

Isle of Dogs Neighbourhood Plan Consultation Statement 2019 - 2031



This draft Consultation Statement of The Isle of Dogs Neighbourhood Plan, which will (once adopted) have effect until 31st December 2031, is published following a Regulation 14 public consultation, for submission to Tower Hamlets Council.

Version dated: 26th October 2019

1. TABLE OF CONTENTS

1. Introduction	3
Basic Conditions and Tests to be Met	3
Brief History	3
2. Consultation methods	5
Two consultations	5
Physical delivery of letters	6
Social Media	6
News Media	9
Google Search	10
Events	10
3. Composition of the Community	13
Membership Data	15
Survey – composition of respondents	16
4. Survey	17
5. Regulation 14 Consultation	18
6. Regulation 14 responses	26
Summary of responses	27
Detailed responses	28
7. Appendices	33

1. INTRODUCTION

BASIC CONDITIONS AND TESTS TO BE MET

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted;
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

BRIEF HISTORY

The Forum started in the autumn of 2014 when local Councillors distributed letters across the Isle of Dogs inviting residents to discussions about the scale of development underway. Conversations were also had with major local businesses.

It was quickly decided to set up a Neighbourhood Planning Forum for the Isle of Dogs. There were no pre-existing groups which covered the whole area nor did we have a Parish/Town Council in place.

At that point in time LBTH only had two applications windows a year so we had to very quickly apply to be recognised otherwise we would have had to wait another six months.

We had numerous meetings across the area culminating in a meeting on Tuesday 25th November 2014 where we agreed our constitution, area and to apply to be recognised.

We submitted our application to LBTH to be recognised on the 1st December 2014. The LBTH consultation on our application ran between Monday 5th January 2015 and Monday 16th February 2015.

From February 2015, onwards we waited for recognition while the Council discussed various permutations of the area. First suggesting that the Area exclude site allocations until we pointed out that would dis-enfranchise both the Chair of the Forum and a then Deputy Mayor for Tower Hamlets.

In November 2015, it was suggested by LBTH that we add the rest of Poplar ward to the Area (therefore making it congruous with the OAPF area). As no public consultation had taken place either with the new area or the original area we declined the suggestion.

We were finally recognised by Mayor John Biggs in Cabinet on the 6th April 2016

But the northern third of the applied for area was removed by the Council and a new smaller Area was imposed on the Forum whose northern boundary was the docks.

In the summer of 2016 we took the decision to follow an unusual strategy having lost time while waiting for recognition. We decided to undertake a two-stage process;

2. A 'quick' Neighbourhood Plan with urgent policies to deal with the applications we expect in the new few years. A more limited Plan with a limited number of policies.
3. To then be replaced by a 'long' Neighbourhood Plan with a full set of policies, in effect a normal Neighbourhood Plan.

We consulted with AECOM who were then providing technical support on this option and they agreed that this was a viable strategy.

This plan became known as a quick Neighbourhood Plan. A Regulation 14 and Regulation 16 consultation then followed in 2017 and 2018.

A key piece of evidence for one of our keys policies (D1) policy was a presentation given to Councillors and some developers on the Isle of Dogs & South Poplar Opportunity Area Planning Framework (OAPF) in summer 2017. The OAPF process started in autumn 2014 and the Forum first discussed it with the GLA in 2015.

Repeated promises were made in 2017 that the draft document would be released that year for consultation including at our AGM in October 2017. We submitted the Neighbourhood Plan for Regulation 16 consultation believing that the OAPF documents were to be released shortly. Confirmed by a member of the OAPF board who expected it be released by the end of November 2017 but nothing was published and communication ceased.

In March 2018 a member of the Forum submitted a Freedom of Information request to the GLA requesting a copy of the Isle of Dogs and South Poplar Opportunity Area Planning Framework Development Infrastructure Funding Study (DIFS) as the OAPF had not been published.

It was refused in April on the basis that the document was incomplete.

When the Development Infrastructure Funding (DIFS) was published the evening before the public examination in May 2018. It was clearly dated and marked as complete as at November 2017.

Had the DIFS been released when complete or even in response to the FOI it is possible that we could have published and consulted on it before the public examination.

The public Examination took place on the 8th May 2018. In June 2018 the Examiner John Parmiter recommended that the Neighbourhood Plan not be made and that it should not proceed to referendum. More information and his report can be found in the link below:

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

Subsequently the Neighbourhood Planning Forum decided to resubmit a new Neighbourhood Plan called the basic Plan to distinguish it from the earlier quick Plan. It would be based on the first Quick Neighbourhood Plan but taking on points made by the Examiner and others.

The post Brexit slowdown in development applications has given us more time than we originally thought to get a Neighbourhood Plan passed although we did miss several planning applications like Skylines which were approved in the meantime. For example in 2018 five Strategic Development Committee meetings were cancelled due to a lack of business.

Following a change in the governments guidance on non-land use policies in a Neighbourhood Plan annex a number of policies have now been described as aspirations in an annex document to more clearly indicate that they were not Land Use policies, which had also been recommended in the examiner's report.

The Policy RB1 was added following the Regulation 14 consultation in response to suggestions made by LBTH. Encouraging ballots in advance of any estate regeneration has been a clear policy objective for both the quick and basic Neighbourhood Plan. How that was to be achieved in Policy terms has been revised.

2. CONSULTATION METHODS

TWO CONSULTATIONS

This has been an unusual 2 step process with a quick Neighbourhood Plan followed by a very similar basic Plan. Much of the consultation for the earlier quick Plan is therefore directly relevant to the basic Plan given the similarity of many of the policies as well as the objectives of the Plan.

So below we show the consultation up to September 2017 and then again up to October 2019 so that both the cumulative amount of consultation can be seen as well as that done specifically for this basic Neighbourhood Plan.

PHYSICAL DELIVERY OF LETTERS

We started in 2014 delivering letters from Councillors using LBTH headed paper to advertise meetings, why and what we were doing. This was before we had an agreed name, area and logo.

SOCIAL MEDIA

From the beginning the Forum has actively used social media. Given that the population of the area is both younger and more educated than average in the UK we believe that social media use is higher than average in the UK. It has therefore been an important part of our communication and consultation strategy. We know that across Tower Hamlets 93% of families have access to the Internet.

Facebook

We have used Facebook extensively as a communication and consultation tool.

Canary Wharf and Isle of Dogs Residents Group – was set up by and then administered by two members of the Forum committee. It was set up around the same time that the Forum started for many of the same reasons, to help build a community. It has been an important consultation tool and has allowed us to have conversations across the community about a wide range of subjects.

<https://www.facebook.com/groups/1458438024296291/>

8,378 members as at September 2017

17,050 members as at October 2019, 14,543 of those members have been active in the last 28 days up to the 15th October 2019.



Isle of Dogs Neighbourhood Planning page – specifically set up for the Forum to advertise Forum specific events.

<https://www.facebook.com/IsleofDogsNeighbourhoodPlanningForum/>

353 likes as at September 2017. In the first week of October 2017 we had 2,190 reaches. 633 likes as at October 2019. In the week ending 14th October 2019 our messages reached people 3,989 times.

Paid Facebook adverts

The last 4 paid Facebook campaigns we are paid for are below showing how many people we reached for each advert.

Recent ads on Isle of Dogs Neighbourhood Planning Forum				+ Create Ad
Ad activity is reported in the time zone of your ad account.				
	Post engagements Westferry Printworks planning appeal, an extr... Promoted by Andrew Wood on Aug 16, 2019 Completed	4,838 People reached	548 Post engagement	£12.00 Spent out of £12.00 View results
	Post engagements How much publicly accessible open space sh... Promoted by Andrew Wood on Apr 20, 2019 Completed	2,525 People reached	66 Post engagement	£12.00 Spent out of £12.00 View results
	Post engagements New Neighbourhood Plan launched for the Isl... Promoted by Andrew Wood on Apr 11, 2019 Completed	552 People reached	16 Post engagement	£11.79 Spent out of £12.00 View results
	Post engagements Development update, formal notice for our A... Promoted by Andrew Wood on Nov 22, 2018 Completed	2,006 People reached	21 Link clicks	£12.00 Spent out of £12.00 View results

This was a popular post in August 2019 about the Westferry Printworks, which reached more people than just those through paid advertising. So for example 7,075 people saw the post, 4,800 of whom saw it directly because of paid adverts.

7,075 People reached	835 Engagements	Boost again
Boosted on 16 Aug 2019 By Andrew Wood		
Completed		
People reached	4.8K	Post engagement
		548
View results		

Twitter

We have our own Twitter account at

<https://twitter.com/IsleofDogsForum>

350 followers as at September 2017 but some of our Tweets are re-tweeted
597 followers as at October 2019 but some of our Tweets are re-tweeted

293 tweets as at October 2019. Below is a summary of activity in the week ending 14th October 2019. Despite only tweeting 3 times we had 5,116 impressions (how often seen) and 168 profile visits suggesting people wanted to find out more about us.



Email newsletter

We use Mailchimp to send emails to people signed up to receive our newsletters

As at September 2017 have 727 subscribers to our newsletters and had sent 62 newsletters since the beginning of 2015.

As at October 2019 we have 796 contacts. 732 of these are currently subscribers. An additional 25 emails have been sent since September 2017.

We know many of these emails have been re-broadcast within other email groups.

Nextdoor.co.uk

A local communication website which is geographically organised

425 members as at September 2017 all in the OAPF area

967 members as at October 2019 all in the OAPF area

Streetlife

The predecessor to Nextdoor with thousands of residents as members. It was an important communication tool as it complemented Facebook. It closed in early 2017 when it was taken over by Nextdoor.

Website

Our website is

<http://www.isleofdogsforum.org.uk>

We currently average about 200 unique visitors a week

Other

Our YouTube video – has been viewed over 1,490 times by October 2019

<https://www.youtube.com/watch?v=JH57RTK-esk>

NEWS MEDIA

We had two main local newspapers in the area which are also free to pick up in certain locations within the Area.

East London Advertiser newspaper (our main local newspaper)

They have run fourteen stories mentioning the Forum specifically

<http://www.eastlondonadvertiser.co.uk/home/search?submitted=true&searchSlot=true&q=isle+of+dogs+neighbourhood+planning+forum&Submit=true>

The Wharf newspaper

They have run eight stories mentioning the Forum specifically, this paper has changed its business model in 2018 so old stories are no longer available online but we can provide copies if requested.

<http://www.wharf.co.uk/search/?q=isle%20of%20dogs%20neighbourhood%20planning%20forum>

But they have both covered wider development stories as well which are useful to us or the work of individual Forum members.

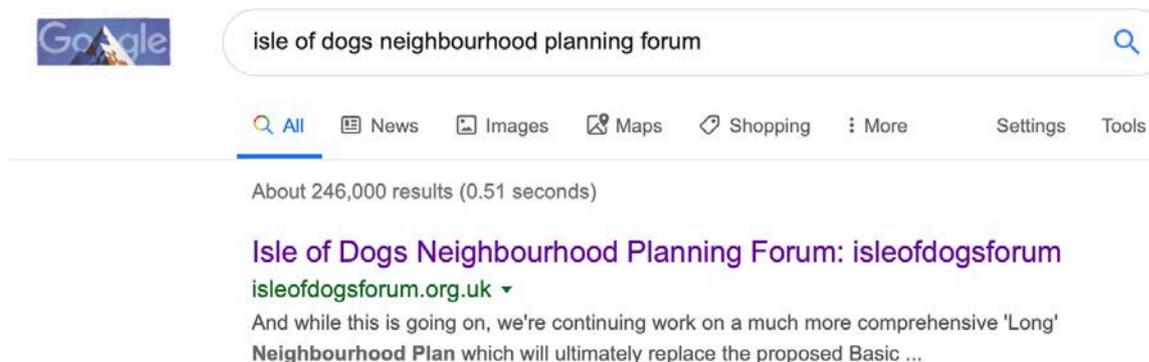
Evening Standard newspaper

Two stories in 2018 mentioned the work the Forum is doing including this story:

<https://www.standard.co.uk/news/uk/resident-plan-to-help-plug-1bn-infrastructure-funding-gap-for-isle-of-dogs-goes-to-public-a3836971.html>

GOOGLE SEARCH

If you search Google for the term 'isle of dog's neighbourhood planning forum' you get 246,000 results from a variety of different sources. This provides some evidence of our wider engagement on the internet.



EVENTS

But here are some of the main events we have helped organise or have attended.

Queen's 90th Birthday Street Party 4th June 2016 Glengall Grove

Although not explicitly a Forum event it was organised by members of the Committee Forum as a way of meeting lots of people.

The Forum had a stall at the event advertising what it did, asking people to fill in our survey and answering questions. Up to 300 people passed through the event.

Mudchute Farm Agricultural Show 2017 & 2019

Saturday 1st July 2017 - Sunday 2nd July 2017

Saturday 29th - Sunday 30th of June 2019

We had a stall for both days between 11am and 5pm both years. Several thousand people passed our stall and a large number stopped to ask questions.

Church fete 2016

Christ Church, Isle of Dogs Fete Sunday 17th July, between 2 and 5pm in the garden of Christ Church Vicarage

We had a stall at the fete and several hundred people attended and many stopped at our stall to ask questions

Summer Fete Canary Wharf College 2016, 2017 & 2019

Attended the summer fete at Canary Wharf College which was open to the wider community, several thousand people attended each year and we had a stall running both in 2016, 2017 & 2019.

Hustings

We organised as the Forum three hustings events in elections which were chaired by the Chair of the Forum, Richard Horwood.

By-election to elect the Mayor of Tower Hamlets – Tuesday 9th June 2015 at St Johns Community Centre

Approximately 70 people attended the husting including the main party candidates and the eventual winner of the election John Biggs

General Election 2017 – 31st May 2017 at Seven Mills Primary school. Approximately 40 people attended including the main party candidates and the winner of the election Jim Fitzpatrick MP

Mayor of Tower Hamlets 24th April 2018 at Seven Mills Primary school. Approximately 50 people attended including the main party candidates and the winner of the election John Biggs.

There were 2,200 views of the Facebook live video that we broadcast from the event.

Ask the Mayor Spring 2017 two events

The Mayor of Tower Hamlets has regular Q&A sessions across the Borough. It was decided that the Isle of Dogs Ask the Mayor session would include the GLA, TfL and the Forum. The GLA & TfL were there to talk about the Opportunity Area Planning Framework for the Isle of Dogs and South Poplar.

The first one on the 8th February was at Jack Dash House. The Mayor, Deputy Mayor, Council, GLA & TfL officers attended.

150 people turned up but the capacity of the room was only 100 so 50 people were turned away. As a result, a 2nd meeting was offered at George Green a month later at which 200 people attended.

Our video was shown at the event and we were also asked to contribute to the initial speeches with our Chair speaking last.

We extensively advertised the event through social media and local Councillors delivered letters advertising the event. Due to the importance of these events we cancelled our own meetings in this period so as to not conflict.

George Green School 7th March 2017 2nd Ask the Mayor event

This time 200 people attended, all the tickets were sold out. We live-streamed the event through social media and had around 1,000 page views (although some of them were repeat views by the same people). We also loaded the video onto Facebook for people to view. Again, the Mayor, Deputy Mayor, Council, GLA & TfL officers attended as well as local Councillors.

This time the Forum presented first and our video was also shown. We extensively advertised the event through social media and local Councillors delivered letters advertising the event.

External audience

While the main purpose of the Forum is to engage, people based on the Isle of Dogs it is also important to raise more widely issues that we have. The following is a sample only;

New London Architecture - Neighbourhood Tour - Isle of Dogs Cycling Tour Wednesday 31 May 2017 10:30-12:30

Two members of the Forum helped arrange the route and helped guide the tour which was led by Peter Murray of the NLA

Sir Peter Hendy Red Bus Tour 17th July 2017 – charity tour of development sites in East London organised by Peter Murray of the NLA

We gave David Gauke MP, Chief Secretary to the Treasury (at the time of the visit) a tour of the Isle of Dogs on the 13th February 2017 – which also included Mayor John Biggs, Berkeley Homes, Canary Wharf Group and a civil servant from the Treasury Housing team.

New London Architecture - Isle of Dogs: London's emerging metropolis On Location 26th June 2018

Half day event in the Isle of Dogs. We gave a presentation and helped with the tours of the area.

<https://www.newlondonarchitecture.org/whats-on/events/2018/june-2018/isle-of-dogs-londons-emerging-metropolis>

You can see the presentation we made here:

https://www.newlondonarchitecture.org/docs/andrewwood_iod_neighbourhood.pdf

London Irish Town Planners Seminar on Densification of Urban Centres 17th October in Spitalfields, Tower Hamlets at which the Forum was mentioned as well as a list of issues locally.

Other meetings

Members of the Forum attend other events on the Isle of Dogs in which the work of the Forum is mentioned even if not the main purpose of the meeting for example meetings of the local island GP surgeries.

3. COMPOSITION OF THE COMMUNITY

The area generally has a population which is among the most mixed in the country, it is younger, more international and more educated than most areas. It also has a high turnover of residents.

The only data available on the demographic, religious, educational breakdown date is from the 2011 Census data available by 2014 wards (which match the Area that the Forum applied for in 2014). We believe that the smaller area approved in April 2016 has the same characteristics.

Isle of Dogs – Demographic Composition

Data sourced from Tower Hamlets Ward Profiles issued by LBTH Corporate Research Unit, based on 2011 Census

Population

Years	Canary Wharf	Blackwall & Cubitt Town	Island Gardens	Total	LBTH
0-15	1,971	2,256	2,291	6,518	
as a % of total	15.8%	16.7%	16.1%	16.2%	19.7%
16-64	10,101	10,790	11,215	32,106	
as a % of total	80.8%	79.7%	78.9%	79.8%	74.1%
65+	428	485	714	1,627	
as a % of total	3.4%	3.6%	5.0%	4.0%	6.1%
Total	12,500	13,531	14,220	40,251	

Ethnic Mix

All other	24.0%	24.0%	20.0%	22.6%	11.0%
Black	6.0%	7.0%	4.0%	5.6%	7.0%
Bangladeshi	15.0%	15.0%	14.0%	14.6%	32.0%
Mixed	6.0%	4.0%	4.0%	4.6%	5.0%
White other	20.0%	18.0%	19.0%	19.0%	12.0%
White British	29.0%	32.0%	39.0%	33.5%	33.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Housing Tenure

Living rent free	1.6%	1.3%	1.6%	1.5%	1.2%
Private rented	49.0%	46.1%	42.4%	45.7%	32.6%
Social rented	22.4%	24.5%	22.1%	23.0%	39.6%

Owner occupier	27.0%	28.1%	33.9%	29.8%	26.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Religion

Religion not stated	22.7%	18.6%	15.3%	18.7%	15.4%
No religion	20.7%	22.1%	23.8%	22.3%	19.1%
Other religion				0.0%	
Sikh				0.0%	
Muslim	19.5%	18.3%	16.6%	18.1%	34.5%
Jewish				0.0%	
Hindu		5.2%		1.7%	
Buddhist			1.8%	0.6%	
Christian	29.6%	32.8%	36.9%	33.3%	27.1%
Total	92.5%	97.0%	94.4%	94.7%	96.1%

Labour market participation

In employment	69.1%	68.9%	68.2%	68.7%	57.6%
Unemployed	5.4%	5.3%	5.6%	5.4%	6.7%
Student	3.1%	3.6%	3.9%	3.6%	5.5%
Retired	3.2%	2.9%	4.4%	3.5%	4.7%
Student	8.0%	8.2%	7.0%	7.7%	9.9%
Looking after home	5.8%	5.1%	5.3%	5.4%	7.0%
Long term sick	2.4%	3.0%	2.8%	2.7%	4.5%
Other	2.9%	3.0%	2.8%	2.9%	4.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Qualification

No qualification	8.9%	9.4%	10.7%	9.7%	15.6%
Level 1	6.6%	7.0%	7.5%	7.1%	9.8%
Level 2	6.3%	7.2%	7.6%	7.1%	9.2%
Apprenticeship	0.6%	0.8%	1.0%	0.8%	0.8%
Level 3	7.6%	8.8%	8.9%	8.5%	10.8%
Level 4 and above	60.1%	56.9%	54.5%	57.0%	43.6%
Other	9.9%	9.9%	9.8%	9.9%	10.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

MEMBERSHIP DATA

In 2014, we collated membership data as part of the preparation for our submission to the Council to be recognised. But we stopped asking for and collating this data after the end of the consultation period so will not be wholly representative almost three years later.

Male	45%
Female	55%

Ethnic Mix

Arab	1	1%
Bangladeshi	10	9%
Black British	1	1%
Chinese	3	3%
Indian	3	3%
Other white	13	11%
Turkish	1	1%
White & Black	1	1%
White & mixed	0	0%
White British	77	68%
White other	3	3%
Yugoslavia	1	1%

International Mix – where a nationality was declared

Cypriot	1	7%
French	2	13%
Hungarian	2	13%
Italian	3	20%
Lithuanian	1	7%
Polish	3	20%
South African	1	7%
Spanish	2	13%

Age Composition

19 to 29	12
30 to 39	24
40 to 49	26
50 to 59	20
60 to 69	14
70 +	15

SURVEY – COMPOSITION OF RESPONDENTS

We asked people in 2015/16 to complete a survey, the following tables are a reflection of the respondents who did volunteer demographic data.

Female/Male ratio

	Ratio	Number of respondents
Male	41.39%	137
Female	58.01%	192
Other	0.60%	2

Age/Range

Age Range	Ratio	Number of respondents
0-9	0.00%	0
10-19	0.90%	3
20-29	6.93%	23
30-39	33.43%	111
40-49	31.02%	103
50-59	14.46%	48
60-69	8.73%	29
70-79	4.22%	14
80+	0.30%	1

Ethnic Origin

Ethnic Origin	Ratio	Number of respondents
White British	52.31%	170
White Irish	2.15%	7
White: Traveller of Irish Heritage	0.00%	0
White: Gypsy/Roma	0.00%	0
White: Other	28.92%	94
Black or Black British: African	0.31%	1
Black or Black British: Caribbean	0.62%	2
Black/Black British/Other Black Background	0.62%	2
Asian or Asian British: Bangladeshi	0.92%	3
Asian or Asian British: Pakistani	0.92%	3
Asian/Asian British/Other Asian Background	2.15%	7
Mixed/Dual Heritage: White & Black Caribbean	0.31%	1
Mixed/Dual Heritage: White & Black African	0.00%	0
Mixed/Dual Heritage: Any other mixed background	1.54%	5
Other ethnic groups: Vietnamese	0.31%	1
Other ethnic groups: Chinese	2.15%	7
Other ethnic groups: Any other Group	1.23%	4
Prefer not to say	5.54%	18
If other, please state if you wish:		25
	Answered	325

Religion

Religion	Ratio	Number of respondents
No religion	32.52%	106
Agnostic	3.68%	12
Muslim	2.76%	9
Christian	50.31%	164
Jewish	0.61%	2
Buddhist	1.23%	4
Sikh	0.00%	0
Hindu	0.61%	2
Humanist	1.23%	4
Prefer not to say	4.60%	15
Other religion	2.45%	8

Disability?

Disabled	Ratio	Number of respondents
Yes	6.13%	20
No	93.87%	306

4. SURVEY

In July 2016, we launched a detailed survey with 33 questions. We made it available to residents online and on paper (the results were then transcribed to the online version).

410 people completed the survey, the last submission was in July 2018.

Appendix 1 shows a summary of the results.

We have also on Facebook run other smaller surveys about specific issues

5. REGULATION 14 CONSULTATION

Quick Plan

Started on the 8th March 2017 and officially ended on the 19th April 2017 but we never formally closed any of the consultation periods and continued to receive and include comments after the formal end date.

Basic Plan

Started Wednesday 3rd April 2019, it was due to end Sunday 16th May 2019. But because of the EU elections on the 23rd May, we extended it to Sunday 26th May.

The following tables describe the main events that took place after we were recognised in April 2016.

2016 Meeting Dates

Action Location

Tuesday 14 th June 7pm	Meeting	St Johns	Consultation meeting – 45 attendees
Thursday 7 th July 7pm	Meeting	Alpha Grove CC	Consultation meeting follow on to 14 th June meeting – 8 attendees
Saturday 9 th July 3pm-4.30pm	Meeting	CW Idea	Consultation meeting follow on to 14 th June meeting – 5 attendees
16 th September	Email		Release of draft Vision statement
Wednesday 23 rd November 7.30pm	Meeting	Alpha Grove CC	Meeting to discuss detail of the plan – 30 attendees
Wednesday 30 th November 7.30pm	Meeting	Canary Wharf College	Meeting to discuss detail of the plan – 6 attendees
Saturday 3 rd December, 3pm	Meeting	CW Idea	Meeting to discuss detail of the plan – 8 attendees
Thursday 8 th December, 5-8pm	Drop in	CW Idea	Drop in session
12 th December	Email		Start of public consultation of V2 of the Neighbourhood Plan
Tuesday 13 th December	Meeting	St Johns CC	Forum AGM and agreement on core policies – 25 attendees + 9 proxy votes

Meeting Locations

Alpha Grove CC – Alpha Grove Community Centre, Alpha Grove

CW Idea – Canary Wharf Ideas Store, Canary Wharf

St Johns CC – St Johns Community Centre, Glengall Grove

Attic Bar – Pan Peninsula, Millharbour

Jack Dash – Jack Dash House, Marsh Wall

George Green – George Green Secondary school, Manchester Road

Seven Mill – Seven Mills Primary school, Barkantine

Galloway House - Millharbour

2017 Dates

	Action	Location	
Thursday 26 th January 11am	Meeting	Attic bar	Meeting with developers and stakeholders – about 20 attendees
Wednesday 8 th February 7pm	Meeting	Jack Dash	1 st Ask the Mayor meeting – 100 people able to enter, 150 tried to enter
Tuesday 7 th March	Email		Start of Regulation 14 consultation – email sent 4pm to members
Tuesday 7 th March 7pm	Meeting	George Green	2 nd Ask the Mayor meeting – 200 attendees
Wednesday 8 th March	Email		Email sent to statutory consultees and stakeholders
Friday 7 th April 4pm – 6pm	Drop in	CW Idea	Consultation drop in sessions – 23 people attended the sessions between the
Saturday 8 th April 3pm-5pm	Drop in	CW Idea	“ “ 7 th April and the 18 th April
Wedn. 12 th April 10am-12pm	Drop in	CW Idea	“ “
Thursday 13 th April 4pm-7pm	Drop in	CW Idea	“ “
Tuesday 18 th April 6pm-8pm	Drop in	CW Idea	“ “
Wednesday 19 th April	Deadline		Technically the end of Reg 14 consultation but we kept consultation open after this date
Thursday 27 th April 4pm-7pm	Drop in	CW Idea	Consultation drop in sessions
Saturday 29 th April 3pm-5pm	Drop in	CW Idea	“ “
Saturday 6 th May 3pm-5pm	Drop in	CW Idea	“ “
Wednesday 31 st May 7pm	Husting	Seven Mill	General Election Husting organised by Forum – about 40 attendees
13 th July 2017	Email		Release of updated policies following Reg 14 consultation
Thursday 20 th July 2017 7pm	Meeting	Seven Mill	General Meeting to discuss plan at Seven Mills school – Mayor John Biggs and Council planning officer in attendance – about 50 attendees
Friday 21 st July 12-2pm	Drop in	CW Idea	Consultation drop in sessions at CW Ideas Store -
Saturday 22 nd July 3-5pm	Drop in	CW Idea	“ “ “
Monday 24 th July 7pm	Meeting	St John	Joint meeting with St Johns TRA to discuss ASDA planning application – about 35 attendees

Monday 30 th October 7-9pm	AGM	George Gr	TH Council to talk about the Local Plan, GLA officers in attendance to talk about the OAPF, Forum to talk about the Neighbourhood Plan – 118 attendees
Tuesday 31 st October 2-4pm	Drop in	CW Idea	For those who could not attend the AGM
Saturday 4 th November 3-5pm	Drop in	CW Idea	For those who could not attend the AGM

2018 Dates

	Action	Location	
11 th of January 2018 - 22 nd of February 2018	Reg 16 consultation		Regulation 16 consultation
Tuesday 13 th February 7-9pm	Meeting	Barkantine Hall	Rotherhithe Bridge meeting to discuss TfL proposals for new river crossing – 50 attendees including TfL officers and local London Assembly member
Tuesday, 6 th March - 6pm to 9pm	Drop in	Galloway	Public drop in sessions on long Neighbourhood Plan
Thursday, 8 th March -2pm to 5pm	Drop in	Galloway	“ “
Saturday, 10 th March 2pm to 5pm	Drop in	Galloway	“ “
Monday, 12 th March 11am to 1:30pm	Drop in	CW Idea	“ “
Tuesday 24 th April 7-9pm	Husting	Seven Mills	Husting in advance of local election. Main party candidates attended including Mayor John Biggs
Thursday 10 th May all day	Examination	Jack Dash House	Public examination of quick Neighbourhood Plan
Wednesday 25 th July 7-8pm	EGM	Canary Wharf College	Extraordinary meeting to discuss the NP rejection by the examiner and what to do next
Saturday 28 th July 3-5pm	EGM	CW Idea	Follow on to EGM for those who could not attend
Wednesday 5 th December 7-9pm	AGM	Sailing centre	AGM

2019 Dates

	Action	Location	
12 th April Friday 10am-12pm	Drop in	CW Idea	Drop in session part of Regulation 14 – 5 attendees including 1 landowner
13 th April Saturday 3pm-4:45pm	Drop in	CW Idea	Drop in session part of Regulation 14 – 3 attendees including local PC
16 th April Tuesday 5pm-7pm	Drop in	CW Idea	Drop in session part of Regulation 14 – 5 attendees
24 th May Friday 10am-12 noon	Drop in	CW Idea	Drop in session part of Regulation 14
25 th May Saturday 3-5pm	Drop in	CW Idea	Drop in session part of Regulation 14
23 rd July evening	Meeting	St Johns	Discussion of ASDA planning application organised by local residents
20 th August Tuesday	Examination	Town Hall	Evening session of the Westferry Printworks planning examination at the Council Town Hall, a number of members of the Forum attended and spoke
10 th October Thursday 10am	Discussion group	Cubitt Town library	Library organised discussion session on local issues
Planned future dates			
18 th December Monday -7-9pm	Meeting	St Johns	Joint meeting with St Johns TRA to discuss ASDA planning application
4 th December Wednesday	AGM	Alpha Grove	AGM

Advertising of Consultation

Facebook, Twitter, Nextdoor and email were all used to advertise the start of the Regulation 14 consultation.

We also used the Facebook advertising facility to boost our posts.

For example, at the start of the quick Plan Regulation 14 consultation we reached 2,998 people on Facebook, 42 of whom then engaged with the post, this cost us £30

For the basic Plan we also used Facebook, Twitter, Nextdoor and email to advertise the consultation. For example on Facebook:

11th April 2019 £11.79 paid to reach 552 people

12th April 2019 £12 paid to reach 2,552 people

The image displays two screenshots of Facebook posts from the 'Isle of Dogs Neighbourhood Planning Forum'. Both posts are promoted (boosted) and include detailed analytics.

Left Screenshot (Boosted on 11 Apr 2019):

- Post Content:** Lists recommendations (ER6-ER9) and mentions 'plus recommendations on how Community Infrastructure Levy should be spent'. Includes a link to the forum website.
- Analytics:** 794 People reached, 34 Engagements. Boosted on 11 Apr 2019 by Andrew Wood. Completed. People reached: 552, Post engagement: 16.
- Visuals:** A small bar chart titled 'ISLEOFDOGSFORUM.ORG.UK Neighbourhood Plan - isleofdogsforum'.

Right Screenshot (Boosted on 20 Apr 2019):

- Post Content:** Features two charts: 'INFRASTRUCTURE BASKIN ANALYSIS' and 'Population Growth by year by ward'. The infrastructure chart shows a 327% gap. The population chart shows growth from 2000 to 2018.
- Analytics:** 2,788 People reached, 100 Engagements. Boosted on 20 Apr 2019 by Andrew Wood. Completed. People reached: 2.5K, Post engagement: 66.

Developer and stakeholder meeting

On the 28th January 2017 at 11am we offered a meeting to local stakeholders. It was held in the Attic Bar at the top of Pan Peninsula on Millharbour.

The following groups /stakeholders were invited and most sent attendees;

One Housing Group	Local housing association
LBTH Planning Team & Councillors	
Queen Mary University	
Berkeley Homes	Developer active in the Area
Chalegrove	“ “
Argent	“ “
Ballymore	“ “
Canary Wharf Group	“ “
Greenland	“ “
Mace	“ “
Galliard	“ “
London Communications Agency	PR / Communications organisation with clients in the Area
Your Shout	“ “
Bell Pottinger	“ “
Newington Comms	“ “
DP9	“ “
Curtin & Co	“ “
Met Police	Local policing teams invited
UKPN	Electricity supplier
Thames Water	Water & sewage supplier

This was for the quick Neighbourhood Plan but it does show how we have engaged with stakeholders.

Statutory & Stakeholder Consultee's

On the 3rd April 2019 an email was sent to statutory consultees and stakeholders, 118 people in total to advertise the Regulation 14 consultation. It advertised the first 3 drop in sessions.

Local Councillors	Seven
Mayor of Tower Hamlets	
Homes and Communities Agency	
Transport for London	Various
Natural England	
English Heritage	
Coal Board	
Sport England	
Port of London Authority	
Greater London Assembly Planning Team	Various
Southwark Council	
Newham Council	
Marine Management Organisation	

Port of London Authority	
Greenwich Council	
City of London	
Hackney Council	
Natural England	
Environment Agency	
Canal & River Trust	
London Fire Brigade	
Metropolitan Police	
Various trade magazines	
Unmesh Desai	London Assembly Member
Jim Fitzpatrick MP	Local MP
One Housing Group	Local housing association
LBTH Planning Team	
London Councils	
Queen Mary University	
Berkeley Homes	Developer active in the Area
Chalegrove	“ “
Argent	“ “
Ballymore	“ “
Canary Wharf Group	“ “
Galliard	“ “
Greenland	“ “
Mace	“ “
Galliard	“ “
London Communications Agency	PR / Communications organisation with clients in the Area
Your Shout	“ “
Bell Pottinger	“ “
Newington Comms	“ “
DP9	“ “
Curtin & Co	“ “
Snapdragon	“ “
UKPN	Electricity supplier
Thames Water	Water & sewage supplier

Ten Regulation 14 consultation responses were received:

- Natural England
- Canal & River Trust
- DP9 on behalf of Ashbourne Beech (developer of ASDA site)
- Environment Agency
- Greater London Authority (GLA)
- London Borough of Tower Hamlets (LBTH)
- One Housing Group (OHG) – local housing association
- Port of London Authority
- Transport for London Commercial Development
- Westgroup investment – property owner

Other Statutory Stakeholders

Network Rail – no assets, property or operation in the Area or close to it

Highways Agency – no assets, property or operation in the Area or close to it

NHS – our main involvement with the NHS has been through the Healthy Island Alliance, Isle of Dogs Stakeholders Network, a network of the local GP surgeries on the Isle of Dogs. We have attended several of their meetings over the years updating them on progress and our email list includes several local Doctors. We also had a meeting with Tower Hamlets CCG a few years ago to discuss new medical centres locally. Members of the Forum also attend some of the patient panels on the Isle of Dogs and are fully aware of what the CCG is planning locally.

Telecomm companies – over the last few years we have had meetings with Hyperoptic, one of the main broadband companies locally (at their offices in west London), Virgin Media, via email and a conference call and O2 at the Novotel hotel. The main objective was discuss the communication problems we were having locally and how we could work together.

Voluntary bodies – members of the Forum are members of or attend many local voluntary bodies especially the many residents associations active locally.

We have no bodies representing the interests of different racial, ethnic or national groups active in the Area but our membership and the residents who have attended our events or seen our information represent a variety of different racial, ethnic or national groups.

The Area is now a predominantly residential area as businesses are displaced by new residential developments. Our most important local business, Canary Wharf Group has been kept fully up to date.

We have talked to representatives of various Christian groups (including Priests who are based in the Area) & Muslim Mosque groups on the Isle of Dogs and members of those groups are also members of the Forum.

Real, a local disabled charity follow us on Twitter.

6. REGULATION 14 RESPONSES

This chapter provides a digest of the Consultation response from each organisation and the Forum's resulting revisions.

Regulation 14 & 16 comments in the quick Plan Consultation Statement are also relevant to this Neighbourhood Plan.

SUMMARY OF RESPONSES

Natural England – “Natural England does not consider that this Neighbourhood Plan poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.”

Canal & River Trust – Object mainly to former policy ER9, given that is now explicitly a Community Aspiration in a non-land use Annex we believe that their concerns have been satisfied.

DP9 on behalf of Ashbourne Beech (developer of ASDA site) – Do not consider the plan compliant with the NPPG, NPG, the Local Plan and the principle of sustainable development (see comments below)

Environment Agency – General points about flood risks, flood defences and watercourses.

One Housing Group (OHG) - Object mainly to the estate regeneration policies, given that these are now all explicitly Community Aspiration in a non-land use Annex we believe that their concerns have been satisfied. They also object to D1 and D2 policies (see comments below)

Port of London Authority (PLA) – wish to emphasis the use of barges in the construction process, the need to open up the Thames river path and to the use of the docks.

Transport for London Commercial Development (TfL DC)– have a number of sites in the Area or nearby which they wish to develop. They have a comment on Policy D2.

Westgroup Investment – see comments below

Greater London Authority (GLA) – see comments below. But note that unlike their response to the quick Neighbourhood Plan they only have issues with individual policies and not the overall NP.

LBTH – “We consider the draft Neighbourhood Plan to be in general conformity with the current Local Plan and the emerging Local Plan, as per the requirements of one of the Neighbourhood Planning ‘Basic Conditions’.” But see comments below.

A general point is that both the new Local Plan 2031 and this Neighbourhood Plan have run late, it was unclear when this NP started as to which would complete first. It is why we some policies may appear duplicative; they may well be but at the start of the process it was unclear as to which would come first.

D1 – INFRASTRUCTURE IMPACT ASSESSMENT

SUMMARY OF RESPONSES

DP9 - The policy will merely add to the extensive list of planning application documents that are already required. Who defines what the Infrastructure Impact Assessment is? Who assesses the inputs to this? It is unrealistic to require that, if there is a deemed shortfall in infrastructure provision, that potential improvements are assessed etc. Who determines what is proportionate? This further requirement will unnecessarily delay schemes being brought forward and is likely to prove a bar to sustainable development contrary the guidance in the NPPF. At the present local planning authorities have a list of application document requirements to accompany planning submissions. This list is regularly reviewed and updated. All applications for planning permission are subject of statutory consultation processes including with infrastructure providers who will provide comment and feedback in relation to individual schemes and their likely impact on existing infrastructure.

Westgroup - D1 should be amended accordingly to make clear that whilst the applicant can contribute to local infrastructure, the responsibility is with the borough for its delivery.

GLA - The draft Neighbourhood Plan's requirement for Infrastructure Impact Assessments is not considered to be a positive and proactive approach and would only confirm what has already been evidenced and could ultimately result in the reduced delivery of affordable housing. The requirement for infrastructure impact assessments should therefore be removed from the NP.

The up-to-date study identifies the required infrastructure needed to support plans for growth in the area and acknowledges the funding gap that will need to be addressed.

OHG - One Housing considers the updated requirements of Policy D1 to be an overly onerous requirement which contradicts paragraph 16 of the NPPF (February 2019) and implies the need for additional unjustified contributions towards pre-existing infrastructure shortfalls. The Community Infrastructure Levy (CIL) and Section 106 agreements are the correct mechanisms to address the infrastructure impacts of a proposed development.

LBTH

1. It is not in keeping with the plan-led approach. That developers only requirements is to pay CIL & S106.
2. It seeks to make onerous requirements on developers, which they are unable to influence. They can only deliver infrastructure via S106 & CIL.
3. It establishes a different infrastructure baseline from existing documents.

FORUM RESPONSE

- An Excel model was provided to show how the infrastructure impact assessment would work in practise to answer any questions on the process
- That given the shortage of publicly owned land in the Area that CIL and S106 money cannot be spent locally on new or replacement infrastructure without the assistance of landowners.
- That historically S106 and CIL money has either not been spent or has not been spent in the Area (see Property Week for report on delays in spending CIL & S106)
<https://www.propertyweek.com/news/councils-fail-to-spend-billions-of-s106-and-cil-money/5104453.article>
- That developers are already providing some infrastructure on site (primary schools primarily) but that has resulted in a situation whereby we may have too many schools and not enough other types of social infrastructure.
- That Council infrastructure planning documents are not specific to the Area. They are Borough wide documents and do not reflect the scale of development locally.
- Development cannot be sustainable without the full range of social infrastructure that a community needs.

D2 – HIGH DENSITY DEVELOPMENTS

SUMMARY OF RESPONSES

DP9 - This states that development schemes at over 1,100hrha with a PTAL of 5 or less should specify how they conform to the GLA Housing SPG. Why the focus on a density figure? The GLA in the emerging London Plan removes reference to any density matrix. In any event, the matrix referred to PTAL areas 4 - 6 and a density of 1,100hrha. Why the reference to PTAL 5 or less? It is unhelpful to focus assessment of the acceptability of a development based on a density calculation. Overall quality of design and character of the space and place being proposed should be the focus.

Westgroup - does not comply with the emerging London or Local Plans, as required by the NPPF.

OHG – not appropriate to effectively elevate the status of this policy to planning policy.

GLA – density matrix has been removed from the London Plan. Draft New London Plan in Policy D6 states the higher the density of proposed residential development the greater the level of scrutiny that is required of its design. The draft new London Plan sets out density thresholds by PTAL for when increased design scrutiny and management plans are to be submitted as part of planning applications.

LBTH - The policy as drafted still fails to adequately translate what is currently drafted as guidance on applying a policy, into the language of an actual policy. That the concept of exceptional is subjective.

TfL CD - Development proposals should make the most effective use of sites through optimising development densities through a design-led approach. Reference to a fixed density figure which once exceeded triggers additional requirements should be removed.

FORUM RESPONSE

We simply want planning applications to demonstrate how they conform to the Housing SPG. If they are unable to do so they should be rejected as this is an important standard. We have removed the exceptional term. No area in the Area has a PTAL higher than 5.

ES1 – USE OF EMPTY SITES

SUMMARY OF RESPONSES

DP9 believe this is unreasonable, unnecessary and unrealistic and should not be a blanket policy. That 6 months is too short.

LBTH is supportive of the Policy objective but have issues on how to deliver it.

GLA are supportive of this Policy and believe that it reflects a number of new London Plan policies.

FORUM RESPONSE

We have made a large number of changes to the Policy as well as the introductory and descriptive text after the Regulation 14 to the extent that this almost a new policy but with the same objectives.

CC1 – CONSTRUCTION COORDINATION

SUMMARY OF RESPONSES

DP9 The policy is too onerous in what it requires. It is unrealistic to require no changes to construction management plans. Where such changes are material then, as now, a revised CMP would be submitted to the Council for approval. Any revised document will be subject of consultation. At that stage interested parties can comment in relation to any changes.

LBTH objected to the communication method using Forum members.

FORUM RESPONSE

We do not disagree with the DP9 comment, we just wish that it was made clearer to the local community that a revised CMP has been submitted. We also changed the method of communication to allowing Councillors to use proxies.

CC2 – DENSITY AND INFRASTRUCTURE

SUMMARY OF RESPONSES

DP9 This is an onerous requirement that effectively duplicates processes already in place. Any application to vary working hours or conditions must be approved by the Council and subject to submission of an application/ correspondence to this effect.

LBTH cannot condition a requirement which sits outside the planning system.

FORUM RESPONSE

It is clear that some developers do a good job in this area we are just asking for a consistent approach.

CC3 – CONTROL OF DUST AND EMISSIONS DURING CONSTRUCTION AND DEMOLITION

SUMMARY OF RESPONSES

LBTH state already a Policy in the new Local Plan.

FORUM RESPONSE

We ask how they will do it. LBTH policy just says they have to do it.

SD1 – SUSTAINABLE DESIGN

SUMMARY OF RESPONSES

DP9 the NP should not duplicate existing local and regional policy. It is inappropriate for applications to have to state compliance or not with this standard.

LBTH BREEAM standards are duplicative, that Neighbourhood Plans cannot require compliance with standards like Home Quality Mark.

FORUM RESPONSE

At the time of the start of the Neighbourhood Plan it was not clear which Plan would complete first, Local Plan or Neighbourhood Plan. Both have taken longer than originally planned for.

We are not requiring compliance with Home Quality Mark, simply asking developers to make clear whether they are compliant or not. This seems to be a reasonable request.

AQ1 – AIR QUALITY

SUMMARY OF RESPONSES

DP9 the NP should not duplicate existing policy and that they believe this policy does so.

LBTH believe this policy conflates climate change and air quality. That WHO standards are not recognised in the UK. Lack of clarity over what happens when we leave the EU. That air quality in Knightsbridge is worse than on the IoD.

FORUM RESPONSE

We accept some of this points but were unwilling to depart too much from the made Knightsbridge Neighbourhood Plan. Air quality in the northern part of the area is as bad as Knightsbridge and are likely to get worse given the increasing amount of development and of construction.

3D1 – 3D MODEL FOR APPLICATIONS

SUMMARY OF RESPONSES

DP9 believes policy to be un-necessary and unreasonable. But also say that developers typically supply a 3D model to the Council (we believe they mean a physical model) and that this policy will affect scheme viability.

Westgroup believes that this should be a Local Plan policy and not a Neighbourhood Plan policy and that the new London Plan does not require the use of 3D models.

LBTH state this already a requirement in the Local List and that this policy is not required.

FORUM RESPONSE

We could not find on the Council website in the list of documents to be submitted with a full or outline planning application any reference to a 3D model. We know the Council have a license to the Vu.City 3D model.

We believe given the number of other Councils now using 3D models that this is an appropriate policy given the scale and density of development.

ANNEX – ESTATE REGENERATION & GR1

SUMMARY OF RESPONSES

A number of responses objected to the use of the word Policy in relation to a number of policies in the Annex believing that they conflict with land use policies.

FORUM RESPONSE

Following the change in the governments Neighbourhood Planning Guidance in May 2019 and the description of non-land use policies changing to the term community aspiration, we have replaced the term Policy with Aspiration throughout the Annex. We believe that this plus an explicit statement that these are not Land Use policies will satisfy objections.

“Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion

document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.

Paragraph: 004 Reference ID: 41-004-20190509

Revision date: 09 05 2019”

7. APPENDICES

Appendix 1 – Survey Results – collected via SurveyMonkey – the last response received was in July 2018

Appendix 2 – Newspaper articles since quick Plan

Appendix 3 – Copy of Forum emails since quick Plan