

# Neighbourhood Planning Forum and Area Application Form



This application form should be completed using the information provided in the Tower Hamlet's Neighbourhood Planning Guidance Note.

This form should be completed electronically. If you require a printed version please download the printable version from the Tower Hamlet's website or collect from the Council's Planning Reception at the Town Hall.

## Contact information

### Forum name

Isle of Dogs Neighbourhood Planning Forum

### Contact details of the Forum (complete as relevant)

**Email address** isleofdogsforum@gmail.com

**Website address** www.isleofdogsforum.org.uk

**Facebook page** www.facebook.com/IsleofDogsNeighbourhoodPlanningForum

**Twitter account** @IsleofDogsForum

### Other

We are in the process of setting up a new website for members to engage and co-ordinate with each other in a secure online environment using a platform like Socialengine.com or Nationbuilder.com. The existing www.isleofdogsforum.org.uk website shall be used for external engagement

Public information

Confidential information

Postcode	Click here to enter text.
Telephone	Click here to enter text.



## Neighbourhood Planning Forum application information

### Public information

This section needs to be completed to ensure the Council has the information needed to determine whether the Forum meets the **four conditions** stated in the Localism Act. The four conditions are numbered below.

<b>1</b>	<b>The Forum is established to promote or improve the social, economic and environmental well-being of its neighbourhood.</b>
How will the Forum seek to promote or improve the neighbourhood area in terms of its social, economic and environmental well-being?	
Social well-being	<p>The long term objective of the Forum is to ensure sustainable development, that the quality of life for current and future residents is taken into account at each stage of development. We will also ensure that everybody in the area is involved at every stage of the process.</p> <p>The Neighbourhood Forum will help bring together different parts of the community who ordinarily do not get to meet, which will help to ensure community cohesion. By co-ordinating the delivery of new community spaces we also help bring the community together.</p>
Economic well-being	<p>By making the area a great place to live and work we further encourage the economic development of Canary Wharf, one of the most important business centers in the UK. Many residents (but not all) live in the area and work in Canary Wharf. However there has been a historical trend for families to move away from the area once they have children, that creates disruption for the local community and businesses. The high quality of the Canary Wharf estate needs to be matched by a complimentary high quality hinterland otherwise the quality and international reputation of Canary Wharf will be impacted if the area is seen as high quality offices surrounded by lesser quality residential and public infrastructure. We will also try encourage a broad range of jobs and activities in the area which is particularly important given that the area is becoming increasingly residential.</p>
Environmental well-bring	<p>The Forum will work to ensure that the environment of the area is not compromised and where possible it is enhanced by providing additional green spaces. We will seek to protect &amp; enhance the existing flora and fauna where they exist within the area.</p>
How will the Forum embed the Council's guidance and aspirations within the Community Plan, Core Strategy, Managing Development Document and Diversity and Equalities Statement in their activities?	
Mayor's Priorities and Community Plan	<p>We align ourselves with the Mayor's Priorities in the following ways</p> <ol style="list-style-type: none"> <li>1. Housing - Delivery of additional social housing</li> <li>2. Young people – Delivery of additional schools, play areas and children's facilities – ensuring that children can grow up active, well</li> </ol>

educated and healthy and are not kept inside all day. Young people are a key driver of the Forum as their needs have not kept pace with development in the area.

3. Jobs and economy – ensuring that a wide range of jobs are available and that we protect Canary Wharf’s global reputation as a centre for business
4. Cost of living – we will try to ensure through good design and environmental standards that properties are energy efficient, that there is a range of retail providers for different segments of the market and that there is good access to public transport.
5. Community safety – ensuring that we design in community safety through the use of better street lighting, pedestrian crossings, CCTV and engaging with residents of all ages as to their needs

We align ourselves with the Community Plan in the following ways;

1. A great place to live – is at the heart of what we are trying to achieve and will we try to make Tower Hamlets a place where people are proud to live, work and study.
2. A healthy and supportive community – by ensuring that residents can have active healthy lifestyles through good access to local facilities, green open space, safe play areas and access to walking and cycling routes.
3. A safe and cohesive community – by designing in better security to ensure a safe environment at all hours of the day. To try and design out ASBO behaviour by providing facilities for young people to enjoy themselves safely but not at the expense of other residents.
4. A prosperous community – by ensuring that residents have access to good local jobs, low cost housing and cheaper living.

#### Core Strategy & Managing Development Document

The Forum seeks to expand and build upon the foundations laid by the Core Strategy and Managing Development documents. We would propose to add a more granular level of detail below that already outlined. Both documents are relatively high level aspirational documents which we hope to build upon with supporting detail where necessary. Where new policies are being developed e.g. South Quay Masterplan & Opportunity Area Planning Framework, we will provide a local perspective in order to ensure that the Masterplan policy complements what we plan to do in our subsequent Neighbourhood Plan. We hope to use the South Quay Masterplan public consultation process to achieve the following aims;

1. Agree core principles that can be used in the wider area
2. To engage with the public during the public consultation on what they want from their built environment
3. As an education in the planning system and how to develop a plan

We are also guided by the London Plan and the National Planning Policy Framework.

Valuing diversity is one of our core values. We will promote diversity and equality in everything we do to improve the quality of life for everyone living, working and visiting the area. We will comply with the [The Equality Act 2010](#)

**How will the Forum envisage engaging with other local forums and groups including the Local Community Ward Forums ?**

Community ward forums are still in the process of being appointed for the new wards as this application is being prepared. As soon as they are formed we will engage with them as our consultations and advertising can also be used to help publicise their efforts. However we do have a former Community Ward Forum member for Blackwall & Cubitt Town and a newly appointed member for Canary Wharf ward in the Forum.

Members of the Forum already sit on or attend a wide variety of local organisations especially Councillors who between them attend meetings at places as diverse as Barkantine Surgery patient panel, Barkantine Management Team, Docklands Sailing centre, St Johns Leaseholders, Friends of Island Gardens, Association of Island Communities etc. The six councillors will between them attend or meet most of the local associations or group in the area. Separately we have also held meetings with Canary Wharf Group, Canal & Riverside Trust, East End Community Foundation & One Housing Group and talked to other local groups like the Scouts.

**2**

**The Forum's membership is open to everyone who lives, works and represents the area as an elected member.**

**How have the Forum taken steps to promote the opportunity for a Forum and engage with local people prior to submitting this application? This may include evidence of discussions, meetings and consultations.**

We have followed multiple strategies in order to publicise the Forum;

1. The delivery of over 12,000 letters to properties in the area from Councillors using Tower Hamlets Council headed paper inviting residents to attend public meetings and providing contact details. We believed that the use of Tower Hamlets headed paper would increase the likelihood of the letters being read.
2. The use of emails using existing contact details gathered in the months before the Forum was founded and then through word of mouth. We currently have 335 contact details on our distribution list but we know that our emails are being re-broadcast to a wider group especially within residents associations.
3. The use of social media to advertise the Forum;
  - a. Advertising on Facebook groups like;
    - i. Isle of Dogs – The history of the island - 2,295 members
    - ii. East End Politics Forum – 207 member
    - iii. Canary Wharf & Isle of Dogs Residents – 327 members (administered by Cllr Andrew Wood)
    - iv. The Isle of Dogs - Then & Now – 2,779 members

- b. Asking residents to re-broadcast within developments information on meetings or events i.e. the Landmark Facebook page, the Virginia Quay intranet site or other buildings sites i.e. <https://panpeninsula.files.wordpress.com/2014/08/letter-to-pp-residents-from-andrew-wood-27-sep-2014.pdf>
  - c. Social media engagement on various development related websites and on Twitter i.e. <http://www.skyscrapercity.com/showthread.php?p=118310239>
  - d. Streetlife.com website – 1,804 subscribers in the area, used to advertise meetings
  - e. Website [www.isleofdogsforum.org.uk](http://www.isleofdogsforum.org.uk)
4. Newspaper articles in local newspapers about general development related issues including advertising the Forum. We have also discussed the Forum with local journalists;
- a. <http://www.wharf.co.uk/2014/09/concern-over-poor-advertisemen.html>
  - b. <http://www.eastlondonlines.co.uk/2014/11/barkantine-practice-could-turn-away-2000-patients-as-surgery-hours-are-cut/>
5. Public consultation meeting - We have had meetings on the following dates & locations - we have had between 60 and 6 people attend each meeting and approximately 230 + people have attended meetings so far (not including repeat attendees).
- Thursday 4<sup>th</sup> September – Alpha Grove Community Centre – inaugural meeting 60 attendees
  - Saturday 6<sup>th</sup> September – Alpha Grove Community Centre – inaugural meeting weekend - 15
  - Thursday 2<sup>nd</sup> October – Alpha Grove Community Centre – 30 attendees
  - Saturday 4<sup>th</sup> October – Alpha Grove Community Centre – 15 attendees
  - Thursday 9<sup>th</sup> October – De Vere Venues, 1 Westferry Circus – 5 attendees
  - Thursday 16<sup>th</sup> October – Alpha Grove Community Centre – 30 attended
  - Monday 27<sup>th</sup> October – St Johns Community Centre – Cubitt Town meeting – 55 attended
  - Monday 3<sup>rd</sup> November - Alpha Grove Community Centre – preparation for SDC meeting
  - Thursday 6<sup>th</sup> November – Town Hall – Strategic Development Committee meeting – many members attended the meeting in the public gallery – not a Forum meeting but highly educational
  - Thursday 13<sup>th</sup> November – Docklands Sailing & Watersports Centre – 35 attendees
  - Saturday 15<sup>th</sup> November - Canary Wharf IDEAS store – 6 attendees
  - Monday 17<sup>th</sup> November - MG4, Tower Hamlets Council Town Hall, Mulberry Place – 10 attendees
  - Tuesday 25<sup>th</sup> November - St Johns Community Centre – 46 attendees
  - Saturday 29<sup>th</sup> November - Canary Wharf IDEAS store – 6 attendees
6. Other local meetings where Neighbourhood Planning Forum have been discussed or mentioned (this is not an exhaustive list);
- a. Police SNT meetings for Blackwall & Cubitt Town & Canary Wharf – Isle of Dogs police station
  - b. Association of Island Communities meetings
  - c. Barkantine Management Team meetings & AGM
  - d. South Quay Masterplan consultation – Jack Dash House – 3<sup>rd</sup> September
  - e. Friends of Island Gardens meetings & AGM
  - f. Barkantine Surgery patient panel meetings

g. Friends of Island History Trust Open Day - 11th October 2014

7. Word of mouth – we have asked members to go and talk to their neighbours and Councillors have been communicating about the Forum as they meet people in the course of their duties.

We plan to actively continue recruiting members especially during January and February as part of the consultation process.

3

**The Forum's membership includes a minimum of 21 people, each of whom lives, works or represents the area as an elected member.**

Does it have a membership of at least 21 people?

Yes  No

How have the Forum secured (or taken reasonable steps to attempt to secure) at least one person from those who live, work or represent the area as an elected member in its membership? This may include evidence of discussions, meetings and consultations.

The Forum currently includes 6 of the 7 elected Councillors for the three wards, representing Labour and Conservative Party members. The seventh Councillor is Vice-Chair of the Strategic Development Committee and therefore has not been approached directly as we believe there may be a conflict of interest between that role and being an active member of the Forum. However one of the candidates in the May 2014 elections for the Tower Hamlets First party is a member so we have representatives from the three parties represented on the Council.

We have over 340 contact details of people and organisations from across the area. They represent local people, local businesses, residents associations and other local organisations. On the membership form we have gathered peoples address, membership intentions, gender, age, disability status and ethnic composition to ensure the group is representative.

147 people or groups have filled in a membership form and live in the area  
16 people filled in a membership form but live outside of the area and will be associate members  
13 people filled in a membership form but just asked to be kept updated  
164 people have supplied their contact details but have not yet filled in a membership form or there form has not yet been processed. Many of those people have attended meetings and are interested in helping and we will chase them to fill in membership forms.

We have sent letters and emails to businesses in the area and this is something we are focused on pursuing during December.

We have also engaged with Canary Wharf Group given their importance to the area and we believe they will join as an Associate Member once we have been recognised.

Do members come from different places within the neighbourhood and do they reflect the diversity of the people within the neighbourhood? Please provide the name, postcode and interests & relevant background of **each** member.

#	Name	Postcode	Interests & relevant background
1	Candida Ronald	Clr	Councillor Blackwall & Cubit Town
2	Chris Chapman	Clr	Councillor Blackwall & Cubit Town
3	Dave Chesterton	Clr	Councillor Blackwall & Cubit Town
4	Andrew Wood	Clr	Councillor Canary Wharf
5	Andrew Cregan	Clr	Councillor Island Gardens
6	Peter Golds	Clr	Councillor Island Gardens
7	Dr Geeta Kasanga	E14 9GB	
8	John Gordon	E14 2DJ	
9	Winy Sadana	E14 2DR	
10	Alex Broniewski	E14 3GG	
11	Alice Northgreaves	E14 3JY	Director of Friars Mead Residents Association
12	Hylton Bellinger	E14 3HW	Café Forever manager
13	Lorna Byrne	E14 3BF	Director Raven Communications
14	Martin Younge	E14 3DK	Chair of Docklands Sailing Centre
15	Ralph Hardwick	E14 3DX	Chair of Residents Association
16	Venetia Zhou	E14 3GF	
17	Abdul Basith	E14 8PB	
18	Ahmed Hussain	E14 8NA	Former Councillor
19	Dennis Deferos	E14 8LS	Chairman Millenium Harbour Residents Assoc.
20	Hussain Akthar	E14 9OJ	
21	Mohammed Ilyas	E14 8GZ	
22	Ozlem Kocabay	E14 9LT	
23	Patricia Williams-Canning	E14 9EG	Vice-chair Barkantine Patient Panel
24	Rasel Khan	E14 8NE	IT Director
25	Richard Horwood	E14 9HR	Chair Pan Peninsula Residents Association
26	Sarah Castro MBE	E14 8NT	Poplar Harca
27	Shaminul Uddin	E14 9DJ	
28	Tatjana Taylor	E14 9NB	
29	Tim Lees	E14 3SS	Member Barkantine Patient panel
30	Tony Davis	E14 8JS	
31	Diana Maudslay Cross	E14 3SH	
32	Edit Weidlich	E14 3TU	
33	Gill Lockesfield	E14 3AN	Lockesfield Estate Manager

34	James Etherington	E14 3TJ	Governor Canary Wharf College
35	Kathy McTasney	E14 3EA	Candidate Tower Hamlets First party May 2014
36	Pat Jones	E14 9WE	George Green School LRC Manager/Governor
37	Regina Gonzalez	E14 9UN	Clippers Quay Director
38	Reverend Ed Dix	E14 9UZ	St Lukes Millwall Church
39	Sarah Branson	E14 9XB	XLP Youth Work
40	Silvia Collusus	E14 9UU	Mudchute Magpies lead
41	Anushkanth Sriskanthaia	E14 4AW	
42	Georgina Triantafillides	E14 4AW	

**4**

**The Forum has a written constitution.**

Has the Forum completed and attached a written constitution?

Yes  No

### Neighbourhood Planning Area application information

**Has a clear map of the proposed Neighbourhood Planning Area been attached?**

Yes  No

**Why is the boundary of the Neighbourhood Planning Area considered to be appropriate?**

How does the boundary taken into account the physical, economic and social characteristics of the area?

The Forum Area has very clear hard physical boundaries – with either rivers or major A roads marking the boundaries except for a very small section between Westferry DLR station and the river Thames where the boundary adjoins the Limehouse NPF boundary.

On three sides we have water, with the river Thames and Bow Creek marking our boundaries and the northern side the boundary follows the the A1261 Aspen Way, A12/A102 and A13 A roads.

Canary Wharf Group has proposed that their estate be excluded from the area but it also has water surrounding most of the estate and security gates on its four road entrances which helps to clearly delineate the area. No residents currently live in the estate. The boundary also follows exactly the political ward boundaries of Canary Wharf, Blackwall & Cubitt Town and Island Gardens wards which makes communication and any eventual referendum much easier to organise. However we also have approximately 30 properties on Naval Row in the Poplar ward within the Area.



Transport is a key connecting issue with resident and businesses in the area all reliant on the same transport network. They currently all use the same Jubilee line station (& Crossrail in future) and two DLR lines which all end in Bank. They are also largely reliant on the same road network to exit the area with traffic buildup towards the Blackwall Tunnel/A12 clogging up the local road network.

The boundary also aligns closely with the Local Area Partnership 8, the Isle of Dogs Area Action Plan, and the London Plan housing target. We assume that the boundaries of the Opportunity Area Planning Framework follow a similar logical area as that is also development driven. The area also has generally similar economic characteristics – increasingly residential as a large number of offices are due to be replaced by residential buildings e.g. South Quay, Clove Crescent. However the area also includes some of the largest potential new office sites in London e.g. North Quay, Riverside South, Billingsgate. The area is being transformed by a huge number of new developments either already approved (ASDA), under construction (Indecon), just approved (South Quay Plaza), in the planning process (Meridian Gate), in consultation (Alpha Square) or rumoured (offices along South Quay by Hilton Hotel).

The social characteristics of the area are very similar based on the ward profiles (from the 2011 Census), see attached appendix;

- Age profile – the area has a higher proportion of working age population then the rest of Tower Hamlets at 79.8% (TH) and a lower % of children and older age groups.
- Ethnic mix – All other ethnic groups 22.6% is twice as high as TH as a whole at 11%. Other white at 19% is significantly higher then the TH average of 12%. White British, mixed and black ethnic groups have a similar % to other parts of TH but the Bangladeshi origin ethnic mix is 14.6% which is less then half of the TH total of 32%
- Housing tenure – private rented at 45.7% is significantly higher then the TH average of 32.6%. Social rented % is correspondingly lower at 23% versus 39.6% for TH as a whole. Owner occupiers % is similar.
- Labour market participation – in employment at 68.7% is 11.1% higher then TH average, all other categories are below the TH average
- Qualification – the % of residents with a Level 4 qualification is significantly higher at 57% then TH as a whole at 43.6%

All three wards are more similar to each other then the rest of Tower Hamlets.

<b>Applicant name</b>	Andrew Wood
<b>Date</b>	1 <sup>st</sup> December 2014