

**Application for designation of a Neighbourhood Area under the provisions of the Town and Country Planning Act 1990 and the Neighbourhood Planning (General) Regulations 2012 (as amended)**

**Relevant Body (s61G TCPA 1990 AND S.5c 2012 Regs)**

We have submitted, alongside this application, an application for designation of a Neighbourhood Forum and set out its main aims and how it meets the requirements of section 61F (5) of the TCPA 1990 Act.

We consider that the Tileyard Road and Vale Royal Creative Quarter Neighbourhood Forum Area (“TRVRCQ”) is the relevant body to make this application for the purposes of section 61G of the Town and Country Planning Act 1990.

**Main contact details to be made public**

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**Name by which Neighbourhood Area will be known**

Tileyard Road and Vale Royal Creative Quarter Neighbourhood Forum Area (“the Neighbourhood Area”).

**Neighbourhood Area Statement:**

This declaration sets out how the proposed Neighbourhood Area meets the requirements of Regulation 5 of Neighbourhood Planning (General) Regulations 2012:

1. The Neighbourhood Area this application relates to comprises all that land and premises shown within the area edged red on the plan attached at Appendix 1.
2. The boundary for the area is located entirely within the Caledonian Ward of the London Borough of Islington and forms part of the Locally Significant Industrial Site (LSIS) designated in the LB Islington Core Strategy (2011).
3. The boundary of the area has been chosen as it reflects most appropriately the area within which a cluster of creative businesses from the music, fashion, film, TV and associated digital and technology industries (amongst others), is located.

4. Consideration has been taken of the Vale Royal/ Brewery Road Locally Significant Industrial Site Height Study, which was prepared by the Urban Initiatives Studio (December 2016) for the London Borough of Islington, as well as the LB Islington Employment Land Study prepared by Ramidus Consulting Ltd (January 2016). Both of these documents identify that the Tileyard Road/ Vale Royal area is distinctive within the wider LSIS by being predominantly occupied by creative industries.
5. As to the boundary of the Neighbourhood Area, the western boundary comprises York Way (A5200), which runs north-south adjacent to the site. This also forms the boundary of both the local authority and the LSIS, beyond which lies a predominantly residential development within the LB Camden. It thus forms a natural boundary to the Neighbourhood Area.
6. The boundary to the south comprises elevated railway lines, which also form a natural boundary to the Neighbourhood Area.
7. To the north, the boundary runs along the centre of Brandon Road and Blundell Street and includes the properties to the south of Brandon Road/ Blundell Street. The boundary excludes the remainder of the LSIS to the north of Brandon Road/ Blundell Street and along Brewery Road. This area is physically disconnected from the Neighbourhood Area. The properties along the north of Brandon Road/ Blundell Street are predominantly the rear parts of those properties facing Brewery Road, and present a blank frontage to the Neighbourhood Area. Furthermore, there are no routes through to Brewery Road, which can only be accessed via York Way or Caledonian Road. Furthermore, although there is a variety of businesses to the north, the main cluster of creative businesses does not extend beyond Brandon Road/ Blundell Street.
8. The boundary to the east generally follows the line of the railway tracks running from south west to north east and sits between the Neighbourhood Area and the timber yard and Council depot which lie to the east, and sit above the railway tracks. This area is excluded from the Neighbourhood Area on the basis of there being distinctly different land uses in this part of the LSIS, unrelated to the cluster of creative businesses within the Neighbourhood Area.
9. The Neighbourhood Area was agreed by members at the TRVRCQ Inaugural General Meeting on 18<sup>th</sup> June 2019.
10. We are not aware of any Neighbourhood Forums in the local area but will work closely with any should they arise. The Neighbourhood Forum will also work with communities and organisations in neighbouring areas and will cooperate over areas and issues of mutual interest.

**Application**

On behalf of the Tileyard Road and Vale Royal Creative Quarter Neighbourhood Forum, I hereby apply to designate the Neighbourhood Area described in this application and identified on the accompanying plan

Jenny Sinclair  
Secretary

# Tileyard Road & Vale Royal Creative Quarter Neighbourhood Forum Area

