

**Spitalfields and Banglatown Supplementary Planning Document**

**Consultation and Engagement Report**

24/06/2024



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## Introduction

### Background and Context

- 1.1 The Strategic Planning service has prepared a Supplementary Planning Document (SPD) that provides additional guidance on the development of sites within the Spitalfields and Banglatown Area. The SPD provides additional guidance to support the policies within the existing Local Plan. It also supports the council's Strategic Plan, particularly the objective of supporting the delivery of new housing. This responds to the National Planning Policy Framework (NPPF) and new London Plan, and has been prepared and will be adopted in accordance with the provisions in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 The development of the SPD has been led in partnership with urban design consultants Metropolitan Workshop and architects Office S&M, who organised a series of workshops with community stakeholders to determine the vision and objectives of the SPD.
- 1.3 The project has seven key guiding principles that come from the council's strategic plan and the workshops with community stakeholders:
  - 1.3..1 Prioritise the development of social and affordable housing
  - 1.3..2 Embed community services
  - 1.3..3 Support local businesses
  - 1.3..4 Retain historic and cultural identity
  - 1.3..5 Develop and enhance the green space
  - 1.3..6 Be culturally sensitive to residents' needs
  - 1.3..7 Provide a space for all stakeholders to have their say.

### Role of the Consultation and Engagement Report

- 1.4 The SPD is subject to statutory preparation procedures under Regulations 11-16 of the Town and Country Planning (Local Development) (England) Regulations 2012. This Consultation and Engagement Report has been prepared to:
  - provide an engagement framework that describes the main engagement methods that have been used in preparing the SPD;
  - summarise the key issues raised by the community and stakeholders and;

- set out the Council's response to representations received, and how they have helped shape the SPD.

## Consultation and Engagement

### Approach

1.5 The approach to consultation was developed in conformity with the Council’s Statement of Community Involvement (SCI) (2019), the Council’s Consultation and Engagement Handbook and in collaboration with the Tower Hamlets Communications Team. The overarching aim of consultation is to provide an opportunity for involvement from a wide range of local community groups, individuals and other stakeholders.

### How we involved the community and stakeholders

1.6 There are several distinct stages to consultation and engagement activities to progress SPDs. The table below sets out the stages that applied to the Spitalfields and Banglatown SPD and identifies where and how the community and key stakeholders had the opportunity to get involved.

**Table 1 – Spitalfields and Banglatown SPD Consultation Stages**

Stage		Purpose of communication	How the stakeholders had their say
<b>Stage 1 – Project scoping</b>	November 2022 – January 2023	This stage focused on finalising the procurement process with contractors, ensuring an appropriate funding source for the project and agreeing to the project vision, scope and methodology.	Internal one-to-one meetings and briefing sessions.
<b>Stage 2 – Baseline Analysis and Early Engagement</b>	February – June 2023	This stage focused on developing and refining the key objectives of the SPD.  It also involved extensive data gathering to determine the context of the area and the key issues facing the local community.	1 to 1 in person meetings with key stakeholders.  Public in person and online workshops with members of the local community.  Meetings with and briefing for internal

			stakeholders and members.
<b>Stage 3 – Further Engagement</b>	July – December 2023	<p>This stage focused on finding solutions to the issues facing the area and determining how the objectives can be implemented.</p> <p>This stage also identified potential development sites and began the process of determining appropriate scale and massing.</p>	<p>1 to 1 in person meetings with key stakeholders.</p> <p>Public in person and online workshops for members of the local community.</p> <p>Meetings with and briefings for internal stakeholders and members.</p>
<b>Stage 4 – Document Development</b>	January – April 2024	<p>This stage focused on developing the guidance for the individual development sites, including indicative heights, scale and massing.</p> <p>This stage also included finalising other parts of the SPD including the implementation guidance.</p>	Internal meetings, and briefings for members and the mayor’s office.
<b>Stage 5 - Statutory Consultation</b>	9 May – 21 June 2024	This stage focused on publicising the Draft SPD and seeking formal feedback.	<p>By writing to the Council.</p> <p>Meetings with stakeholders upon request.</p>
<b>Stage 6 – Adoption of SPD</b>	June – September 2024	This stage involves making changes to the SPD in response to comments received as part of the statutory consultation and taking the SPD through the reporting process.	Briefing to members, corporate and directorate leadership teams.

1.7 Throughout the SPD preparation process, consultation techniques and activities were carried out to ensure an effective and efficient engagement. Some of the methods employed included:

### **Meeting with Elected Members**

Regular engagement with the Lead Member for Regeneration, Inclusive Development and Housebuilding, and with the mayor's office.

### **Internal Stakeholder Workshops**

Meetings and workshops were held with a range of internal Council teams to ensure key principles were agreed and the overall approach was supported. These teams included Development Management, Growth and Economic Development, Town Centres, Infrastructure Planning, Place Shaping.

### **Project Working Group**

Regular meetings with the project working group to inform and update on the progress of the document. This included internal colleagues and the consultants: Metropolitan Workshop and Office S&M.

### **External Stakeholder Workshops**

Various workshops were held with a series of stakeholders to gain feedback on community needs, site constraints, opportunities, principles and design guidance.

### **On-line updates**

Regular updates on the Council's 'Let's Talk' website platform and social media platforms such as Facebook, Twitter and LinkedIn, to inform people of the consultation process and progress of the document.

### **Flyers across the masterplan area**

Flyers were placed within and around the masterplan area to inform residents, workers and visitors of consultation events and activities.

### **Email and Letters**

External stakeholders on the Local Plan Consultation database were contacted to inform them of the consultation and upcoming events.

## Consultation and Engagement Feedback

### Overview and Summary

- 1.8 This section of the Consultation and Engagement Report summarises the feedback received through the consultation on the SPD. This includes representations and comments submitted, and the Council’s response to these. The comments and representations received through the consultation process have been used to finalise the SPD.
- 1.9 The statutory consultation period for the draft Spitalfields and Banglatown SPD ran from 9 May to 21 June 2024.
- 1.10 Representations were received from a range of stakeholders including local residents, statutory consultees and landowners: 13 representations were received via email.
- 1.11 A summary of the key issues that were raised in the representations are detailed in the table below. This is divided into a summary of general comments on the document; comments on the Introduction and Context; comments on the Masterplan and Development Sites Design Guidance; and comments on the Delivery.

**Table 8 – Spitalfields and Banglatown SPD Consultation Feedback Summary**

General Comments	
Key Issues	Council Response
One landowner questioned the boundary of the SPD and requested that their site be included.	The boundary is intended to include the development sites immediately adjacent to Brick Lane/Osborn Street as well as those areas that significantly impact or are impacted by Brick Lane. As such, sites further away from Brick Lane were not included.
There was strong support from most respondents for residential development in the area.	Noted.



Comments on Introduction and Context	
Key Issues	Council Response
<p>Historic England responded that there is insufficient discussion of heritage assets and the potential impact that new development could have on them. In particular, they recommend that more detail regarding the character of the two conservation areas be included in the Context chapter.</p>	<p>Noted, more discussion of heritage assets and the conservation areas will be added.</p>
Comments on Masterplan and Development Sites Guidance	
Key Issues	Council Response
<p>Sport England and local residents objected to the provision of a 9 a side football pitch in Allen Gardens, explaining that Allen Gardens provides a welcome respite from the busyness of Brick Lane and the wider area, and that its informality is important to this function.</p>	<p>The SPD identifies the potential for a football pitch to support wider council objectives around sport and physical activity for young people. This would be subject to more detailed design work to ensure that it does not undermine the role of the park as a respite from the busyness of the area and that it works for all members of the community.</p>
<p>There is support for the re-provision of the Banglatown Cash and Carry as part of development on that site, however more guidance is needed to ensure that a suitable space is provided.</p>	<p>The detailed design requirements of the cash and carry are outside the scope of the SPD, however the guidance does expect an application on that site to demonstrate that the future needs of the cash and carry are met.</p>
<p>Objection from Truman Estate to the identification of the sites in their ownership as suitable for residential-led mixed use development. Given their location in a town centre and in the City Fringe Opportunity Area, these locations should be prioritised for commercial uses.</p>	<p>In planning terms, town centre locations can be suitable for residential development, and one of the local plan's objectives for town centres is to increase residential density to better support local businesses. The guidance in the SPD does not require any specific use, but identifies the sites as in principle appropriate for mixed-use residential-led development.</p>
<p>The GLA commented that the indicative massing on the Fleet Street Hill site implied that the site would be suitable for</p>	<p>While the SPD does identify the Fleet Street Hill site as a location that could be suitable for a taller building, it is also clear</p>

<p>a tall building, despite not being located in a tall building zone and sitting in the background of two LVMF views.</p>	<p>that detailed design work is necessary to ensure that any proposal does not have a negative impact on heritage assets and the surrounding character. Additional wording will be added to explain that the site is in the backdrop to the two LVMF views.</p>
<p><b>Comments on Delivery</b></p>	
<p><b>Key Issues</b></p>	<p><b>Council Response</b></p>
<p>The Environment Agency has noted that development adjacent to data centres is at risk of negative air quality impacts from diesel generators used during power outages. Air quality mitigation may need to be designed into new developments in close proximity to data centres.</p>	<p>Noted, a reference to the need to mitigate any air quality impacts from the data centre will be added.</p>