

Isle of Dogs Neighbourhood Plan 2019 – 2031



Referendum Version – 7 page Summary of Land Use Policies Only
See main document for Community Aspirations, Context and Backup

19 May 2020

(Examiner’s Report received 14 April 2020)

1. SUMMARY

1.1. The following sections only contains the policies in the Isle of Dogs Neighbourhood Plan, the rest of the backup, explanation, context and community aspirations are in the main Neighbourhood Plan. These policies will remain in force until the end of 2031 to align them with the Local Plan, unless and until replaced sooner by a successor Development Plan. The policies in this section must be taken into account in reaching development management decisions in the Area.

SUMMARY OF NEIGHBOURHOOD PLAN POLICIES

Chapter 3 – Density

D1 – Infrastructure Impact Assessments. Applications for large residential developments to be accompanied by Infrastructure Impact Assessments enabling planning officers and committees to assess Infrastructure capacity. Potential Infrastructure improvements to be proposed and assessed where the Infrastructure Impact Assessment suggests Infrastructure is insufficient. If negative impacts cannot be mitigated, applications should be considered unacceptable.

D2 – High density developments. High density developments to specify how they conform to the GLA's Housing SPG.

Chapter 4 – Empty sites

ES1 – Use of empty sites. Encourage developers to release empty land and buildings on a temporary basis for community use (e.g. as a pocket park, market, etc.) pending the start of construction.

Chapter 5 – Construction Management and Communication

CC1 – Construction coordination. Changes to construction management with impacts beyond Major or Strategic Development site boundaries to be approved in advance.

CC2 – Construction communication. Communication required with local residents and other stakeholders before changing normal working hours and methods.

CC3 – Control of dust and emissions during construction and demolition. Compliance with the GLA's Dust and Emissions SPG to be specified.

Chapter 6 – Sustainable Design

SD1 – Sustainable Design. Planning applications encouraged to demonstrate how BREEAM and Home Quality Mark standards (or any future replacement standards) can be met.

Chapter 7 – 3D Model

3D1 – 3D model for applications. 3D models to be required for large-scale planning applications.

Chapter 8 – Estate Regeneration Resident Ballots

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

Chapter 9 – The Long Neighbourhood Plan

Intention to write an enhanced and more detailed Neighbourhood Plan to build on and replace this Basic Plan.

Chapter 10 – Parish/Town Council for the Isle of Dogs

Implications of adopting the Plan on the process towards a possible Town Council in future.

SUMMARY OF ANNEX ASPIRATIONS

These are detailed in the main Neighbourhood Plan

A1 – Estate regeneration

ER1 – Estate small businesses, retailers, and community organisations. Commercial leaseholders to be formally consulted on estate regeneration projects, and offered appropriate premises following redevelopment.

ER2 – Public profit reinvestment. Public landowner surpluses encouraged to be spent within the Area.

A2 – Grandfathering new residents’ associations

GR1 – Helping establish new residents’ associations. Developers to facilitate residents’ associations in new large developments from the outset.

A3 – Summary of CIL Recommendations

CIL – All Community Infrastructure Levy (CIL) generated in the Area should preferably be invested in the Area, or at least be of direct benefit to the Area, and on the works and priorities identified in the OAPF’s Development Infrastructure Funding Study (DIFS).

A4 – Air Quality

AQ1 – Air Quality. Adverse air quality impact of planning and development to be minimised.

2. DENSITY AND INFRASTRUCTURE POLICIES

POLICY D1 – INFRASTRUCTURE IMPACT ASSESSMENT

- A. To support Sustainable Development and in view of the strain on Infrastructure in the Area and the shortage of publicly owned land, applicants for residential developments exceeding 1,100 habitable rooms per hectare in locations with a PTAL of 5 or less are required to complete and submit an Infrastructure Impact Assessment as part of the planning application.
- B. Where the Infrastructure Impact Assessment indicates that there is sufficient planned and delivered Infrastructure capacity to support proposed densities, the proposal will be supported.
- C. Where the Infrastructure Impact Assessment indicates that there is insufficient planned and delivered infrastructure capacity to support proposed densities then potential improvements to Infrastructure capacity should be assessed and proposed, having regard to the CIL contribution that the development will make, and the requirement for planning obligations to be necessary, directly relevant, and reasonably related in scale and kind to the development.
- D. If the proposed development is contingent on the provision of new or enhanced Infrastructure (including, without limitation, public transport services), the development should be phased accordingly.
- E. Infrastructure impacts will be considered unacceptable where they result in negative impacts that cannot be adequately mitigated through CIL contributions and/or planning obligations.

POLICY D2 – HIGH DENSITY DEVELOPMENTS

Planning applications for residential developments exceeding 1,100 habitable rooms per hectare in locations with a PTAL of 5 or less shall specify how they conform to paragraphs 1.3.51 to 1.3.52 of the GLA's Housing SPG, and not only that they are of a high design quality. Applications that do not adequately demonstrate this will be considered unacceptable.

3. EMPTY SITES POLICY

POLICY ES1 – USE OF EMPTY SITES

To support Sustainable Development in the Area and the productive use of available land:

- A. Applications for Strategic Development should submit a feasibility study for one or more potential meanwhile uses on their sites (including for existing buildings) which could be implemented – whether by the applicant or by third parties – if the development is not begun in accordance with the substantive planning application for more than twelve months after gaining final planning consent
- B. An obligation will be made part of any Section 106 agreement on Strategic Developments within the Area, stating that the length of planning permission will be extended to five years if the developer takes reasonable endeavours to make the site available for a meanwhile use within twelve months of the substantive planning application gaining consent. If such reasonable endeavours are not made, the permission will remain at three years.
- C. If a proposed meanwhile use requires planning permission, this will be the subject of a separate planning permission.
- D. Such meanwhile uses should be for one or more of the following purposes, subject to site specific constraints:
 - Temporary pocket parks
 - Affordable workspace or housing
 - Temporary farmers’ markets or commercial markets
 - Pop-up retail and/or restaurants
 - Cultural and sporting activities
 - Public art and lighting installations
 - Other purposes agreed with LBTH
- E. Such sites should be used for meanwhile uses on the basis that they can be recalled by the developer to build out the development in accordance with the substantive planning application, on reasonable notice in the context of the meanwhile use to which each site has been put.

4. CONSTRUCTION MANAGEMENT AND COMMUNICATION POLICIES

POLICY CC1 – CONSTRUCTION COORDINATION

To support Sustainable Development in the Area, no construction management plan changes should be agreed unless and until the local community has been publicly notified in advance, and has had a reasonable opportunity to be consulted.

POLICY CC2 – CONSTRUCTION COMMUNICATION

To support Sustainable Development in the Area, applicants or their relevant contractors shall notify all affected local residents as soon as reasonably practicable: whenever they propose a change to normal working hours or conditions for which they have to seek consent from LBTH; and of such consents being granted.

POLICY CC3 – CONTROL OF DUST AND EMISSIONS DURING CONSTRUCTION AND DEMOLITION

To support Sustainable Development in the Area, construction management plans shall specify how they comply with the GLA's Dust and Emissions SPG.¹

5. SUSTAINABLE DESIGN POLICY

POLICY SD1 – SUSTAINABLE DESIGN

To support sustainable development in the plan Area all Major and Strategic Developments are strongly encouraged to meet the highest levels of design and environmental standards, including:

- For non-residential buildings, the BREEAM Excellent standards; and
- For residential buildings, the Home Quality Mark.

6.3D MODEL POLICY

POLICY 3D1 – 3D MODEL FOR APPLICATIONS

All applications for Strategic Developments must be accompanied by a 3D model and in a form that is compatible with the model used for assessment as part of the development management process.

¹ GLA's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition' at <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance-and-practice-notes/control-dust-and>

7. ESTATE REGENERATION RESIDENT BALLOTS POLICY

POLICY RB1 – RESIDENT BALLOT

- A. To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community and to maximise the delivery of affordable housing through maximising the funds available, any landlord or developer pursuing an estate regeneration project which involves the demolition of social homes in the Area will be expected to apply for GLA grant funding and, if successful, must comply with the GLA's funding requirements, including without limitation the GLA's Resident Ballot Requirement Funding Condition.
- B. Where GLA funding is not granted, estate regeneration projects that include the demolition of social homes will still be encouraged to hold a ballot of affected residents in accordance with the guidelines provided by the GLA for such ballots.

END OF PLAN POLICIES

A7 – LIST OF ACRONYMS AND DEFINITIONS

- Area – the Isle of Dogs Neighbourhood Planning Area
- CIL – the Community Infrastructure Levy, a tariff on some new developments to help fund new infrastructure required to support the development
- DIFS – Development Infrastructure Funding Study, prepared as part of the Isle of Dogs and South Poplar OAPF
- Draft London Plan – the Intend to Publish Version of the London Plan, published in December 2019
- Forum – the Isle of Dogs Neighbourhood Planning Forum
- LBTH – London Borough of Tower Hamlets
- Local Plan – Tower Hamlets Local Plan 2031
- Major Development – major developments are defined by the Local Plan as: 10 to 100 residential units; 1,000 to 10,000 square metres floorspace; and development on a site of more than 0.5 hectares.
- NPPF – the National Planning Policy Framework
- OAPF – Isle of Dogs and South Poplar Opportunity Area Planning Framework
- PTAL – Public Transport Accessibility Levels, as defined by Transport for London
- Strategic Development – proposals involving over 100 homes or 10,000 square metres of floorspace, as defined in the Local Plan