

Isle of Dogs Neighbourhood Plan Vision, Objectives and Policies summary 2017 - 2031



Summary of key sections of the Neighbourhood Plan submitted by the Isle of Dogs Neighbourhood Planning Forum on the 25th October 2017. To have effect until 31st December 2031



GLOSSARY OF TERMS

For ease of drafting, the following defined terms are used throughout this document, and are recognisable by their use of capital initial letters.

1. Area – the word Area with a capital A is shorthand for the area recognised as the Isle of Dogs Neighbourhood Plan Area on the 5th April 2016 by LBTH
2. BREEAM – The world's leading sustainability assessment method for master planning projects, Infrastructure and buildings
3. CIL – Community Infrastructure Levy – a tax on developers to pay for Infrastructure
4. Draft Local Plan – new draft LBTH Local Plan 2031 released for public consultation 11th November 2016
5. Development Infrastructure Funding Study or DIFS – GLA-commissioned study in 2017 on the Infrastructure requirements for the OAPF area as part of the OAPF
6. Estate - A development where there are multiple Tenants and/or Leaseholders but only one freeholder, managed by LBTH, a housing association or another similar organisation
7. Forum – The Isle of Dogs Neighbourhood Planning Forum, or a successor organisation performing similar functions in respect of the Area from time to time or, if there is no such successor organisation, then an appropriate community organisation nominated by LBTH
8. GLA – Greater London Authority – the Mayor of London
9. GLA's Housing SPG – the GLA's Housing Supplementary Planning Guidance
10. Independent Consultation Body – an independent organisation approved by the relevant landlord, the relevant developer, and the relevant residents' groups, reputable in the field of public consultation
11. Independent Organisation - an independent organisation approved by LBTH Democratic Services and by the relevant residents' groups as an independent organisation, reputable in the field of managing elections and related matters
12. Infrastructure – All physical and social infrastructure and services used to support residents and workers in the Area, as defined by the LBTH Regulation 123 list as well as (without limitation) water, sewage and other utilities, and the infrastructure required to provide fuel to vehicles
13. IoD – Isle of Dogs
14. Key Sector – employees of NHS GP surgeries and state funded schools
15. LBTH – London Borough of Tower Hamlets – Tower Hamlets Council
16. Leaseholder – a person who owns a property on a lease for a fixed period of time and where there is a legally binding agreement with the landlord (freeholder). At the end of the fixed period the property returns to the landlord
17. London Plan – The Mayor of London's plan for the whole of the GLA area

18. Long Plan – A comprehensive neighbourhood plan for the Area which the Forum proposes to prepare in due course to replace this Plan
19. MUGA – Multi Use Games Area
20. Neighbourhood Pot – The proportion of CIL collected from developers in the Area for use in the Area
21. NPPF – the National Planning Policy Framework issued from time to time by the Department for Communities and Local Government. The version current at the time of writing the Plan was released in March 2012
22. OAPF – Isle of Dogs & South Poplar Opportunity Area Planning Framework – GLA-led Masterplan for the Isle of Dogs and South Poplar
23. ONS – Office for National Statistics
24. Paris Agreement - An agreement within the United Nations Framework Convention on Climate Change (UNFCCC) dealing with greenhouse gases emissions mitigation, adaptation and finance starting in the year 2020
25. Plan – this plan, also referred to as the quick Plan
26. PTAL – Public Transport Accessibility Level, used as a measure to determine appropriate maximum development densities by TfL
27. Public Body – an organisation whose ownership of land is based on a transfer from another government organisation for nil or minimal value Sustainable Development – development that meets the needs of the present without compromising the ability of future generations to meet their own, having regard to policies in the 2012 NPPF including the five ‘guiding principles’ and three dimensions (economic, social and environmental) that it references.
28. Tenant – a person who rents accommodation from the owner of a property based on a contract. It lets them live in the property as long as they pay rent and follow the rules as set out in the contract
29. TfL – Transport for London
30. Idea Store – what LBTH call libraries

VISION AND OBJECTIVES

“A liveable environment in which our diverse community can work, rest and play”

“We the people of the Isle of Dogs believe that our island is a great place to live and work, but it is undergoing enormous change. We have come together to form a Neighbourhood Planning Forum for the Isle of Dogs to work collectively to produce policies which will guide the future development of our area.

The Isle of Dogs is more than just a dormitory for Canary Wharf. It should be a destination in its own right, with everything people need on a daily basis within walking distance, and where we can imagine living at all stages of our lives.

Our vision is of a relaxed, quiet, safe and secure home, that has the best of London on its doorstep, but uses its island location to create something unique and special. We want to maximise enjoyment of our very special access to the river and docks, and enhance our green spaces. Our plans should work equally well for all residents regardless of age, income or other characteristics, and at any time of the day or night. We need to plan for the whole area to work together seamlessly.

Given the enormous scale of development making our island the tallest and most densely packed residential area in western Europe, we need a Plan that will ensure a high quality of life for all residents and workers: both those already here and those still to come, with any re-development plans for existing homes fully involving the communities who live there, empowering them to make active choices about their future.

Core to this is the need for proposed developments that exceed the London Plan’s maximum recommended density only to be permitted after all the infrastructure and services needed to support them and all the other developments nearby have been specifically identified and guaranteed. Otherwise our island will become un-liveable: contrary to the interests of existing and prospective residents, of local businesses and their workers, and of developers.

The Isle of Dogs is a unique place requiring unique solutions, and we have the following key objectives (these are not though Neighbourhood Plan policies).

- a) Sustainable development that works for those already here, as well as for future residents and workers.
- b) Infrastructure that is planned and delivered in advance of development, and is sized to cope with all future likely development, and is not delivered incrementally and in isolation.
- c) Policies that address the construction process as well as afterwards.
- d) A safe and secure environment which works for all age groups who live and work in our area.
- e) A cohesive community that brings people together from across the island.

- f) Indoor and outdoor spaces for people to enjoy, which are open to the public to use, including space where children can play and everyone can relax.
- g) An environment that works for everybody at different stages of their life; that works equally well for the disabled, the young and the old; and caters to the different interests we have.
- h) Ensuring that everything people need is within safe walking distance.
- i) Quick, efficient and free-flowing transport options – whether cycling, walking, buses, DLR, boats or cars – all working together.
- j) Affordability of homes, living, businesses and leisure should be factored in at every stage.
- k) A healthy, clean, and relaxed environment where it is easy and safe to exercise.
- l) A mixture of different types of development: not just residential, but also offices, small businesses, creative spaces and independent retailers.
- m) Exploit the best of new technologies to make our lives easier and safer especially some of the new Smart Cities technology out there and ensure we have the networks to support growth.
- n) Our Plan should work equally well at any time of the day or night, and on any day of the week.
- o) When proposals come forward to replace existing residential buildings, existing residents should be fully involved in the decision-making process, with their rights protected, ensuring they have real choice and the ability to stay in their area.
- p) Preservation of the assets we already have, including our docks, river access, historic buildings, green spaces, play areas and community facilities.
- q) Plan for the long-term delivery and execution of our vision once the Neighbourhood Plan has been delivered, which may include new forms of governance.
- r) Work closely with neighbouring Forums to ensure our plans are synchronised.
- s) Beauty In My Backyard (BIMBY): not anti-development (NIMBY).
- t) Work collectively with Tower Hamlets Council, the GLA, Transport for London, developers and other stakeholders to deliver our vision for the long term. It is in all of our best long term interests that the Island continues to function.

POLICIES SUMMARY

This section is a summary for information only, and does not constitute the Plan policies

Density

D1 – Density and Infrastructure. Applications for developments at levels above the maximum recommended densities in the London Plan should only be approved if supported by sufficient Infrastructure to sustain the increase in population in the Area. Strengthens the GLA's Housing SPG recommendations on density.

Community Infrastructure Levy

CIL1 – Neighbourhood Pot. Ensuring that at least 25% of CIL is available for the Area.

CIL2 – CIL for long term community financing. CIL to be invested to support the community long term.

CIL3 – CIL to project manage Infrastructure projects. CIL to be spent helping to write the Long Plan and to pay for projects required to support development.

CIL4 – All CIL for the Area. All CIL generated in the Area should be spent here.

Estate regeneration

ER1 – Right to vote to approve or reject final proposals

ER2 – Conduct of elections

ER3 – Resident participation in a transparent, inclusive, objective decision making process

ER4 – Right of return

ER5 – Tenants rights and costs

ER6 – Leaseholder and freeholder rights

ER7 – Estate small businesses, retailers, and community organisations

ER8 – Public profit reinvestment

Empty sites

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

Grandfathering new residents' associations

GR1 – Helping establish new residents' associations. Developers to help new large developments establish residents' associations from the outset.

3D Model

3D1 – 3D model for planning. Encourage more effective planning using 3D models.

3D2 – 3D model for applications. Developers to use 3D modelling in their applications.

Broadband Access

BBA1 – Fibre to the premises. New developments to have high quality broadband.

BBA2 – Broadband choice. New developments to have resilient broadband.

BBA3 – Mobile network resilience. New developments should not impact mobile phone networks

Construction Management and Communication

CC1 – Construction coordination. Developers to consult the community before finalising a construction management plan.

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

CC3 – Control of dust and emissions during construction and demolition

Sustainable Design

SD1 – Sustainable Design. Planning applications should include pre-assessments demonstrating how BREEAM standards (or any future replacement standards) will be met.

Air Quality

AQ1 – Air Quality. Minimising adverse air quality impact of planning and development.

POLICIES

This section contains just the policies in the Isle of Dogs Neighbourhood Plan (excluding explanations, justifications and guidance). If and when adopted, these policies will remain in force until 2031 to align it with the Council's Draft Local Plan, unless replaced sooner by a successor Neighbourhood Plan.

POLICY – DENSITY AND INFRASTRUCTURE

D1 – DENSITY AND INFRASTRUCTURE

- 1) To support Sustainable Development and in view of the strain on Infrastructure in the Area and the shortage of publicly owned land, applications to develop hotels, or for residential developments exceeding 1,100 habitable rooms per hectare in locations with a PTAL of 5 or less, shall only be approved after all the Infrastructure needed to sustain the population in the Area generated by the proposed development and all existing and approved developments, has been specifically identified by the relevant planning authority and guaranteed to be put in place. Such Infrastructure should reflect the character, accessibility and Infrastructure of the area, and must be evidence-based which may include reference to relevant public authority regulations and policies. Applications must make it clear how, where and when such Infrastructure will be supplied, whether by the relevant developer or by others. Payment of CIL or other financial contributions by developers without such specific Infrastructure identification and guarantees is insufficient.

- 2) Subject always to the broad principle in Policy D1(1), to support Sustainable Development such developments shall where feasible include new community facilities incorporated into, or within reasonable walking distance of, the development site. Such facilities – subject to demand anticipated at the time of the application and established by reference to relevant public authority regulations and policies – should in principle include one or more of the following as determined by the relevant planning authority, and be proportionate to the scale of the proposed development:
 - a) A secondary school; a primary school; education and training facility or a large nursery D1 use class
 - b) Key Sector employee housing C3 use class
 - c) A publicly accessible MUGA; sports facility; or a public swimming pool D2 use class
 - d) An NHS health facility D1 use class
 - e) A police station D1 use class
 - f) A fuel station for vehicles Sui Generis use class
 - g) A community and cultural centre (minimum 400 square meters) D1/D2 use classes
 - h) A Scout or other youth facility D1/D2 use classes
 - i) A bridge landing point
 - j) A mobile phone base station or other telecoms infrastructure to support mobile data access

- k) A fire brigade station
 - l) An ambulance station
 - m) Other Infrastructure where agreed to by LBTH and the Forum
- 3) Delivery of such Infrastructure may be achieved by coordination with other development sites where appropriate, but must be specifically identified by the relevant planning authority and guaranteed to be put in place. The Forum must be included as a consultee on draft conditions and heads of terms for, and as a party to, any s106 agreement.
- 4) Planning applications for such developments shall specify how they conform to the GLA's Housing SPG, updated in May 2016 or any successor or replacement guidance, including an explanation of how they are exceptional, and not only that they are of exceptional design.
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POLICY – COMMUNITY INFRASTRUCTURE LEVY (CIL)

CIL1 – NEIGHBOURHOOD POT

To support Sustainable Development in the Area, the Neighbourhood Pot shall be spent on or invested in projects identified in this Plan to address the demands that development places on the Area.

CIL2 – LONG TERM COMMUNITY FINANCING

As long term community financing is an LBTH neighbourhood CIL priority, and to support Sustainable Development in the Area, a fixed percentage of the Neighbourhood Pot will be invested to generate a financial return that can be used as ongoing grants to support local community organisations in the Area. The fixed percentage will initially be determined by the Forum following community consultation and in consultation with LBTH, and subsequently both the percentage and the grant awarding process will be ratified at the Forum's Annual General Meetings.

CIL3 – CIL TO PROJECT MANAGE INFRASTRUCTURE PROJECTS

To support Sustainable Development in the Area, CIL generated in the Area may be used to develop the Long Plan that is intended to enhance and replace this Plan in order to address the detailed demands that development places on the Area.

This CIL (up to 15% of the total CIL generated in the Area) may also be used to pay for the management and delivery of projects in the Area identified by the GLA, TfL, LBTH and/or the Forum to address the demands that development places on the Area. CIL may be spent on or

invested in the following (although where appropriate other sources of funds should also be used including New Homes Bonus), which may include but not be limited to:

1. Project managers to deliver projects in the Isle of Dogs and South Poplar OAPF area
2. 3D models
3. Water management strategy (Thames Water)
4. Air quality monitoring
5. Waste and recycling management strategy, including analysis on an Envac solution (the Swedish underground vacuum tube extraction system)
6. Transport, freight delivery and last mile delivery strategy
7. Public realm strategy
8. Communications and connectivity
9. Security and policing
10. Stock conditions survey of Estates
11. Options appraisal of Estate
12. Advice and support to residents in Estate regeneration
13. Construction management
14. Any other project-related spend that supports planning for the growth of the Area.

These meet the requirements to support the Sustainable Development of the Area. Spend on or investment in projects can only be by agreement between LBTH and the Forum and should take place after appropriate consultation has taken place on the scope of the project.

CIL4 – ALL CIL TO BE SPENT IN THE AREA

As LBTH and GLA have determined that the cost of new Infrastructure needed to support Sustainable Development in the Area will exceed all the CIL likely to be generated in the Area, the remaining CIL (in addition to the Neighbourhood Pot) shall be spent on or invested in projects inside the Area which address the demands that development places on the Area. Unspent S106 earned in the Area should also be spent or invested in the Area given the population and Infrastructure demands on the Area.

POLICY – ESTATE REGENERATION

ER1 – RIGHT TO VOTE TO APPROVE OR REJECT FINAL PROPOSALS

To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community, and in considering the regeneration of Estates in the Area:

- 1) Residents of each Estate facing potential redevelopment must be enabled to participate fully in the redevelopment process of their own Estate.
- 2) They must be kept informed at every stage of the process through publicly available information.

- 3) They must be consulted on and, where reasonably practicable, actively engaged in the selection of contractors, architects and other consultants involved in the project.
 - 4) Possible development options and rules must be discussed in advance with residents through as many different venues as reasonably practicable, in person, through workshops, online and via surveys before any final options are agreed. All options must allow in full for the rights set out in policies ER5 and ER6.
 - 5) The final step in the involvement of residents should be a vote by the affected residents between multiple options.
 - 6) A vote would be triggered by any proposal that involves the demolition of homes. Votes may also be needed for other proposals that could have significant impacts on existing residents' quality of life, for example proposals for infill building or adding extra floors or taking up open space.
 - 7) The vote must take place before any related planning application is submitted.
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ER2 – CONDUCT OF ELECTIONS

To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community:

- 1) The vote should be a clear choice between different options, the wording of which to be approved by the relevant residents' groups, the relevant landlords and LBTH Democratic Services in advance as being clear and unbiased. One option shall be a no change proposal.
- 2) If more than two options exist, then either multiple voting rounds must take place to narrow down the options to two, or a single transferable voting system can be used, in the reasonable judgement of LBTH Democratic Services.
- 3) The electorate shall be determined as part of the resident's consultation process for the Estates concerned in conjunction with the Independent Consultation Body. Votes should be conducted and counted by the Independent Organisation.
Every reasonable effort should be made to maximise turnout by having the voting period over several days, and by ballots being able to be submitted electronically given appropriate security controls, as determined by the Independent Consultation Body.
- 4) The offer document detailing the options on the ballot paper shall be sent to residents at least 28 days in advance of the vote. The pros and cons of each option must be clearly set out in the document. The offer document must be reviewed by LBTH to ensure its accuracy and completeness.
- 5) When such offer document is distributed, recognised resident's associations shall be able to add their own literature stating their view on the options, which may include opposition to the proposals. The cost of printing and distribution shall be borne by the landlord. Although there should be freedom to express views, LBTH Democratic Services and/or the Independent

Consultation Body should help to ensure that facts are distinguished from opinions. The explanation of proposals therefore needs to be clearly detailed.

- 6) Counting of votes and declaration of results shall be by Estate. Results should also be aggregated by block or street as appropriate and by type of tenure, and made publicly available as well or at the same time as the final vote result. The specific arrangements shall be determined by the Independent Organisation in consultation with the relevant residents' groups and the landlords.
- 7) The vote shall be binding by Estate on a simple majority basis. Both the developer and residents shall be bound by the result, without prejudice to residents' other rights. The vote is just an agreement over whether or not the development can proceed to a formal planning application.

ER3 – RESIDENT PARTICIPATION IN A TRANSPARENT, INCLUSIVE, OBJECTIVE DECISION MAKING PROCESS

To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community, and to ensure residents can make informed decisions, the following are required before any final decisions are made or a vote is taken:

- 1) A stock condition survey must be carried out by an independent body appointed by affected residents, the cost to be borne by the landlord. LBTH shall validate the results and process, and residents shall be given an opportunity to scrutinise the results with the help of suitably qualified independent advice.
- 2) Option Appraisal: The social, economic, and environmental costs and benefits of all proposed options for the future of an Estate should be assessed in detail to ascertain which are viable, as well as the pros and cons of each scenario. All assumptions and financial details should be published for all options for the future of Estates, whether proposed by residents or landlords, including those the landlord considers unviable. Information should be disclosed for all options: from no change except planned maintenance; to infill with no demolitions; to partial redevelopment; to full redevelopment at different densities.
- 3) Independent advice must be made available to residents. The selection of independent advisers shall be made solely by the relevant recognised residents associations, but the reasonable cost shall be borne by the landlord.

ER4 – RIGHT OF RETURN

To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community, any resident regardless of tenure must have the right of return, and specifically:

- 1) Residents must be enabled to stay in the Area throughout the process of demolition and construction if that is their choice.

- 2) Relocation of residents should be on a one-move-only principle where possible, with residents moving from their old home straight into their new home, as happened in New Union Wharf, through a phased demolition and construction programme. The use of temporary accommodation should be minimised, locally provided, and periods made as short as practically possible. Details must be clearly explained as part of proposals.
- 3) Residents must be able, through the planning process, to have an understanding of where they will be living in the future.
- 4) Residents must be enabled to return to the same Estate in which they originally lived.
- 5) Residents must be enabled to retain access to a car parking space if they already have that right.
- 6) There should be no adverse financial consequences (covering rent, service charges and removal costs) for residents as a result of their relocating, which would prevent their being able to return.
- 7) Where practically possible, residents should be re-homed close to their original neighbours, with groups of residents ideally being kept together.
- 8) Residents with direct access to gardens should be enabled to retain access to gardens or equivalent outside space wherever practically possible.
- 9) All reasonable costs directly incurred by affected residents' moving home must be borne by the developer.

ER5 – TENANTS' RIGHTS AND COSTS

To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community, and subject (where relevant) to LBTH's legal obligations:

- 1) The existing security of tenure of affected Tenants shall remain unchanged.
- 2) Any expected cost changes, whether positive or negative, shall be expressly and clearly made known to all affected Tenants in advance of any vote or change (this applies to all tenures). Without limitation, this includes:
 - a) Heating and hot water costs
 - b) Service charges
 - c) Council tax
 - d) Insurance
 - e) Rent changes from taking a smaller or larger property
 - f) Any other costs which maybe applicable
 - g) Tenants' existing rent levels must be retained (even if the new home has larger rooms), unless they move to properties with more or less bedrooms. Tenants should be able to choose if they wish to benefit from extra services that increase service charges, for

example a concierge. Regardless of changed service levels or whether Tenants' new homes have fewer or more bedrooms, the regulatory status of rents must also be retained: 'social' target rents, defined by national regulations based primarily on local incomes, must remain 'social' rents, as opposed to rents being governed by regulations for 'affordable' target rents, based on market rates.

ER6 – LEASEHOLDER AND FREEHOLDER RIGHTS

To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community, and subject (where relevant) to LBTH's legal obligations:

- 1) Affected Leaseholders and freeholders shall have the right to receive a new property of at least equivalent size, location, aspect, and height without paying either additional ground rent or service charges. Owners should be able to choose if they wish to benefit from extra services that increase service charges.
- 2) The existing rights of affected Leaseholders shall not be adversely affected, with no adverse change to their existing lease terms.
- 3) Any expected cost changes, whether positive or negative, shall be expressly and clearly made known to all affected Leaseholders in advance of any vote or change. Without limitation, this includes:
 - a) Heating and hot water costs
 - b) Service charges
 - c) Council tax
 - d) Insurance
 - e) Ground rent changes from taking a smaller or larger property
 - f) Any other costs which maybe applicable
- 4) Affected Leaseholders and freeholders shall initially retain (as a minimum) an equity share in their new property equivalent to the true market value of their existing property as determined by the Independent Consultation Body (or an independent valuer appointed by that Body), and shall not be less than the price which the freeholder or Leaseholder paid for their existing property.
- 5) As determined by the Independent Consultation Body (or an independent valuer appointed by that Body), they shall be able in the future to obtain 100% ownership of the new property without having to pay any additional sums. The exact length of time shall be determined in advance of any public vote.
- 6) Policy ER2 (2) also applies.
- 7) Leaseholders and freeholders should be given the option to upsize or downsize. A robust and fair process must be agreed by the Independent Consultation Body in consultation with the relevant residents' groups of Leaseholders and freeholders in advance of any public vote.

ER7 – ESTATE SMALL BUSINESSES, RETAILERS, AND COMMUNITY ORGANISATIONS

To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community, and subject (where relevant) to LBTH's legal obligations:

- 1) If a landlord proposes to demolish commercial premises on an Estate, affected Leaseholders using them should be formally consulted by the landlord in their own distinct group from an early stage, and represented on a formal consultation body alongside Tenants and resident Leaseholders if they wish.
 - 2) Subject to viability of the proposed development, if market rents for new premises will be higher than existing rates, commercial Leaseholders should be offered sub-market rents to match their old rates per square metre, and premises of suitable size with long leases.
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ER8 – PUBLIC PROFIT REINVESTMENT

To support Sustainable Development in the Area by ensuring positive engagement of the community, and subject (where relevant) to LBTH's legal obligations, any profit generated by Public Bodies in the Area should be re-invested in the Area, for example through Infrastructure investment or maintenance. Where such a profit is generated, the Public Body must indicate in advance to all directly affected parties and to the Forum how it intends to deal with that profit. The Forum must be included as a consultee on draft conditions and heads of terms for, and as a party to, any s106 agreement.

POLICY – EMPTY SITES

ES1 – USE OF EMPTY SITES

To support Sustainable Development in the Area, developers shall as part of their planning application and as part of the development applied for submit a proposal, feasibility study and impact assessment for a meanwhile use on their sites (including existing buildings) when they submit their substantive planning applications in case construction is delayed by more than six months after gaining full and final planning consent.

Such sites and/or buildings may be used on a temporary basis, for example for one or more of the following purposes (in order of priority), subject where appropriate to complex operational interfaces:

1. Temporary pocket parks
2. Affordable workspace or housing
3. Temporary farmers' markets or commercial markets
4. Pop-up retail and/or restaurants
5. Cultural and sporting activities
6. Public art and lighting installations
7. Other purposes agreed with LBTH and the Forum.

Such sites will be provided on the following basis:

- They can be recalled for development with reasonable notice in the context of the temporary use to which each has been put.
 - Any current planning application does not run out as long as the site is in active use by the community subject to a maximum of five years from the grant of consent.
 - Any reasonable costs incurred by the developer to make the land available for such community purpose may be in lieu of CIL or S106 contributions, provided that such costs are not part of normal development costs, are net of any Business Rate Relief, and are truly incremental and incurred solely for the temporary community use.
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POLICY – HELPING ESTABLISH NEW RESIDENTS ASSOCIATIONS

GR1 – HELPING ESTABLISH NEW RESIDENTS’ ASSOCIATIONS

To support Sustainable Development in the Area, and to facilitate the establishment of recognised residents’ associations in large residential developments which have to be dealt with by a development committee of LBTH (excluding call-ins), as part of the s.106 agreement for such new developments with at least 50 residential units, developers must ensure that:

- The principal landlord includes in all its residential unit leases automatic membership of a formally recognised residents’ association, with authority for the landlord or its agent to collect appropriate funds for the association as part of the service charge; and
 - Before leasing any residential unit, such landlord establishes a model constitution for the association (in a form approved by the Forum) and all other necessary arrangements for it to function effectively; and
 - Appropriate parties independent of such landlord or developer are appointed to act as the initial association committee pending their substitution by residents of each development.
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POLICY – 3D MODEL

3D1 – 3D MODEL FOR PLANNING

To support Sustainable Development, planning in the Area shall be conducted using a 3D model with the following capabilities:

- Fidelity – to within 15 centimetre accuracy for the existing area, and to within 1 centimetre for new developments.
- It should cover the OAPF area plus Limehouse ward: not just the Area.

- To capture the wider impact of development, including without limitation daylight/sunlight or wind flow, the boundaries of the model should extend by 500 meters beyond the boundary of the area, or to the opposite bank of the River Thames, whichever is closer.
- It should encompass LVMF protected views.
- It should include consented schemes.
- It should have rights of light and sunlight study capability.
- It should allow for real time transport overlays.
- It should enable fly-through visualisations from different points and perspectives.
- It should enable wind flow modelling.
- Subject to LBTH's legal obligations, it should be publicly accessible online.
- It should include underground as well as above-ground maps and features.
- It should be able to integrate Building Information Modelling information in order to be able to view inside the building where appropriate e.g. emergency services access
- Reasonable one-off set up costs can be met from CIL.

The model shall be part of any presentation to the Development Committees of LBTH.

3D2 – 3D MODEL FOR APPLICATIONS

To support Sustainable Development in the Area, when submitting a planning application for any development which has to be dealt with by a development committee of LBTH (excluding call-ins), developers shall at their own expense submit a 3D model outline to allow the model described in policy 3D1 to be updated for the proposed application, and with sufficient fidelity to carry out all the requirements described in policy 3D1. Developers should also make available internal information about the layout of buildings where it assists emergency services or other interested parties. These models should be updated when any revisions are made to the application.

POLICY – BROADBAND ACCESS

BBA1 – FIBRE TO THE PREMISES

To support Sustainable Development in the Area, where practically feasible, each new residential development which has to be dealt with by a development committee of LBTH (excluding call-ins) must provide fibre optic cabling to each individual home or work space capable of carrying fast broadband, telephone and television signals (known as Fibre To The Premises or FTTP).

BBA2 – BROADBAND RESILIENCE AND CHOICE

To support Sustainable Development in the Area and where practically feasible, in each new residential development which has to be dealt with by a development committee of LBTH (excluding call-ins), the s. 106 agreement shall require that occupiers of such developments must be able to connect to two separate superfast broadband providers, providing users with a choice to ensure competition and redundancy. This will require connecting to two separate networks: not two providers using the same network.

BBA3 – MOBILE NETWORK RESILIENCE

To support Sustainable Development in the Area, mobile phone companies shall be consultees in the planning application process.

In relation to developments which have to be dealt with by a development committee of LBTH (excluding call-ins), developers shall in their planning applications provide evidence that they have co-ordinated with any mobile phone providers who have base stations within 500 meters of a relevant development location, in relation to the impact such development may have on mobile phone signals from such mobile base stations. Such developers shall, as a pre-occupation condition or s106 obligation, have agreed where feasible to allow communication infrastructure within or on their buildings.

If a development site already contains communication infrastructure, developers shall have agreed, as a pre-occupation condition or s106 obligation, to ensure the re-provision of the same in any new development so that there is no loss of connectivity to the wider area.

POLICY – CONSTRUCTION MANAGEMENT AND COMMUNICATION

CC1 – CONSTRUCTION COORDINATION

To support Sustainable Development in the Area, construction companies shall consult the Forum when producing, or making any material changes to, a construction management plan, including without limitation encroachment on public land and/or public access.

LBTH shall also consult the Forum in developing construction management plans in the Area.

CC2 – CONSTRUCTION COMMUNICATION

To support Sustainable Development in the Area, construction companies shall inform the Forum as soon as reasonably practicable whenever they propose a change to normal working hours or

conditions for which they have to seek the permission of LBTH, and of such permissions being granted.

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 Supplementary Planning Guidance 'THE CONTROL OF DUST AND EMISSIONS DURING CONSTRUCTION AND DEMOLITION' released in July 2014 or any successor or replacement guidance.

Subject to the parties' legal obligations, all relevant data shall be shared with the Forum

POLICY – SUSTAINABLE DESIGN

SD1 – SUSTAINABLE DESIGN

To support Sustainable Development in the Area, proposals for developments that have to be dealt with by a development committee of LBTH (excluding call-ins) shall be accompanied by a pre-assessment, demonstrating how the following BREEAM standards (or any future replacement standards) will be met:

- All new non-residential developments and non-self-contained residential accommodation are expected to meet at least BREEAM 'Excellent' rating.
 - All major non-residential refurbishment of existing buildings and conversions over 500sqm floor space (gross) are expected to meet at least BREEAM non-domestic refurbishment 'Excellent' rating.
 - Residential developments should use and comply with the Home Quality Mark, launched in 2015. This especially applies to developments exceeding London Plan recommended density limits.
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POLICY – AIR QUALITY

AQ1 – AIR QUALITY

To support Sustainable Development in the Area, proposals for developments that have to be dealt with by a development committee of LBTH (excluding call-ins), shall comply with the following:

- 1) Development shall not damage the health of the air. It must also contribute to the rapid achievement of the most ambitious goals in the Paris Agreement.

- 2) New development or substantial refurbishment of existing buildings shall be designed to have zero local emissions to air now, and zero total emissions to air by 2020. In particular:
 - a) Such development, including its associated vehicle movements, must demonstrate that it is 'air quality positive' and must contribute to helping the Isle of Dogs reduce all air pollutants to levels below World Health Organisation (WHO) guidelines everywhere within the Area by 2020.
 - b) Such development will not be granted planning permission where it worsens air quality, even by a negligible degree, at any receptors where levels of pollutants at those receptors already exceed WHO guidelines. In this regard, a predicted or actual increase in the annual mean concentration of pollutants of 0.1 microgram per cubic metre or more is considered significant.
 - c) Such development will not, under any circumstances, be granted planning permission where it worsens air quality at any receptors so that previously compliant receptors exceed WHO guidelines as a result of the development.
 - d) Such development which worsens the quality of the air where WHO guidelines are already complied with can only be justified by the principle of sustainable development as understood in International Law. Development which significantly increases the risk to human and ecological health will never constitute sustainable development.
 - e) All such development has a continuing obligation to improve air quality to achieve the best standard of air quality practically possible. Occupiers of developments should take proactive steps to adopt measures which will reduce their adverse impact on air quality. Developments should enable occupants to take such steps, for example (and without limitation) by installing electric vehicle charging points if they are providing parking spaces, providing adequate cycle parking, resident travel plans, or member to car clubs. This requirement applies even where WHO guidelines are complied with.
 - f) Such development must avoid contributing to the deterioration of air quality throughout its lifespan as far as practically possible.
 - g) All such development must ensure that standards of indoor air quality for carbon dioxide (CO₂), fine particles (PM_{2.5}), nitrogen dioxide (NO₂), formaldehyde and volatile organic compounds (VOCs) comply fully with the most ambitious international standards such as ASHRAE's Air Quality Guide: Best Practices for Design, Construction and Commissioning, BREEAM, BS:EN 13779 (2012), ISO 16890, LEED and WELL Building Standard. Air handling equipment must be regularly maintained.
- 3) All such development should, where necessary, include measures to minimise residual environmental impacts on those using the development and on all those who may be affected by the development.
- 4) Proposals for new restaurants and cafés (Class A3), drinking establishments (Class A4) or hot-food take-away (Class A5) to place tables and chairs on the pavement will only be permitted if the World Health Organisation's guideline for hourly mean exposure to nitrogen dioxide is unlikely to be exceeded in that location.