

MAYOR OF LONDON

**CITY
IN
THE
EAST**

**ISLE OF DOGS
& SOUTH POPLAR**

OPPORTUNITY AREA PLANNING FRAMEWORK

TALKING TO LOCAL PEOPLE 2017

ISLE OF DOGS + SOUTH POPLAR

The Mayor of London and Transport for London are preparing an Opportunity Area Planning Framework (OAPF) for the Isle of Dogs & South Poplar in consultation with Tower Hamlets Council. This planning document is a tool for guiding growth in London and will sit alongside the emerging Local Plan and Neighbourhood Plan.

CONTEXT

Unique amongst London's Opportunity Areas, the Isle of Dogs and South Poplar is experiencing **intense development pressure**, mainly because of new, very high density housing. The Isle of Dogs has the **potential to grow and deliver many of the homes and jobs that London needs** but unlike some other opportunity areas, it also has **established residential and commercial communities**, and their views on growth are important.

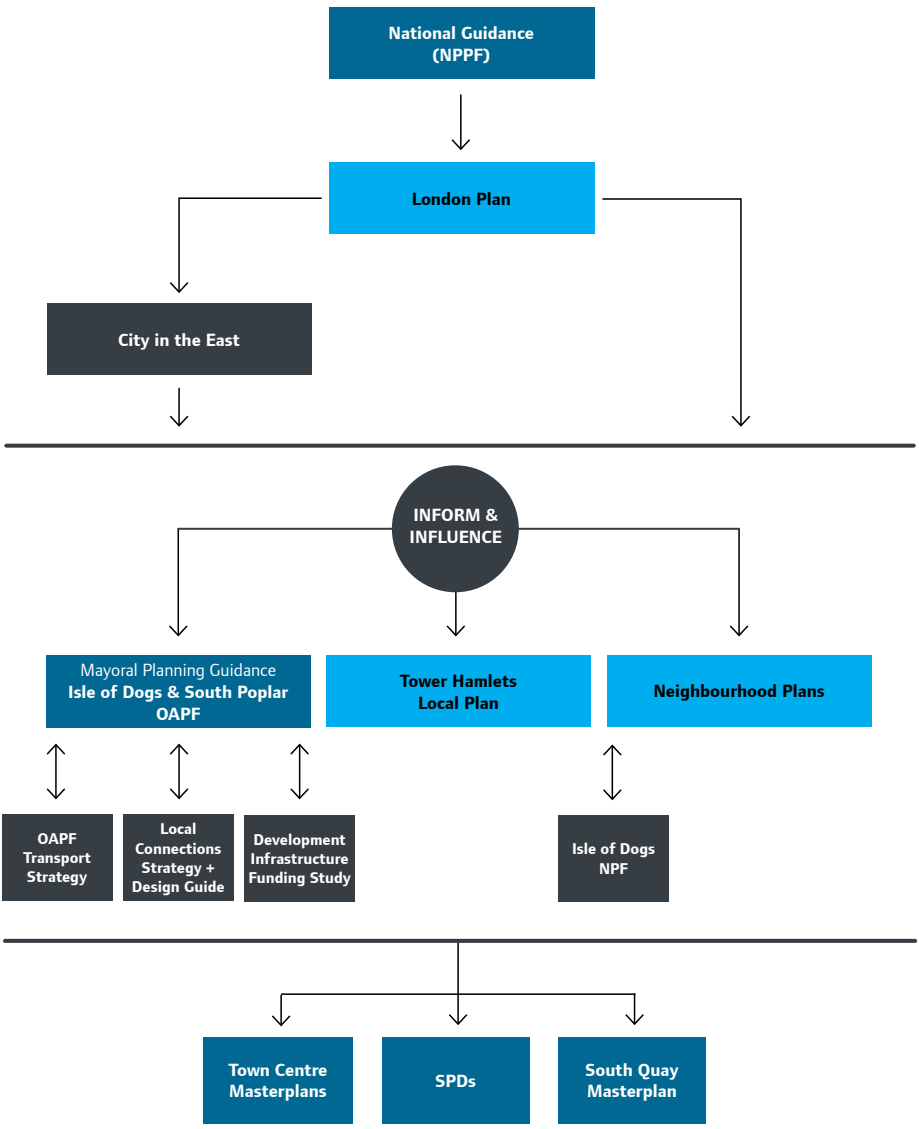
VISION

To make sure that housing and employment growth is well-supported, the OAPF will identify what infrastructure is needed and suggest ways to make sure it is delivered. The OAPF will also try to make sure that development is **well-coordinated to minimise disruption and maximise benefits for local communities**. A key aim is to encourage more **local employment** opportunities that build on the success of **Canary Wharf as a world economic centre** as part of delivering successful and **vibrant town centres**.

HOW

The GLA, Tower Hamlets Council and TfL are listening to the concerns of local residents and will continue to engage with stakeholders while the OAPF is being written. The objective is to provide greater certainty to the community and developers through the production of a coordinated planning document to manage pressures of growth and construction, secure infrastructure delivery, improved transport and pedestrian connections, high quality urban environment and greater access to services and employment. The OAPF will have a delivery and monitoring strategy to allow it to be updated in future.

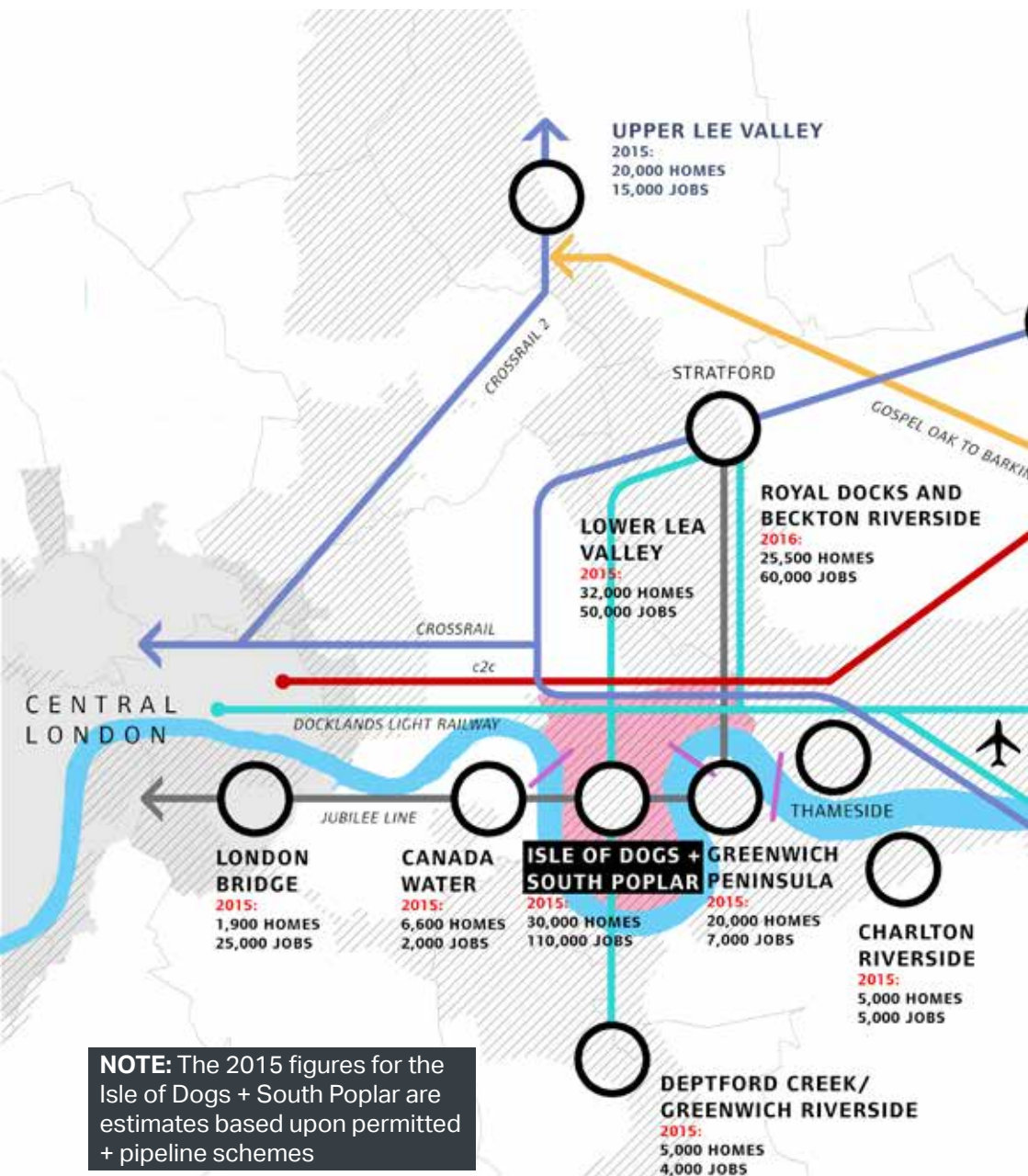
STRATEGIC FRAMEWORK



Statutory Development Plans

Other material planning considerations

DEVELOPMENT CONTEXT: CITY IN THE EAST



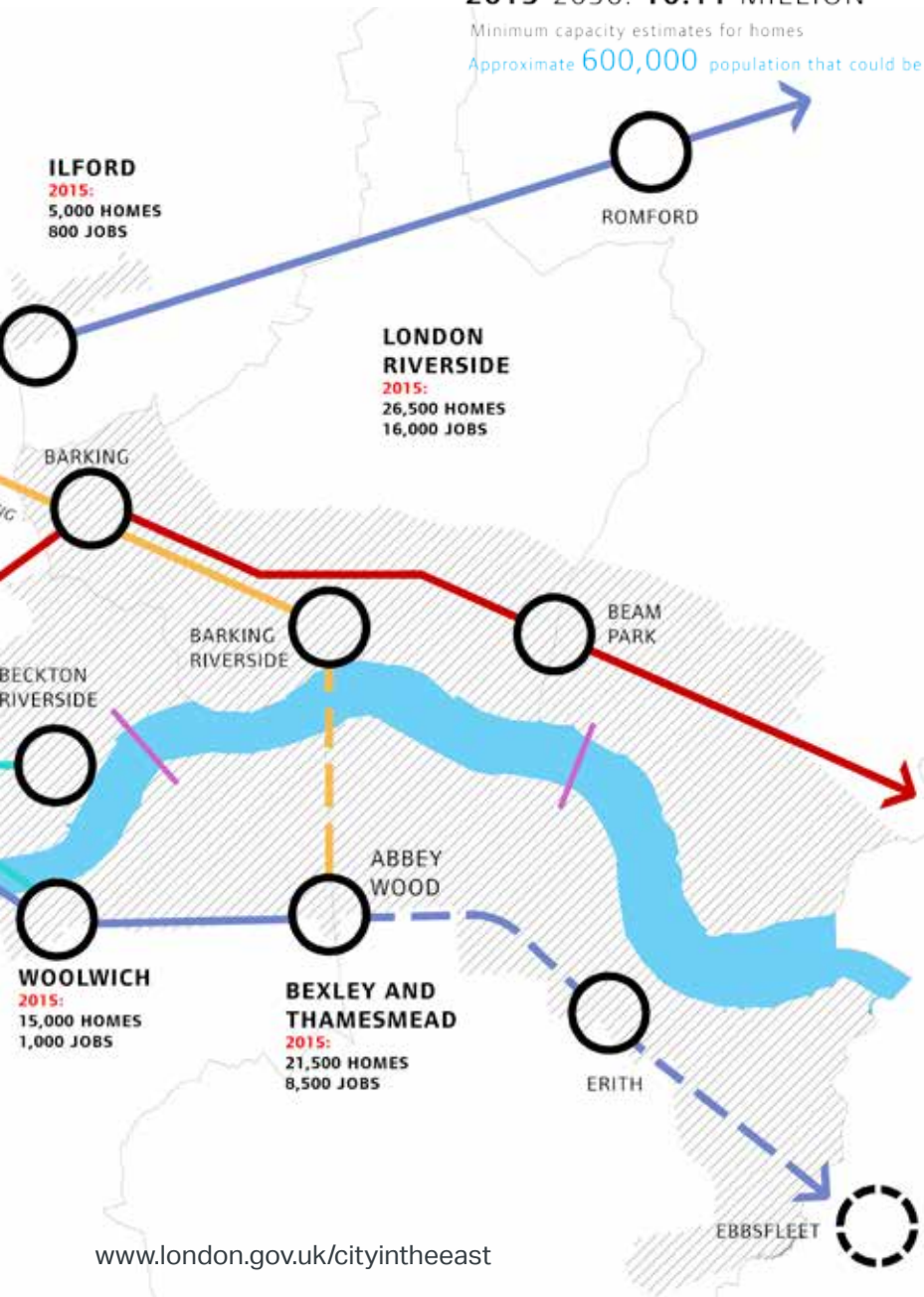
203,500 HOMES
283,300 JOBS

LONDON POPULATION
2011: 8.2 MILLION
2021: 9.20 MILLION
2026: 9.54 MILLION
2031: 9.84 MILLION

2015 2036: 10.11 MILLION

Minimum capacity estimates for homes

Approximate 600,000 population that could be accommodated



THE OPPORTUNITY AREA

A CO-ORDINATED PLAN



23,000

EXISTING HOMES



?

ADDITIONAL HOMES

The Isle of Dogs and South Poplar has seen exceptional housing growth, with over 19,000 new homes recently given planning permission. Left unchecked, development within the area could create additional pressure on the existing infrastructure and communities.

The Opportunity Area Planning Framework will identify the appropriate scale of development by taking into account available sites, emerging trends, and the existing and emerging communities, to plan for housing, employment and infrastructure. By carefully assessing how much development is appropriate and what infrastructure needs that would generate, the OAPF will create a sustainable development strategy to guide planning decisions at the local and strategic level, and provide greater certainty to developers and the community.

DEVELOPMENT STRATEGY

TEMPERING DENSITIES
BALANCING HOUSING + EMPLOYMENT
LOCAL SOCIAL INFRASTRUCTURE
PLANNING FOR SCHOOLS + PARKS
DESIGNING GOOD PLACES TO LIVE

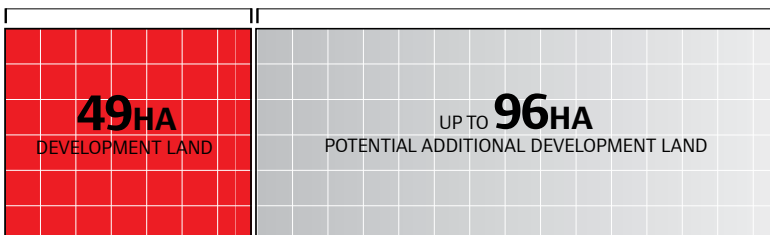


19,000

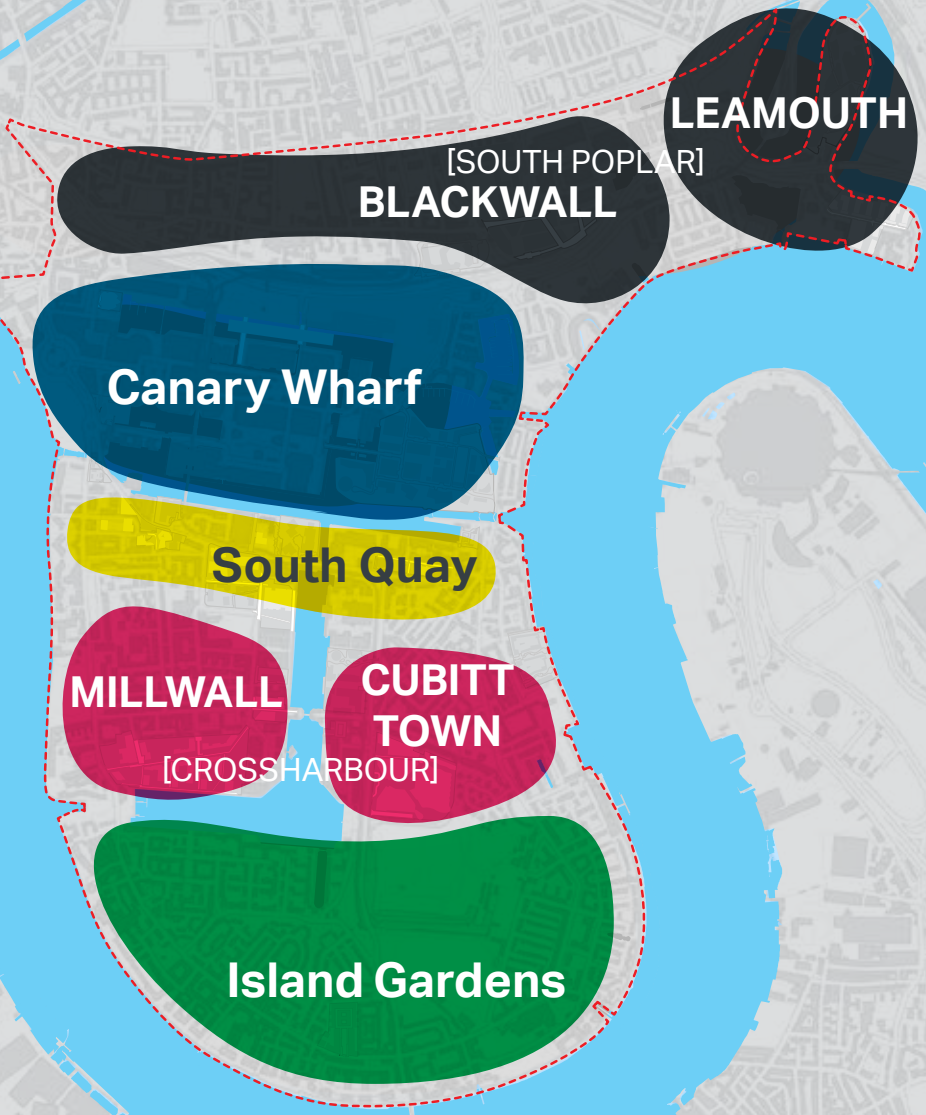
PERMITTED HOMES

?

SUSTAINABLE LEVEL OF DEVELOPMENT



BOUNDARY + COMMUNITIES



Although defined by one boundary, we think that the opportunity area is a series of distinct communities whose quality will begin to inform the basis of our development strategy.

INFRASTRUCTURE DELIVERY

TRANSPORT + MOVEMENT

In order to address existing and future transport challenges of the area we are considering the following:

NEW RAIL

1. Elizabeth Line (Crossrail) opening 2018

MAKING BETTER USE OF EXISTING TUBE AND DLR

2. Higher capacity trains at more regular frequencies
3. Night Tube on the Jubilee Line
4. Station improvements across the area, such as Crossharbour and Poplar

BUSES

5. Enhanced services and new bus interchange at Crossharbour

RIVER TRANSPORT

6. New pier to the east with services to North Greenwich

BETTER STREETS

7. Improving junctions, including Preston's Road Roundabout
8. Developing a freight and servicing strategy for the area

NEW PEDESTRIAN + CYCLING CONNECTIONS

9. New and improved bridge crossings at South Dock, between Canary Wharf and Marsh Wall
10. A major new decked connection over Aspen Way between Poplar and Canary Wharf
11. A new link between Rotherhithe and Canary Wharf

SOCIAL INFRASTRUCTURE



52,500

EXISTING PEOPLE



?

ADDITIONAL PEOPLE

The OAPF is planning for the social and physical infrastructure needs of the existing and future communities.

HEALTHCARE CENTRES

9 EXISTING + 2 PERMITTED + ?



COMMUNITY HUBS

10 EXISTING + 6 PERMITTED + ?



PRIMARY SCHOOLS

10 EXISTING + 3 PERMITTED + ?



SECONDARY SCHOOLS

1 EXISTING + 1 PERMITTED + ?



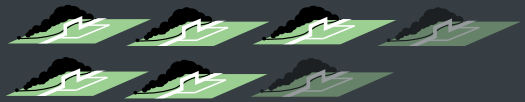
PLAY SPACE

EXISTING + 5.5HA PERMITTED + ?



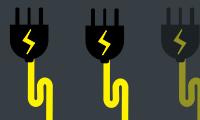
PARKS + OPEN SPACE

47HA EXISTING + 15HA PERMITTED + ?



UTILITIES

EXISTING + PERMITTED + ?



EMERGENCY SERVICES

EXISTING + PERMITTED + ?



HOW CAN INFRASTRUCTURE BE PAID FOR

The GLA has commissioned a Development Infrastructure Funding Study in parallel to the Opportunity Area Planning Framework. This will assess the infrastructure needed to deliver growth, identify the costs of providing infrastructure, and establish funding mechanisms for its delivery.

A Development Infrastructure Funding Study will allow for increases in land value to be captured for the wider public benefit by clearly signalling the levels of contribution developers will be expected to make to the delivery of transport and social infrastructure, along with identifying other funding sources. In turn, the OAPF will identify sites needed to deliver strategic infrastructure, including open space and secondary schools, which can be taken forward by Tower Hamlets Council as site allocations in the new Local Plan. This study could also inform a review of the Council's Community Infrastructure Levy.

Typically a Development Infrastructure Funding Study examines:



Development viability + affordable housing



Transport + public realm



Education



Healthcare



Emergency services



Community centres, libraries + youth provision



Art + cultural centres



Public open space, sport + play space



Employment + training



Utilities

Talking to local people

We are currently working on a draft OAPF which will be supported by ongoing work on a Development Infrastructure Funding study, and TfL are developing a package of transport options across the wider East London area. Whilst we are doing this we'd like to know what you think.

- We will be at the Tower Hamlets Mayoral Assembly at Jack Dash House on 8th February 2017
- Can't make the Assembly? We will be holding a community drop-in exhibition in the local area in Spring 2017 (*details tbc on our website*)
- If you are a key stakeholder, we would like to meet with you to help us identify issues important to the local community
- If you have any ideas on how to make the Isle of Dogs and South Poplar a better place to live, work and relax contact us at oapf@london.gov.uk

Public consultation and participation

We are aiming to publish the draft OAPF and draft DIF Study Spring / Summer 2017. We'll keep you informed about when and how you can comment by:

- Launching the draft OAPF for consultation in the local area
- Publishing a press release in local newspapers
- Making the documents available to view and comment on at your local Idea Store and online on our web page
- Holding focus groups for detailed feedback

Statement of public consultation

When we have considered the feedback from the consultation we will revise the final document and include a statement of public consultation summarising the issues you have raised and how we have addressed them.

For the latest updates see www.london.gov.uk/isleofdogs

CITY

IN

THE

EAST

**We welcome your
comments,
please get in touch:**

**Isle of Dogs & South
Poplar OAPF**

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