle of Dogs, E14 3DW





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October 13th AGM & Local Plan

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Dear all.

Tower Hamlets Council have started their Regulation 19 consultation on the final version of their Local Plan and they have a public meeting **Monday 16th October from 6.30pm at Jack Dash House, 2 Lawn House Close, Isle of Dogs, E14 9YQ**. Tickets are Free. Book here: <https://goo.gl/R4tqTJ>

The deadline for comments is the 13th November. Attached below is a summary of the key points which mainly focus on what is new or specific to the Isle of Dogs.

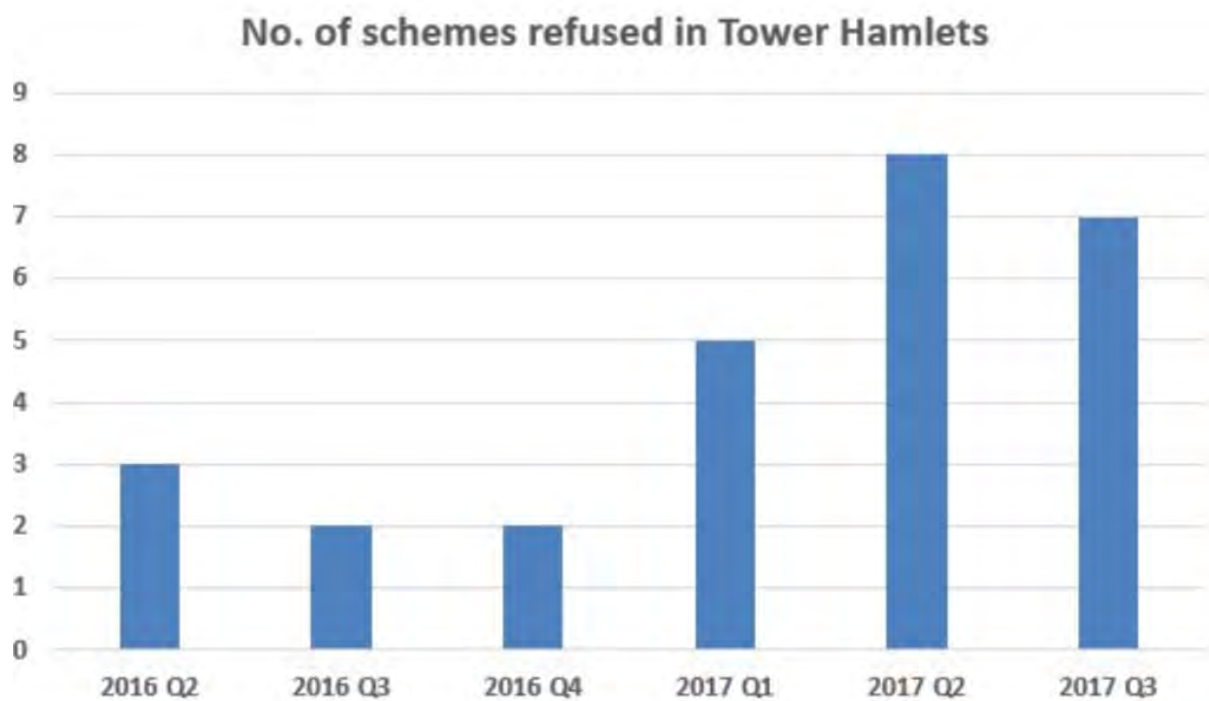
Full details of the Local Plan are here: https://www.towerhamlets.gov.uk/ign/council_and_democracy/consultations/past_consultations/Local_Plan.aspx

Paper copies can be read at the Town Hall, any Ideas Store and at Cubitt Town Library

Our AGM on Monday 30th October from 7pm will be at George Green school on Manchester Road close to Island Gardens DLR station. We will also discuss the Local Plan and how we respond to it in the meeting as well.

The notice of the Annual General Meeting and proxy form is [here](#)

The agenda is [here](#)



A journalist shared this graph with us. It indicates a clear change this year in planning applications refused. He shared it as he was trying to understand what changed this year. One possibility are the 350 local people who attended the Ask the Mayor events at Jack Dash House and George Green school in February and March of this year as we know from other sources it definitely had an impact at the GLA and explains why attending meetings like those on Monday do have an impact.

Table 1 Minimum number of additional homes across sub-areas (2016 - 2031)

Sub area	Minimum number of additional homes	Percentages
Isle of Dogs & South Poplar	29,848	56%
City Fringe	9,330	19%
Lower Lea Valley	5,395	11%
Central Area	6,671	14%
Windfall allowance (evenly distributed between sub areas)	3,010	
Tower Hamlets: total	54,455	100%

This table from the Local Plan shows the minimum number of new homes in each area of Tower Hamlets. It clearly indicates the Isle of Dogs & South Poplar as the main area for development in Tower Hamlets. The Tall Buildings and Site Allocations maps below clearly re-inforce this message.

Local Plan Summary

The main issues are;

1. The majority of new housing and office space will be on the northern part of the Isle of Dogs. 56% (or a minimum of 28,848 new homes by 2031) of new housing in Tower Hamlets will be directed towards the Isle of Dogs and South Poplar.
2. Site allocations are where the Council tell developers where they prefer development BUT also what infrastructure they want on each site (this is probably the most important new factor in the Plan and will be covered in more detail in a separate email). There are twenty two site allocations in Tower Hamlets, seventeen of which are in the E14 postcode area (13 in the Isle of Dogs wider area), 5 elsewhere in TH.
3. The affordable housing policy is unchanged but it has to align with the London Plan
4. There is a policy on construction management and minimising the impact of construction
5. There is a tall building zone map which indicates where tall buildings are acceptable i.e. Isle of Dogs, Blackwall, Leamouth and a part of Aldgate
6. Canary Wharf some areas are only allowed to have office buildings, some areas should be mainly office but 25% can be residential. This preserves CW as a strategic office location for London.
7. Developments must use hard wearing, durable materials for the affordable housing elements of the development

In summary the Local Plan is focussed on making development work better but continues to emphasise the Isle of Dogs, Poplar and Aldgate as the preferred areas for development

If you want a PDF version to read it can be found at the bottom of this page

http://towerhamlets-consult.objective.co.uk/portal/planning/newlp/new_local_plan_reg_19/local-plan-reg-19

How to comment

You must comment by 5pm on Monday 13th November 2017, preferably on-line at:
<http://towerhamlets-consult.objective.co.uk/portal>

If you are unable to make comments on-line, please fill in a response form and send it via email (localplan@towerhamlets.gov.uk) or post (FREEPOST, Planning Policy Consultation, Strategic Planning, London Borough of Tower Hamlets, PO BOX 55739, London, E14 1BY).

Please refer to pictures from Local Plan document (index below):

- 1st picture shows housing distribution by 24 places in Tower Hamlets, the darker the colour the more new homes
- 2nd picture shows where the five new Tall Building Zones are in Tower Hamlets, four are in E14
- 3rd picture shows in purple site allocations where the Council expect new development and the required infrastructure for each site
- 4th picture shows in pink areas with an open space deficiency, green areas are parks, light green are five minutes walk from a park

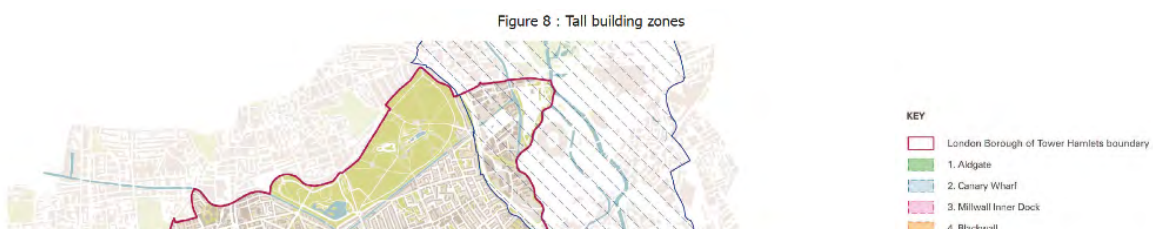
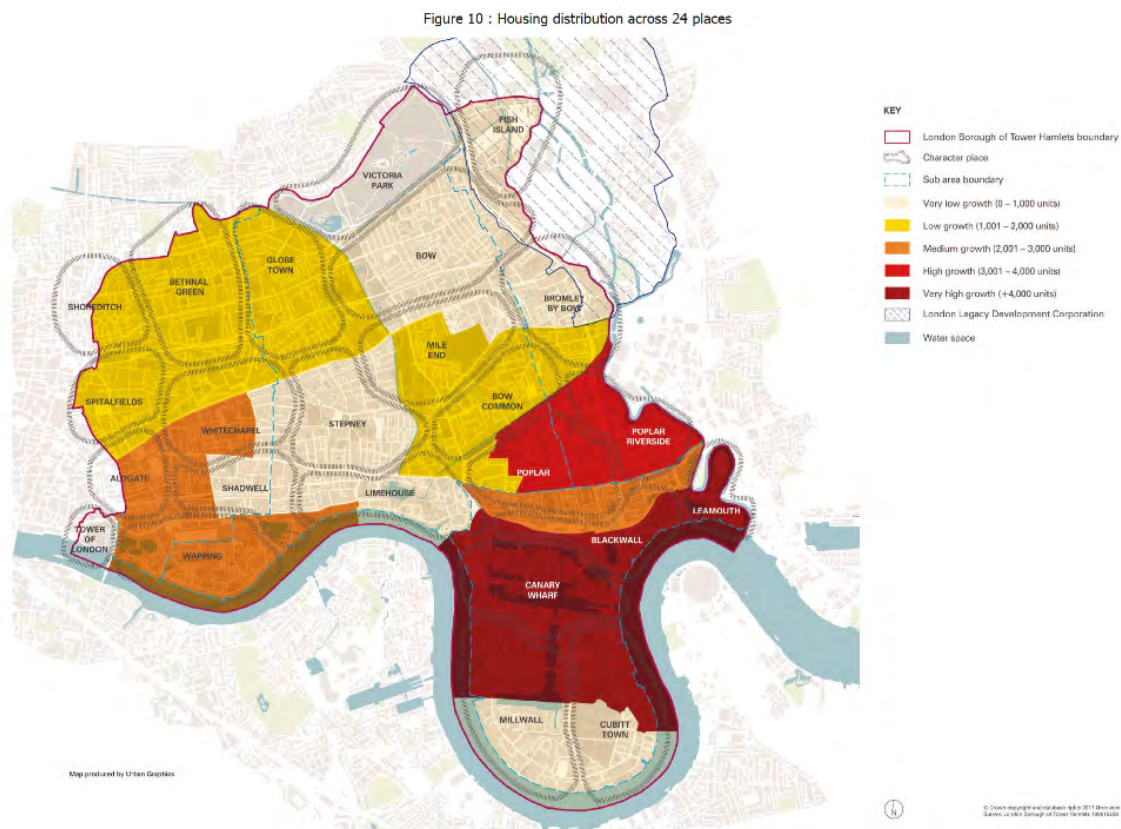




Figure 19 :Sub-areas and site allocations

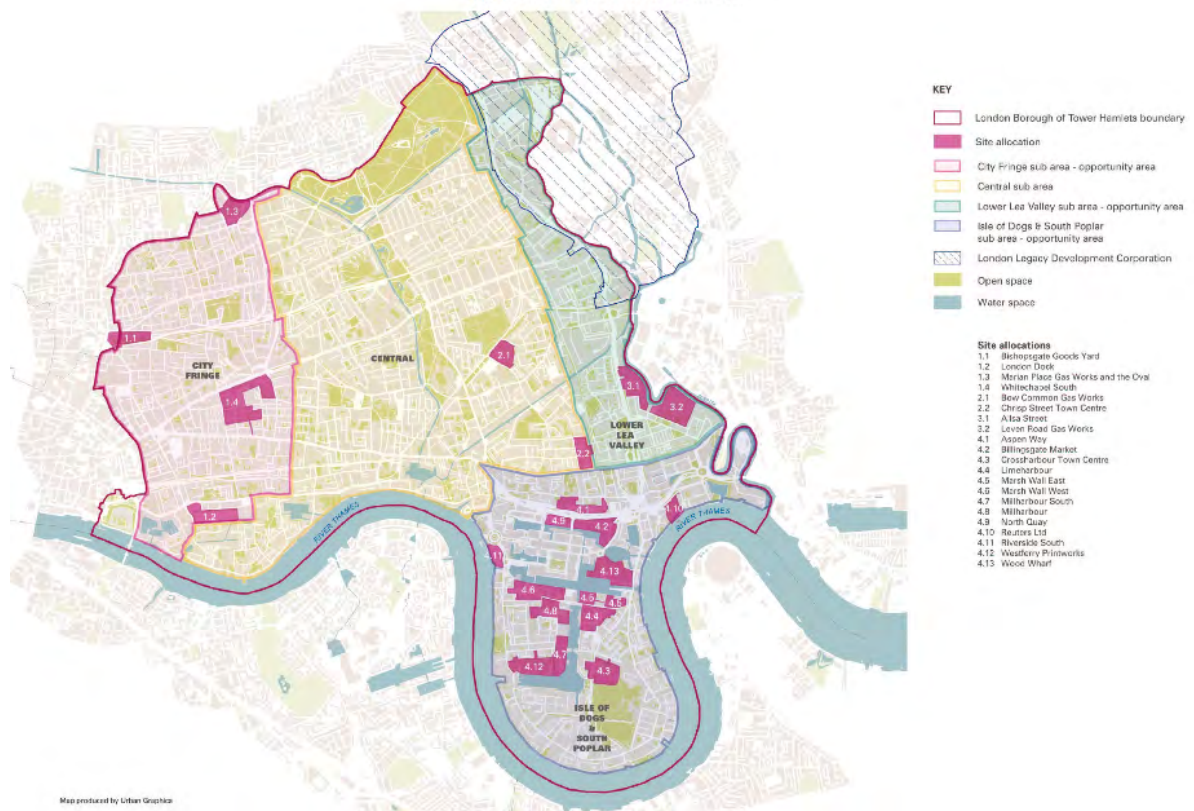


Figure 14 : Areas of open space deficiency





Detail of Local Plan

Below are a small sections of key issues in the document, all cut and paste from the main document

Tower Hamlets has doubled its population in the past 30 years, from 150,200 in 1986 to 304,900 in 2016. By 2031, the borough's population is expected to increase to nearly 400,000 inhabitants

Tower Hamlets continues to be a place where people want to live but there is a limited supply of homes and prices are very high compared to average incomes. The cost of housing is increasing and the borough is likely to become more polarised between those on higher and lower incomes, since those on middle incomes are less able to afford private housing, further increasing inequalities in our local communities.

1. New development within the borough will be directed towards:

- a. the opportunity areas (City Fringe, Lower Lea Valley and Isle of Dogs and South Poplar); and/or
- b. highly accessible locations along transport corridors.

2. The majority of new housing and employment provision within the borough will be focussed within the Isle of Dogs and South Poplar opportunity area, principally within Canary Wharf and north of the Isle of Dogs. Significant amounts of new housing will also be delivered in the City Fringe and Lower Lea Valley (including the Poplar Riverside Housing Zone) opportunity areas.

Planning and construction of new development

- 1. All major development should sign up to the considerate constructors scheme and where appropriate a constructors forum. During construction, major development is required to:
 - a. comply with the non-road mobile machinery low emission zone requirements;

- b. minimise levels of noise, vibration, artificial light, odour, air quality, fumes or dust pollution;
- c. consider the routing, timing and frequency of heavy goods vehicle movements to reduce their impact on vulnerable road users, local amenity and congestion;

2. Major development must consider the cumulative impact of other major development occurring in the vicinity on levels of noise, vibration, artificial light, odour, air quality, fumes or dust pollution, and plan timings of works, delivery timings and routes and location of equipment accordingly to reduce this cumulative impact.

Development with tall buildings are required to:

- a. be of a height and scale, mass and volume that are proportionate to their role, function and importance of the location in the local, borough-wide and London context; and in keeping with the character of the immediate context and of their surroundings

Development will be expected to contribute towards the creation of mixed and balanced communities that respond to local and strategic need. This will be achieved through:

- a. setting an overall target for 50% of all new homes to be affordable, to be achieved through:
 - i. securing affordable homes from a range of council-led initiatives;
 - ii. requiring the provision of affordable housing contributions on sites providing 2 to 10 new residential units against a sliding-scale target (subject to viability);
 - iii. requiring the provision of a minimum of 35% affordable housing on sites providing 11 or more new residential units (subject to viability); and
 - iv. requiring a mix of rented and intermediate affordable tenures to meet the full range of housing needs.

5. Estate regeneration development schemes are required to:

- a. protect and enhance existing open space and community facilities;
- b. protect the existing quantum of affordable and family units, with affordable units re-provided with the same or equivalent rent levels.;
- c. provide an uplift in the number of affordable homes; and
- d. bring existing homes up to the latest decent homes standard.

6. Major developments and estate regeneration schemes are required to undertake thorough and inclusive public consultations proportionate to the nature and scale of development and submit a consultation statement detailing these activities.

Developments must use hard wearing, durable materials for the affordable housing elements of the development.

Within major commercial and mixed-use development schemes, at least 10% of new employment floorspace should be provided as affordable workspace.

The Central Activities Zone (CAZ) and the north of the Isle of Dogs (including Canary Wharf) has been subdivided into three distinct zones. Commercial core areas (zone A) are deemed to be unsuitable locations for housing or other uses which would undermine the strategic functions of the CAZ and the north of Isle of Dogs. Employment and defined strategic functions/uses must be given greater weight than residential (zone B) or equal weight to residential use (zone C – which only applies within the CAZ).

1. Existing community facilities must be retained unless it can be demonstrated that:
 - a. there is no longer a need for the facility or an alternative community use within the local community; or
 - b. a replacement facility of similar nature that would better meet the needs of existing users is provided.

Where the loss of a public house is proposed, the following evidence will be required.

- a. Evidence that all reasonable efforts have been taken to preserve the facility as a public house, including evidence of appropriate maintenance and upkeep and efforts to diversify the business.

Development is required to meet or exceed the 'air quality neutral' standard, including promoting the use of low or zero emission transport and reducing the reliance on private motor vehicles.

2. An air quality impact assessment, based on current best practice, is required as part of the planning application for:

Major development is required to demonstrate that the local water supply and public sewerage networks have adequate capacity both on and off-site to serve the development, taking into consideration the cumulative impact of current and proposed development.

Please refer to pictures from Local Plan document (index below):

- 1st picture shows air quality map - red worst, orange 2nd worst for NO₂ concentrations
- 2nd pictures shows flood plain map, red prone to flooding, dark blue and green flood plain
- 3rd picture shows key views to be protected, protected landmarks and skylines of strategic importance
- 4th picture tall building zone cluster principles

Figure 15 : Areas of substandard air quality in Tower Hamlets

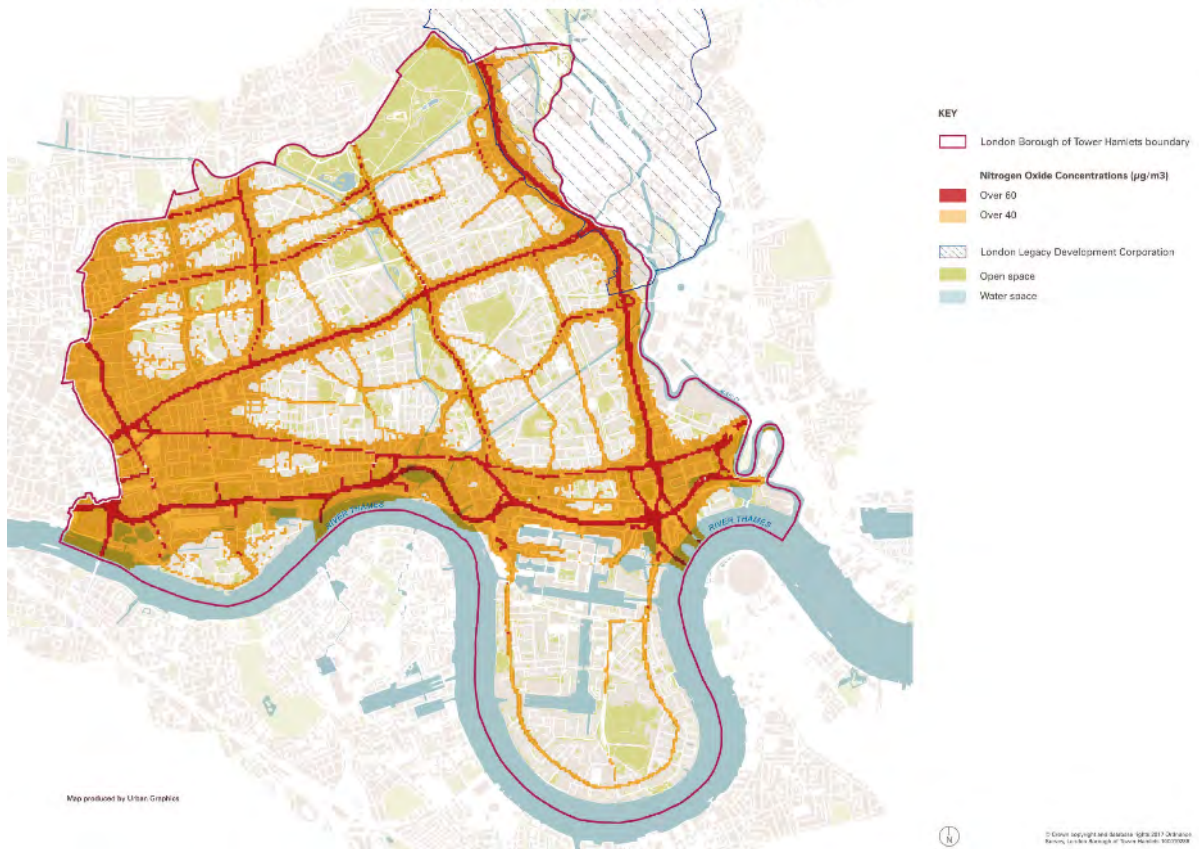


Figure 16 : Flood zones in Tower Hamlets

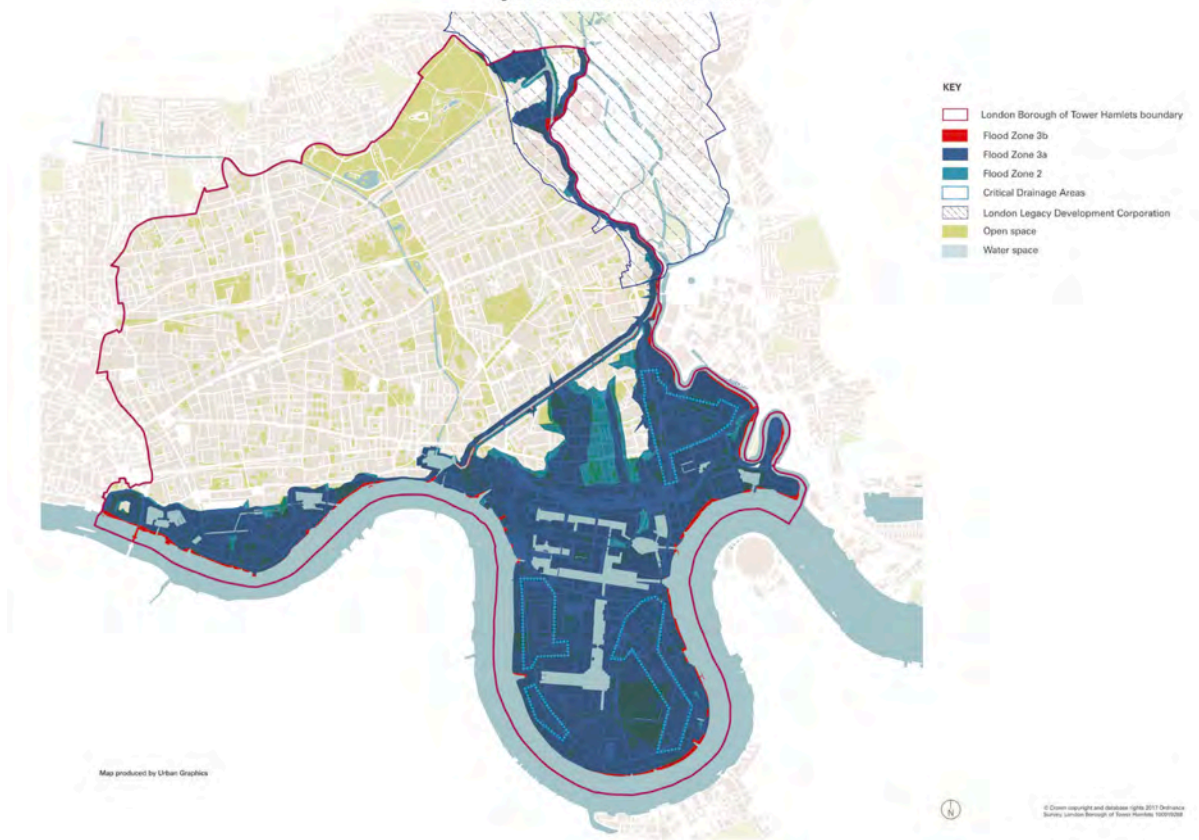


Figure 7 : Key views, landmarks and the skyline of strategic importance



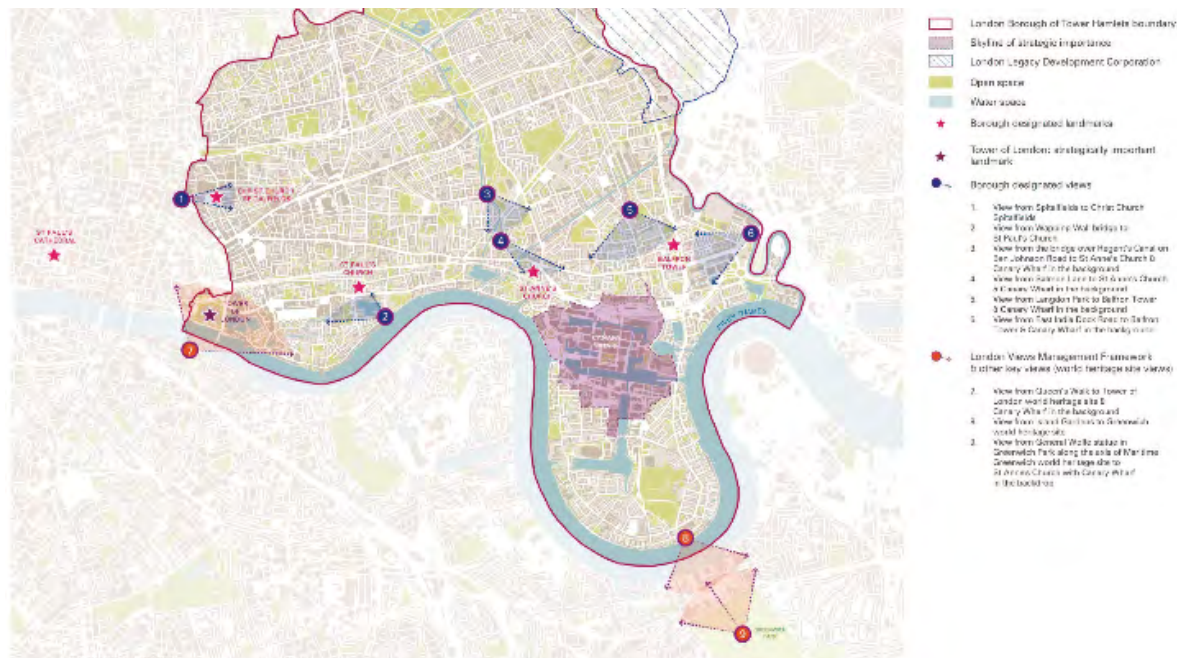


Figure 9 : Principles of tall building clusters



3.72 Within tall building zones (as shown on figure 8), clusters of tall buildings may be developed. The height of tall buildings within a cluster should reflect the role and function of the cluster and normally the tallest elements should be located towards the centre of the cluster, which should mark a particular feature or location (e.g. One Canada Square, Canary Wharf). Developments involving tall buildings will be required to step down towards the edge of the tall building zone (see figure 9). It does not follow, however, that all buildings within a tall buildings zone will be tall in height/scale and variations in height will be encouraged to create a more dynamic skyline.

3.73 The Tall Buildings Study identifies other potentially suitable locations outside of the tall building zones where tall buildings might be appropriate, depending on the nature of the proposals and where sensitive receptors have been addressed. However, tall buildings will generally not be supported in sensitive locations (e.g. conservation areas) and established low rise residential areas.

3.74 In relation to part 3 (b-c), tall building proposals outside of the zones will be subject to additional criteria to ensure they do not have an adverse impact on the setting or character of the borough. In such locations, tall buildings will be expected to serve as landmarks and unlock significant infrastructure provision (in particular the provision of publically accessible open space and social and community facilities) to address deficiencies within the area (as identified in the Infrastructure Delivery Plan, the Regulation 123 List and other relevant strategies) and address the requirements set out in section 4. The height of these buildings should relate to their role as a local, district or metropolitan landmark and the context height (as categorised in the Tall Buildings Study). In addition, proposals should ensure that there is adequate distance between the proposed and existing tall buildings in the area to ascertain their landmark status.

3.75 Where possible, we will seek to work with developers, landowners, statutory agencies and neighbourhoods to develop masterplans to guide the scale and location of tall buildings, taking account of their wider and cumulative impacts, in line with the requirements set out above.

30 OCTOBER

7PM – 9PM

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Westferry Update

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Dear all,

The Westferry Printworks planning appeal is currently underway. With over 30 professionals in the room from the developer and Councils side plus boxes and boxes of evidence, it is quite a sight.

The examiner has added an extra evening session this Tuesday night for residents to tell the examiner what they think about the application to increase the size of the scheme up to 1,524 homes.

A group of residents have already requested to speak but the examiner has confirmed they will take extra speakers on the night if time is available.

If you want to listen to what they have to say or wish to support them please come along. Just turn up at any point from 6.30pm till 8ish, no tickets required

Start 6.30pm Tuesday 20 August at Tower Hamlets Council, Town Hall chamber, Mulberry Place, 5 Clove Crescent, E14 2BG close to East India & Blackwall DLR stations or close to D7 bus stops on Poplar High Street

Link is to full set of documents, it gives you an idea of how complex these planning applications can get

<https://towerhamlets.app.box.com/s/ubahi3mucin1esrd74yhl849qc2kjgtd>

If you cannot make Tuesday night these are the remaining daytime sessions from 10 am on the following dates:

20 and 21 August – the GLA's witnesses (site visit on the afternoon of 21 August)

22 August – conditions/S106 and closings

Below are pictures from the physical 3D model used in the examination
Points to those who spot the missing building!







The boxes of evidence in the room show how complex these planning appeals can get



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