

UPDATE REPORT, STRATEGIC DEVELOPMENT COMMITTEE. 19th November 2020

Agenda item no	Reference nos.	Location	Proposal / Title
6.1	PA/14/02011 and PA/14/02096	Site at the former Bishopsgate Goods Yard, Braithwaite Street E1	<p>An OUTLINE application (PA/14/02011) for the comprehensive mixed use redevelopment of the site comprising (floorspace in Gross Internal Area):</p> <p>Residential (Class C3) comprising up to 500 residential units; Business Use (Class B1) up to 130,940 sq.m.; Hotel (Class C1) up to 11,013 sq.m.; Retail, financial & professional services, restaurants, cafes & hot food takeaways (Class A1, A2, A3, A5) up to 18,390 sq.m. of which only 3,678 sq.m. can be used as Class A5; Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) up to 6,363 sq.m.; Public conveniences (sui generis) up to 298 m²; Basement, ancillary and plant up to 21,216 sq.m. Formation of new pedestrian and vehicular access; means of access, circulation and car parking within the site and provision of new public open space and landscaping. The application proposes a total of 10 buildings that range in height, with the highest being 142.4m AOD and the lowest being 29.2m AOD.</p> <p>With all matters reserved save that FULL DETAILS for Plot 2 submitted for alterations to, and the partial removal of, existing structures on site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17/ part 29 storey building; and Plot 7 comprising the use of the ground level of the Braithwaite Viaduct for retail and food & drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food & drink uses (A1, A2, A3, A5). (Amended Description)</p>

1. Additional Representations

- 1.1 Since publication of the agenda 19 more letters of objection have been received from members of the public. No new planning issues are raised beyond those summarised in the report from previous representations.

- 1.2 The Management of the Avant Garde development have raised concerns specifically about the daylight/sunlight and privacy impacts on their building.
- 1.3 An objection letter on behalf of 9 businesses on Brick Lane has been received raising concerns about the economic impact of the development on Brick Lane, the destruction of the social and cultural fabric of the street, environmental impact, the lack of benefit for local communities and harm to heritage and conservation interests.
- 1.4 An objection letter has been received from the Spitalfields Housing Association (SHA) on the grounds that SHA managed properties on Commercial Street and Quaker Street would be adversely impacted through loss of light. In particular the health impacts of this are of concern, such as lack of natural light and vitamin D and the impact this would have on Bangladeshi elders. Concerns are also raised regarding the lack of community facilities and infrastructure, genuinely public open space and social housing. The objections of the Reclaim the Goods Yard campaign are endorsed.

2. Clarification

- 2.1 A petition with 11,404 signatures by More Light More Power opposing the scheme was submitted to the GLA in 2016. However this was in relation to the previous iteration of the development before the latest revised plans were received.

- 1.5 4 further representations