

CRISP STREET, POPLAR, LONDON

STATEMENT OF COMMUNITY INVOLVEMENT

PoplarHARCA & Telford Homes

June 2016



YOUR SHOUT

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1. INTRODUCTION

This Statement of Community Involvement has been compiled by specialist community consultation group Your Shout, part of Thorncliffe, on behalf of Telford Homes and Poplar HARCA ('the Applicant'). This report supports a planning application for the redevelopment of Chrisp Street Market, including a new flexible market square, the demolition of existing housing (except the Festival of Britain buildings) to be replaced by 649 new homes, and related improvements to public amenity space.

This report details the public consultation the Applicant has undertaken in order to inform the evolution of the proposals. Consultation has been carried out in accordance with national and regional policies, as set out in the following section of this report, and exceeds the requirements of the London Borough of Tower Hamlets current Statement of Community Involvement (adopted 2012).

Your Shout has also signed up to the Consultation Institute Charter, which sets out the best-practice principles for consultation. A copy of the charter can be found at www.consultationinstitute.org.

The key aims of the pre-application stage of public consultation, which this report documents, were:

- 1. To inform local residents, businesses, councillors and other stakeholders about the redevelopment aspirations for the site.**
- 2. To gain a full understanding of local views of the proposals, engage with the local and wider community throughout the design development stage, and use these views to identify concerns and opportunities, and where possible inform the evolving final proposals.**
- 3. To demonstrate how the Applicant has responded to the issues raised by the community and stakeholders and identify how changes have been made to the proposals to address them.**

In addition, this report demonstrates the Applicant's continued commitment towards consultation and engagement throughout the statutory planning process.

2. POLICY FRAMEWORK

National Context

Pre-application consultation has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments. Many large scale planning applications are the subject of extensive pre-application consultation as a matter of course.

However, prior to the Localism Act 2011, there was no legal requirement for applicants to undertake any pre-application consultation with communities nearby.

The Localism Act 2011 introduced “a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals... to further strengthen the role of local communities in planning.” (*A plain English guide to the Localism Act, p.13*)

This amends the Town and Country Planning Act 1990 and creates several obligations for potential applicants. There is a requirement to carry out pre-application consultation for all “large scale major applications”, and applicants must:

- Publicise the proposal and consult with residents in the vicinity of the site concerned.
- Give local people a chance to comment when there is still genuine scope to make changes to proposals.
- Have regard to the local planning authority about local good practice.
- Take account of responses to the consultation.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines “major development” as involving any one or more of the following:

- a) The provision of dwelling houses where—
 - (i) the number of dwelling houses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i).
- b) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- c) Development carried out on a site having an area of 1 hectare or more.

However, it is best practice to consult stakeholders and the local community on all significant developments before a planning application is submitted.

Additionally the Government has used the Localism Act 2011 to clarify the rules on 'predetermination'. Previously in some cases councillors were warned off doing such things as campaigning, talking with constituents, or publicly expressing views on local issues, for fear of being accused of bias or facing legal challenge. The Localism Act 2011 makes it clear that it is proper for councillors to play an active part in discussions on developments prior to submission of a planning application, and that they should not be liable to legal challenge as a result. This will help them better represent their constituents and influence the development proposed.

The National Planning Policy Framework (NPPF), published in March 2012, says that local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The NPPF adds that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties." (*NPPF, p. 45, 118*)

Regional Context

The Mayor of London's 'London Plan' (adopted March 2015), does not directly advise on how developers should engage with local communities about proposed development. However, several sections relate to the principle of involving both residential and business communities in new development:

8.2 The Mayor recognises the complexities of delivering new development in London, with a wide range of organisational, infrastructure and other issues that have to be considered. The most effective way of achieving delivery is to work together in a collaborative manner towards agreed goals. The Mayor is committed to engagement with all groups and individuals concerned with planning for London, including:

- Government from national to local level.
- Other public bodies/agencies.
- Private businesses and trade/ representative bodies.
- Voluntary and community sector groups.

8.4 The Mayor will work with boroughs, other agencies with planning responsibilities, enterprises and their organisations and other stakeholders to ensure that planning decisions are taken as close as to the communities and interests they affect, and in as inclusive a way, as is appropriate having regard to the planning system and the nature of the decision concerned. He recognises that community and voluntary groups, local business organisations and other interest groups have particular contributions to make to planning decisions, plans and strategies to shape neighbourhoods (see Policy 7.1 and paragraph 7.6) and will support their involvement. He will also consider what guidance and support it would be appropriate for him to offer to aid neighbourhood planning.

8.5 In the same way, the Mayor supports approaches to planning, regeneration and development that harness the knowledge, commitment and enthusiasm of local communities, enterprises and other groups. In particular, he will encourage use of tools such community land

trusts, which enable communities to shape their own neighbourhoods through the management and development of land and other assets (including those transferred from public sector organisations). He recognises the importance of development trusts, other community organisations and local business partnerships and bodies in helping to shape and develop neighbourhoods, sometimes in ways that the public sector cannot.”

Local Context

LB Tower Hamlets Statement of Community Involvement (adopted 2012)

“10.7 We normally go beyond the minimum notification requirements where a development may give rise to significant local controversy, or is on a particularly sensitive site or is of a large-scale. In these cases a range of additional consultation techniques will be used to ensure that the development receives appropriate publicity so people know about it and can have their say. This may include the following:

- Pre-application consultation by the developer to help inform the design of his/her proposals (we encourage developers to do this and but cannot force them to do so)
- Holding public exhibitions on the development proposals when the planning application is submitted. This will help local residents understand the proposals so that they can formulate their views
- The right to address the Development or Strategic Development Committees before they determine an application (see below for more details)

10.8 Where appropriate an independent chair or facilitator may oversee consultation meetings and events.

10.9 These additional requirements are likely to be used when an application is a major development: dwellings where 10 or more are to be constructed (or where the site area is more than 0.5 hectares) or any other use where the floor space will be 1000 sq. metres or more or the site is 1 hectare or more.”

Tower Hamlets indicates that it expects developers to undertake pre-application consultation on planning applications that are deemed ‘major developments’ and clearly sets out some of the measures it hopes developers will undertake. The Applicant has therefore set out to meet and exceed the suggested level of engagement. Full details of the public consultation are set out in the following sections of this report.

3. SUMMARY OF PROPOSED APPLICATION

The current site

Chrisp Street Market has an active pedestrianised market square with around 90 market pitches under a canopy. The square itself is surrounded by housing with commercial units at ground floor level. There are 212 residential units currently on site. The majority of the residential units were built as local authority homes in the 1960s and are in below average to poor condition. To the north of the square are three storey rows of housing built as architectural showcases for the Festival of Britain in 1951. The market is one of only two locations of surviving Festival of Britain buildings in London, and is protected by the Lansbury Conservation Area. The Clock Tower is also a local landmark which will be retained and enhanced in the proposals.

The site is bounded by East India Dock Road to the south, Chrisp Street to the east, Cordelia Street to the north, and Kerbey Street to the west. Nearby developments are the Brownfield and Lansbury estates, both owned and operated by Poplar HARCA. The proposals also seek to develop an area adjacent to Chrisp Street that is currently in use as a car park for the Co-op supermarket. It has long been a desire of both LB Tower Hamlets and Poplar HARCA to redevelop and improve Chrisp Street Market. Telford Homes joined as partner in September 2015.



Above: Chrisp Street Market Square

The proposals

Planning permission will be submitted for the redevelopment of the site and the development of the Co-op car park site, to provide a reconfigured market square with improved facilities, 649 new homes, the refitting of the site shops, and improvements to the public amenity space. Sheppard Robson, a firm recognised for the sustainability of its developments, are the architects on this project, with Savills acting as planners.

The development description agreed with LB Tower Hamlets for planning purposes is:

Comprehensive redevelopment of the site (including existing car park) comprising the demolition of existing buildings with the exception of the Festival of Britain buildings, Clock Tower and Idea Store; erection of 19 new buildings ranging from 3 to 25 storeys providing 649 residential units (C3 Use

Class) (including re-provision of 124 affordable residential units); existing market enhancement, including new canopy and service building; refurbishment of retained Festival of Britain buildings; reconfiguration and replacement of existing and provision of new commercial uses including new cinema (D2 Use Class); alterations and additions to existing Idea Store for community use and multi-function space (D1 Use Class); flexible workspace (B1 Use Class); retail floor space (A1 - A3 Use Class), including A1 food store; public house (A4 Use Class); hot food takeaway floor space (A5 Use Class); upgrade and provision of new public open space including child play space; new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking); and provision of disabled car parking spaces.



Above: Proposed Chrisp Street Market Square

4. THE CONSULTATION PROCESS

The consultation process for this scheme exceeds the requirements of the Council's Statement of Community Involvement.

Specifically, we have:

1. Made sure the consultation takes place as early as practically possible in the design development process, and is therefore 'front-loaded'.
2. Conducted appropriate engagement that fits the community's needs.
3. Conducted an accessible and visible exhibition.
4. Used Plain English and adequate response mechanisms.
5. Explained clearly what the scope of the consultation is, and what can and cannot be changed.
6. Analysed the results from the consultation objectively.
7. Publicised collective responses, with due regard to the Data Protection Act.
8. Summarised how these responses have affected the proposals.
9. Ensured feed-back, analysis and our response is available to the public and consultation participants.

Background

Prior to this application being progressed, there have been several consultations over the years about the future development of the site. Earlier consultations took place in 2009, 2011, 2013, in the spring and summer of 2014, and in September 2015 as part of the Chrisp Street Festival.

Previous exhibitions have included historical photographs, stalls on the market square, opportunities to view the proposals for Chrisp Street as well as Poplar as a district centre, including nearby developments on the Lansbury estate.

Across previous exhibitions, the following suggestions for the development of Chrisp Street emerged most clearly:

- Improved market layout.
- Better maintenance of public spaces.
- Better quality open spaces and improved security.
- Enhanced food offering.
- Evening activities.



Above: Poplar HARCA exhibition, 2009

The Applicant team addressed these desires by making a redesigned market square and improved retail offering including evening activities central to the proposals. The improvements for public space involve extensive redesign and better use of space to eliminate dead-end and poorly lit or dangerously configured space.

The May 2016 exhibitions included a panel explaining how feedback gathered at previous consultations had informed the current plans. This panel is included in this report at **Appendix 3**.

As well as the public consultations the Applicant team has made regular reports to the local estate board, a local faith consortium, and other interested parties. Articles were published in the quarterly HARCA newsletter that goes to 9000 Poplar households. Regular (every six weeks) meetings were held with shopkeepers. The project team are also members of the Chrisp Street Town Team and regularly update that forum. Site specific updates have been sent out as appropriate over the last six years.

The same team at Poplar HARCA have worked on this project since its inception, providing a reassuring continuity for residents and retailers.

Summaries of survey responses at a selection of previous consultation events are below:

Chrisp Street Regeneration Public Information Event, 28-29 May 2010

This residents' drop-in event was held at Poplar HARCA's head office with 1000 invite leaflets going out to the surrounding area. It was an opportunity to meet the development team and including the potential partner and architects for the scheme.

- 150 people attended.
- A questionnaire asked respondents what their expectations and aspirations were for a new Chrisp Street Shopping Centre, which services they used most often, and whether they would like those services all in one place.
- 32 people responded to the questionnaire. 24 said they wanted larger, better shops and a supermarket emerged as crucial for many respondents. Only one respondent said they liked the market the way it was.
- Of those mentioning housing, a majority wanted new houses with good quality amenity space.

Chrisp Street Market Festival, 8 September 2013

At this event residents were asked what they liked about Chrisp Street Market and what they would like to see. They were also asked to score the market out of ten.

- 114 people visited the market stall.
- More than 70% scored the market in the 6-10 range, suggesting that around twice as many people liked the market as didn't.
- Respondents liked the variety of shops and stalls at Chrisp Street, in particular the pie and mash shops, and the community feeling.
- Respondents wanted bars, coffee shops, and a brand clothes outlet such as Primark, and many stressed the need for affordability.

Drop-in session at Poplar HARCA, 31 March 2015

A questionnaire at the exhibit at asked what people liked about Chrisp Street, what could be better about Chrisp Street, and what they would like to see at Chrisp Street.

- 18 people filled out the questionnaire.
- The most popular response for what people thought could be better was the cleanliness of the market.
- Aspirations for what people would like to see included a meeting place, a pub, more food shops or restaurants, and a greater range of retailers in general. Again, affordability of the retail offer was a central concern to a number of respondents.
- 2 people said they wanted nothing about the market to change.

Pre-application discussions with planning officers

A series of pre-application meetings have been undertaken with LB Tower Hamlets since September 2012. Meetings were also held with the GLA. Discussions have been ongoing for the duration of the pre-application period. Over the course of these meetings the design of the scheme has been refined. Information about this process is further detailed in the planning application.

Pre-application meetings with Councillors

The Applicant team met with the Mayor of LB Tower Hamlets on 12 May 2016. The Applicant team was able to convey the key elements of the Chrisp Street Vision which seeks to keep the good bits and improve the bad aspects of Chrisp Street:

- Commercial infrastructure strategy that supports independent retailers, retains a Post Office and supermarket, encourages a night-time economy, and creates an uplift in jobs on the site.
- New community facilities: a new community hub and a new Sure Start Centre.
- All demolished affordable housing will be re-provided as social rent homes.
- The retention and enhancement of the Festival of Britain heritage assets.
- The reduction in the number of dwelling from about 850 to 649, reducing the site density.

Pre-application contact with individuals and groups

Prior to the public exhibition, we identified the community groups and other key stakeholders in the area of the application site. We contacted individuals and community groups to invite them to the public exhibition.

The community groups we contacted included:

- Stallholders.
- Shopkeepers.
- Poplar HARCA residents' associations.

We will continue to maintain contact with these individuals and groups as the planning application progresses.

In addition to these community groups, consultation was undertaken with the GLA, Historic England, and the Twentieth Century Society.

GLA response:

The GLA consultation response strongly supported the principle of redevelopment of the site, and welcomed the positive engagement from the Applicant.

- The GLA supported in principle the estate renewal providing up to 650 new units, and recommended that “the application documentation should clearly set out the number, floorspaces, and tenure of both the existing and proposed units”.
- The temporary relocation of the market during development was strongly welcomed, with a recommendation that further information be provided in the full planning application.
- The retention of the Festival of Britain buildings was welcomed with the pre-application documentation on this noted as “thorough”.
- The demolition of the 1970s phases of the estate including Fitzgerald House was said to “not raise any concerns”.
- The proposed 23 storey tower did not raise any concerns, being of a “similar height and location to the existing Fitzgerald house”.
- The report states that given the proposed heights and massing, and the retention of heritage assets, “GLA officers consider that the proposed development would enhance the Conservation Area”.
- The report welcomed the overall approach to design, noting that a key priority is to improve the relationship of the currently inward looking site to Chrisp Street and Kerbey Street.

Historic England:

Historic England was supportive of the proposals, issuing a short consultation:

“In our view, the approach to development here correctly identifies the historic Festival of Britain core buildings as the main focus of the area, and seeks to enhance these buildings and their settings. New buildings are designed to strengthen the focus on the market, provide new routes through the site and give definition to the streets at the perimeter.

Overall, Historic England strongly supports the principle of the development, which we believe has potential to provide very significant enhancement to the conservation area.”

Twentieth Century Society:

There was general support for the proposals as a means of reinforcing the heritage values of the Festival of Britain buildings but noted that they considered that Kilmore and Ennis Houses (at the junction of Chrisp Street and East India Dock Road) had some architectural merit given their design by the LCC Architects Department. They suggested exploring whether these could be retained by any development proposals.

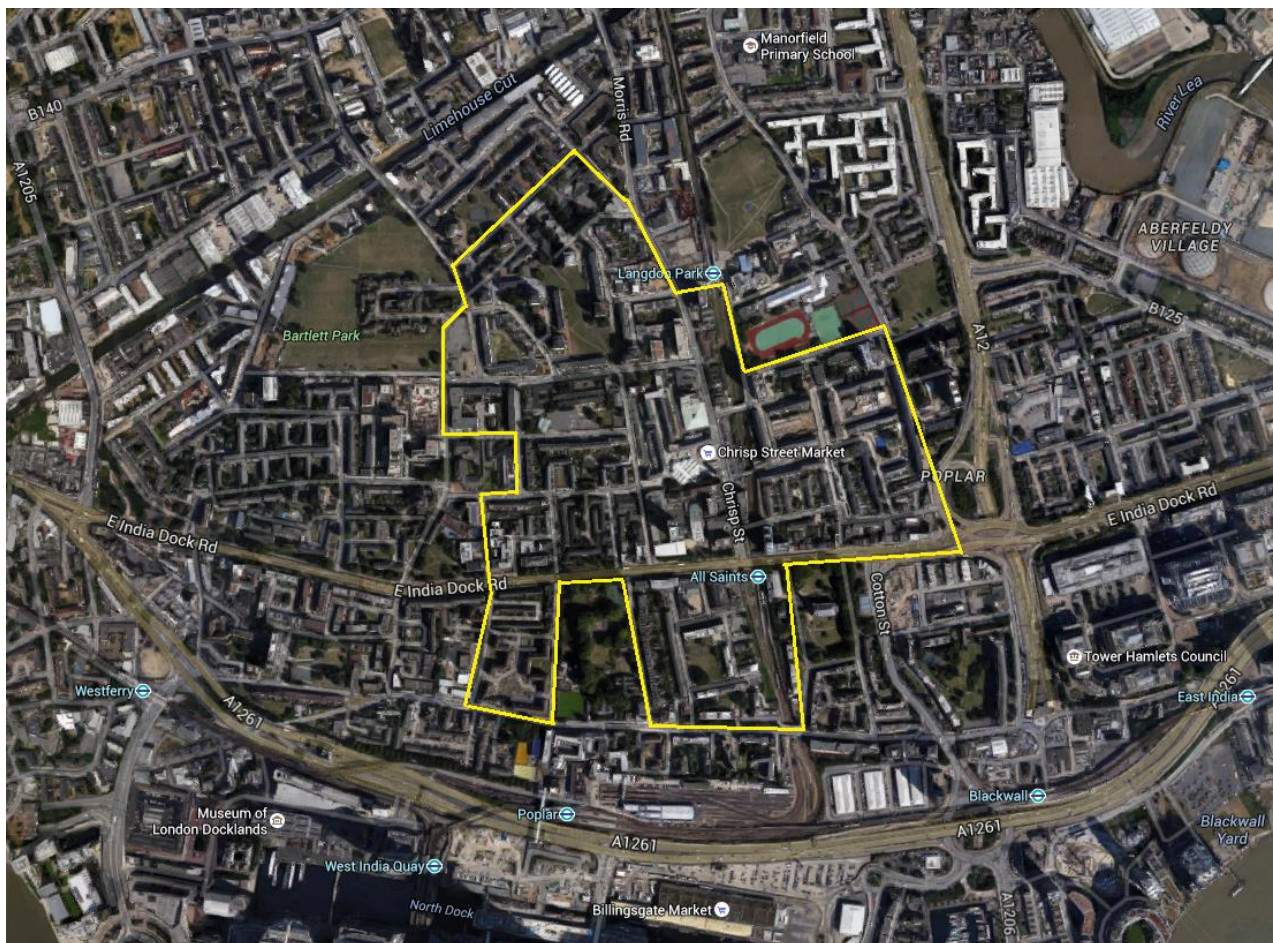
In response to this, our heritage statement addresses the principle of demolition within the site. An early scoping stage was undertaken by Poplar HARCA and LB Tower Hamlets to review the potential for demolition and it was agreed that these two buildings formed a later stage of the development and did not contribute to the significance of the conservation area.

Furthermore, there was general agreement that, in terms of townscape, the junction of East Indian Dock Road and Chrip Street, is a suitable location for a taller building.

Publicising the consultation

We publicised the 2016 public consultations to the residents on and surrounding the site by distributing an information leaflet. The objective of the leaflet was to invite the local community to the public exhibition, to communicate information about the scheme, and to seek feedback from those not able to attend the public exhibition. We distributed approximately 4500 copies of the leaflet, which were distributed by our in-house team to ensure correct delivery. The leaflet was delivered to all homes and businesses in the area highlighted in the map below. A copy of this leaflet is available in **Appendix 1**.

Invitations were also sent to all LB Tower Hamlets councillors. This took the form of a formal letter from the Chief Executive of Poplar HARCA Steve Stride that was delivered to each councillor at the Town Hall, and an emailed version of the same. A copy of this invite is available in **Appendix 2**.



Above: Leaflet invite delivery zone

Promoting the exhibition

Poplar HARCA issued press releases to local media to promote the events, and also advertised it on their own website:

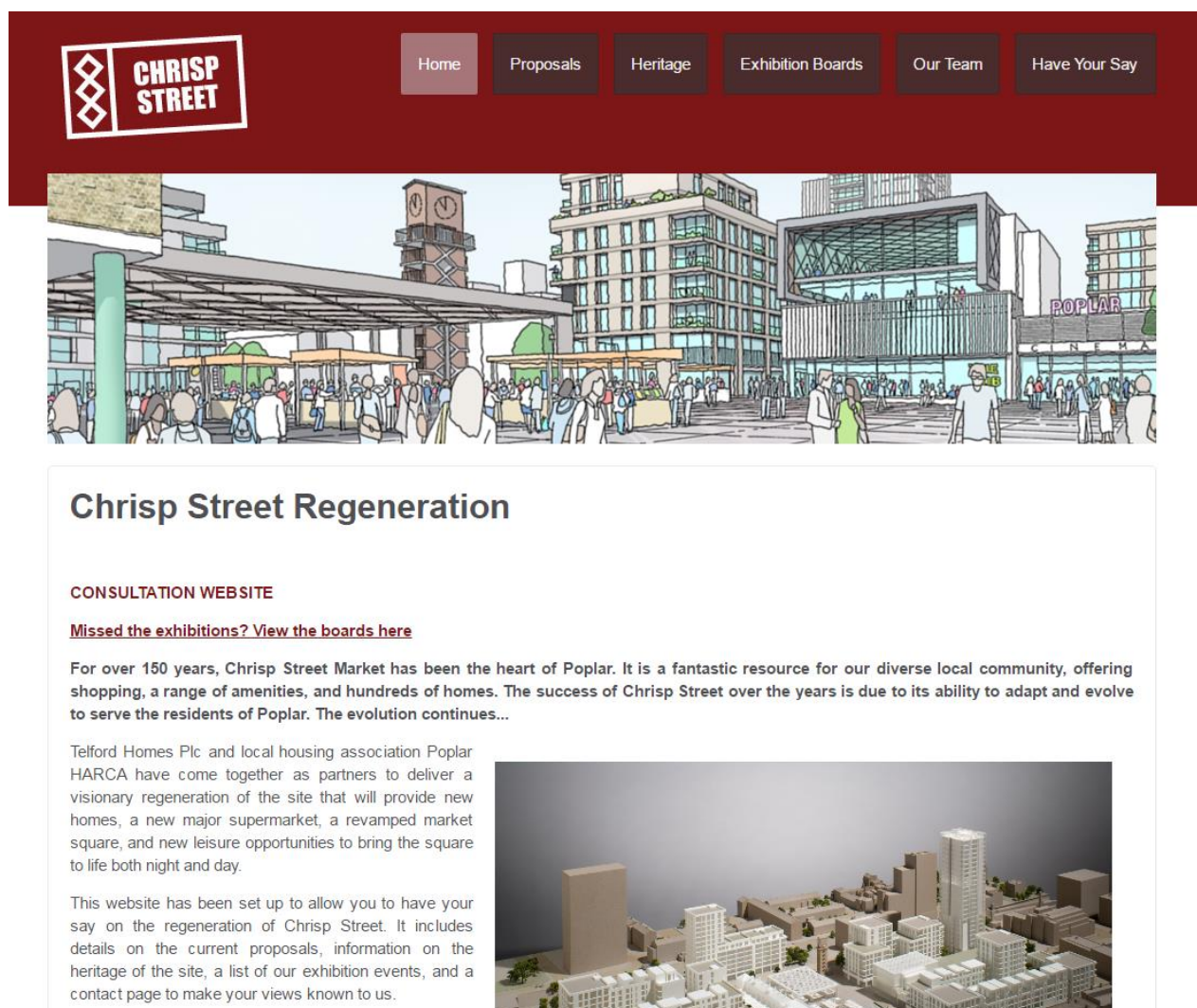
The screenshot shows the Poplar HARCA website. At the top, there is a navigation bar with links for Home, About us, Jobs, and Your home online. A search bar is also present. Below the navigation bar is a horizontal menu with categories: Pay & Report, Residents, Community Life, Your Estate, New Homes, and Contact Us. The main content area features a news article titled "Join the Consultation on the Future of Chrisp Street Market" dated 11/05/2016. The article text includes: "Local residents and businesses are invited to have their say on the future of Chrisp Street Market at a series of events to celebrate its rich history and to view the current regeneration proposals." It lists three events: "The Heart of Poplar" (11am-3pm Saturday 14th May & Wednesday 18th May), "Past, Present, Future" (5-8pm on Monday 16th May at 11 Market Way, E14 6AH), and "Design a Playground" (3pm - 6pm Tuesday 17th May at the Idea Store). A photograph of a tall, modern building under construction is shown. To the right of the article is an "Archive" sidebar listing months from 2015 to 2016 with the number of articles in each month. At the bottom of the article, there are social media sharing buttons for Facebook, Twitter, and Google+, along with a "Print" icon and a "Older" link.

Above: Poplar HARCA website promotion of the exhibition events

Project website

A dedicated project website was set up to communicate information and seek feedback on the scheme. The website has a unique URL at chrispstreetregen.com.

Before the exhibition events, the website gave people information on the proposals and the location and timings of the exhibition events, allowing them to RSVP for the various events. When the exhibition events had been completed, the website was updated to allow people to access the display boards for the consultation events and provide their feedback on the scheme. A feedback system asking the same questions as were asked at exhibitions was available throughout. The website will continue to be updated and maintained throughout the planning application process.



CHRISP STREET

Home Proposals Heritage Exhibition Boards Our Team Have Your Say

Chrisp Street Regeneration

CONSULTATION WEBSITE

[Missed the exhibitions? View the boards here](#)

For over 150 years, Chrisp Street Market has been the heart of Poplar. It is a fantastic resource for our diverse local community, offering shopping, a range of amenities, and hundreds of homes. The success of Chrisp Street over the years is due to its ability to adapt and evolve to serve the residents of Poplar. The evolution continues...

Telford Homes Plc and local housing association Poplar HARCA have come together as partners to deliver a visionary regeneration of the site that will provide new homes, a new major supermarket, a revamped market square, and new leisure opportunities to bring the square to life both night and day.

This website has been set up to allow you to have your say on the regeneration of Chrisp Street. It includes details on the current proposals, information on the heritage of the site, a list of our exhibition events, and a contact page to make your views known to us.

Above: The home page of the project website

Conducting a visible and accessible public exhibition

The 2016 public exhibitions took place on-site at the shop unit at 11 Market Way on Saturday 14 May (11am-3pm), Monday 16 May (5-8pm), and Wednesday 18 May (11am-3pm) as well as at the Idea Store on East India Dock Road on Tuesday 17 May (3pm-6pm). An exhibition market stall was also present at the Saturday and Wednesday sessions, providing information and questionnaires, and people who visited the stall were directed to the main exhibition space. In addition to these public events, selective preview events were held for stallholders and retailers (16 May, 11am-3pm), and councillors and residents' associations (17 May, 5-8pm). The busiest session was on 16 May, with over 75 people attending.

The times and date of the exhibition were chosen to encourage the maximum number of people to attend the exhibition, including those in full-time employment and those with parental responsibilities. We ensured the exhibition date did not fall on any locally observed religious or cultural festivals.

The venues were accessible to people with limited mobility as they were on the ground floor and in the market square. Play materials were available at the exhibition at the Idea Store for young children.



Above: The exhibition market stall

Posters and a large Chrisp Street banner were placed at the entrance of the exhibition so people could easily find it. Posters were also displayed in nearby shops. Visitors had the opportunity to view fourteen display panels containing details of the scheme, including site layout and overall vision, as well as contact details and a panel introducing the team (Poplar HARCA, Telford Homes, Sheppard Robson, Savills). A copy of the display panels is available in **Appendix 3**. Members of the project team were available to answer any questions visitors had about the plans and wore name badges to identify themselves. Representatives from each of the Applicant, the housing association, the architect, the planning consultant, and Your Shout were present throughout the exhibitions.

Visitors were encouraged to fill out a response card during the public exhibition and some attendees also took the original invite leaflet away with them to fill in at home and return via Freepost. A copy of the response card is available in **Appendix 4**.



Above: The Exhibition at 11 Market Way

Using appropriate response channels

We maintain several response mechanisms for the local community and stakeholders to give their feedback and comments about the scheme, including:

- A Freephone number, staffed during office hours: 0800 458 6976

- A bespoke email address: chrispstreetmarket@yourshout.org
- A project website: chrispstreetregen.com

The feedback form contained information on how the responses provided would be used, which read as follows:

"Data will only be held by Your Shout and Telford Homes and a summary may be sent to LB Tower Hamlets By giving us your details, you authorise us to send periodic updates about this site. If you would rather not receive any information about this development, please tick this box"

Quantitative and qualitative response mechanisms

The consultation included questions which allowed us to assess the response in a quantitative way. The qualitative responses were gathered from appropriate questions on the comment cards, listening to individuals and groups in meetings, on the Freephone hotline, and at the public exhibition.

The feedback form asked for written comments about the scheme and the email service also gave an opportunity for people to send in written comments.

The quantitative and qualitative comments have been recorded and analysed objectively by team members from Your Shout.

Feeding-back to participants and the wider community, and opportunities for continuing involvement

One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to LB Tower Hamlets.

The Freephone, Freepost, email address and website will all be maintained until the planning application is determined by the local planning authority.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We plan to periodically update all those participants who have not indicated they do not wish to be contacted regarding the progress of the scheme. We will be available to meet consultees again as appropriate.

5. THE RESPONSE TO THE CONSULTATION

An estimated 170 people attended the exhibition events with 29 of them signing in. 55 people provided feedback on the day with 45 sending in comments via Freepost and 13 people commenting via the website.

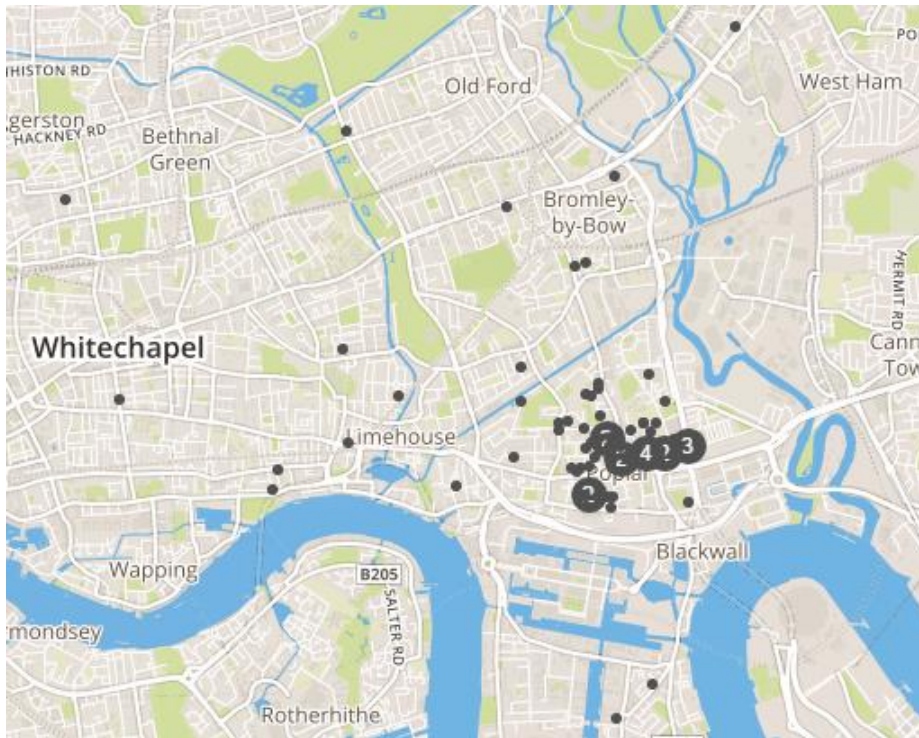
To gain information about respondents, we asked them two questions about how they use the market.

How often do you use the market?		
More than once a week	Once a week	Occasionally
50	12	17

Are you:		
A user of the market	A retailer at the market	Neither
83	9	6

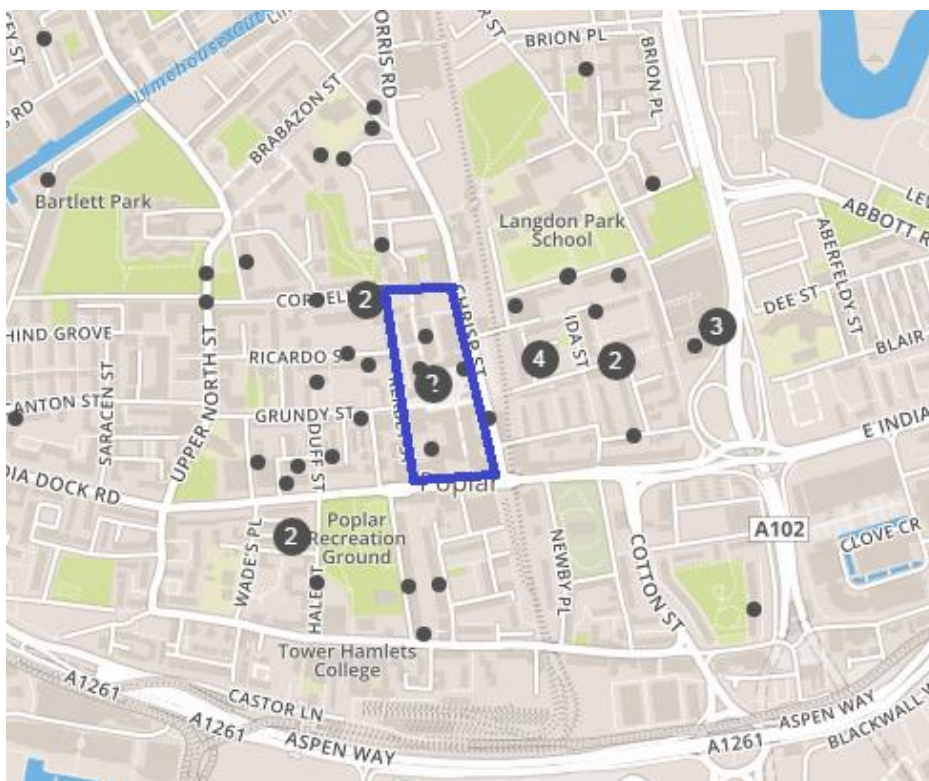
Our respondents are therefore mainly regular users of the market. While the number of responses from retailers is low in this case, as a group they have been involved in a separate targeted consultation with specialist retail consultants from the Applicant team. This has taken place over a significant period of time and has covered desires for the market, temporary trading locations, and individual settlements for traders. Between the two approaches, we have consulted the people most affected by this scheme, and the proposals have been drawn up with them in mind.

We have also put together a map to show the locations of the addresses and postcodes given by people who responded to the consultation. The map shows that the vast majority of the respondents to the consultation are within several minutes' walk of the site. There is also a significant contingent from other areas in the eastern half of Tower Hamlets, along the DLR in either direction from All Saints station.



Above: The addresses of respondents across Tower Hamlets. Numbers indicate multiple respondents from a single postcode

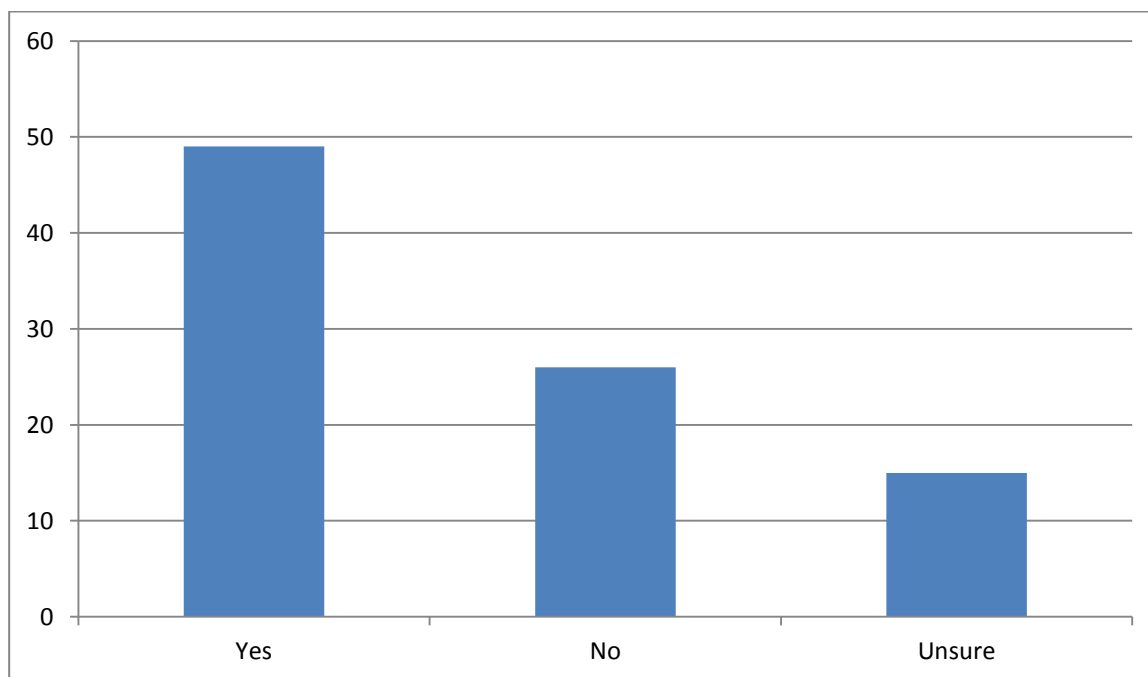
A larger scale map of the area immediately surrounding the site (in blue) shows clustered distribution of the respondents who live on and closest to Chrisp Street Market.



Above: The cluster of respondents living closest to the site. Numbers indicate multiple respondents from a single postcode

To get the clearest indication of how respondents felt about the proposals they had seen, we asked a direct quantitative question:

Do you support these new plans?



Above: Chart of quantitative results for the question "Do you support these new plans"

The results show a clear majority feel positively about the current plans. The reasons for this become apparent in the responses to the qualitative questions.

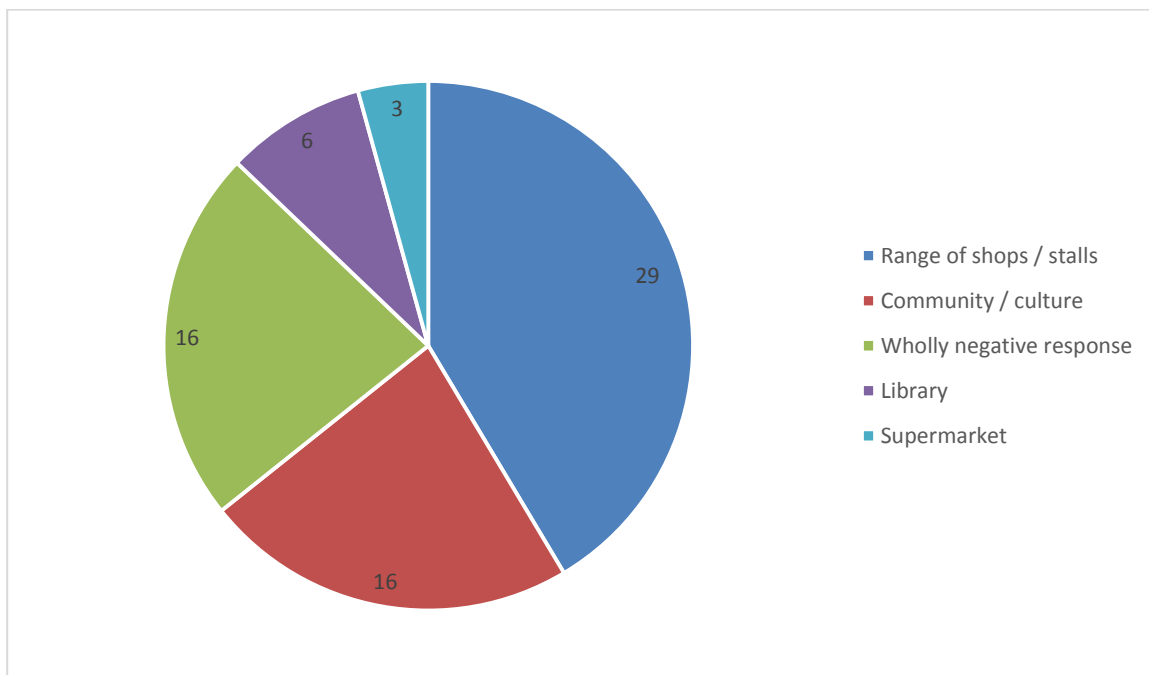
Qualitative response

People who attended the exhibition, recipients of the leaflet and other local residents had the opportunity to provide qualitative responses to our consultation. They were asked two questions related to the market site. These responses have been collected and collated and this will continue throughout the application process. The main points raised are outlined below, along with details of how the Applicant has responded to each comment. A total of 70 people left comments. The comments which were accompanied by postcodes are included in **Appendix 5**.

The feedback received covered a number of themes. The results are below.

What do you love about Chrisp Street?

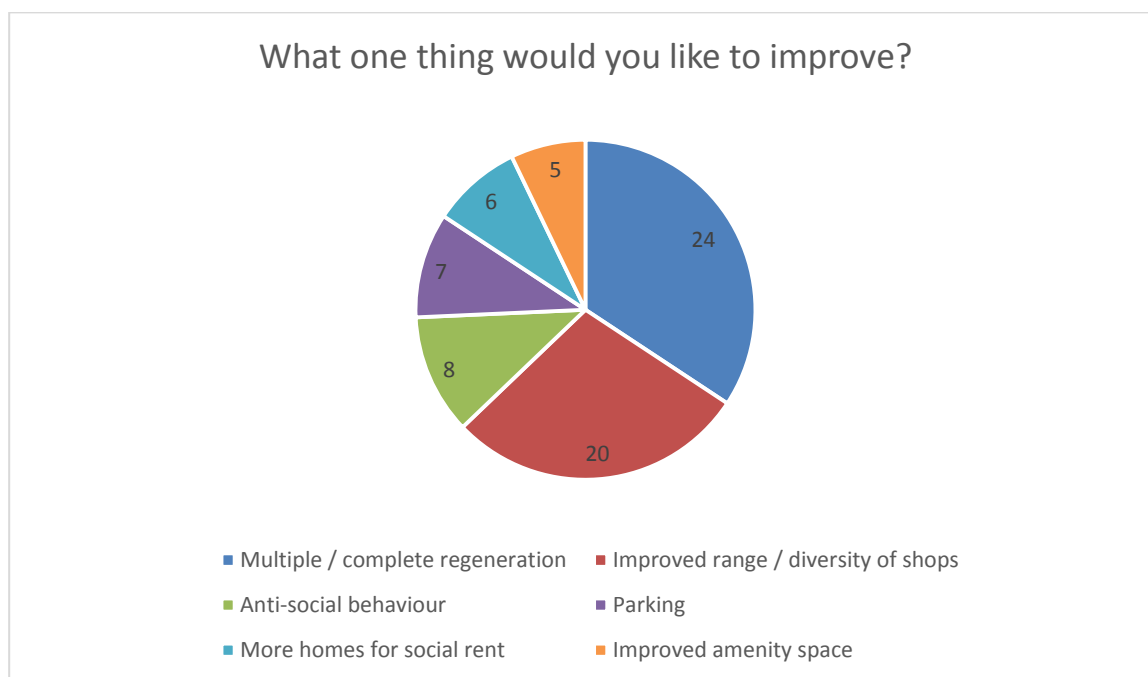
This question was devised to elicit positive responses about Chrisp Street to inform a choice of what should be kept and enhanced in the development. The largest number of respondents cited the range of retailers, with another three respondents mentioning the supermarket. 16 respondents expressed the view that there was “nothing” or “not much” that they liked about Chrisp Street currently, mentioning the poor condition of public areas and shops. These have been grouped as having a “wholly negative response” to the question.



Above: Chart of responses to “What do you like most about Chrisp Street?” grouped by subject.

What one thing would you like to improve?

We asked this question to get an impression of what users of the market thought the weaknesses of Chrisp Street were. People were asked to name one thing to make the question simple and narrow to gain the clearest results. The largest number of respondents mentioned several issues including refitting shops, new housing, a greater range of shops, or explicitly said that they wanted large-scale redevelopment of the site. The greatest desire overall was the desire for an increased diversity of retail offer at Chrisp Street, which was the only issue mentioned by 20 respondents, as well as by many of the respondents seeking greater redevelopment.



Above: Chart of responses to “What one thing would you like to improve?” grouped by subject.

Concerns raised

From the qualitative responses we can see that several areas of concern have been raised by respondents. These include:

- Provision of parking.
- Affordable housing.
- Anti-social behavior.
- Current traders.

The proposals have been responsive to these concerns which are consistent with issues that were also raised at previous consultations.

There is no customer parking on-site currently and there are no plans to change that. Loading and delivery areas as well as nearby off-site parking will be provided for traders. The scheme is

car-free for customers and residents in accordance with the Local Plan of LB Tower Hamlets, discussions the Applicant team has had with LB Tower Hamlets, the GLA, and the general trend of contemporary development in London. Market research on this issue was also commissioned, finding that a large majority of market users walk to the market, and that only 1% of those that ever travel by car would no longer use the market if they could not come by car.

The proposal is that there is no net loss of affordable housing and a significant number of affordable units will be replaced with new affordable units. There will be units for both sale and social rent, a range of unit sizes on site, and a greater percentage of the larger family units will be affordable, in line with local demand and the desire LB Tower Hamlets have set out for developments in the borough.

Anti-social behavior at Chrisp Street Market was raised as a concern by several respondents, both as a reason they do not like the market currently, and as the one thing they would like improved. This is dealt with by the plans in two ways. Firstly, the redesign of the public space over the whole site means potential anti-social behaviour hotspots can be designed out to some extent. The site will also become more self-policing when the development is complete as there will be much greater footfall, and extensive public use of the square for leisure activities in the evening will make anti-social behaviour at that time more unacceptable and more difficult to undertake.

Poplar HARCA has undertaken extensive proactive and supportive work with stallholders and shopkeepers. The market will be in continual operation during the two phases of development, with space found on nearby areas on the site and adjacent to it. Poplar HARCA is working with LB Tower Hamlets to ensure stallholders who wish to stay are able to. For those shops that will need to relocate, shops of similar size and cost will be offered. Poplar HARCA is also offering business support to those businesses that would like it.

In addition, via the Mayor of London's High Street Fund, new and existing businesses in the market are benefitting from £ 283,000 to support enterprise. The amount is specifically for a new coworking and enterprise space and tailored business support and loans. The following has been already been delivered since the award in March 2015:

- Chrisp Street Exchange - a new coworking and community hub for up to 60 members, which opened in May this year.
- A Pop-Up Business School start up programme for 45 attendees · 1-2-1 business support for 10 existing traders to boost their business.
- A Poplar & Bow Enterprise Network comprising 300 members · £50,000 available in HACT (Housing Association Charitable Trust) /Responsible Finance loans for SME investment.
- Six Makers Exchange markets attracting 49 traders, 20 of them first-timers.
- New market stalls designed by RIBA (Royal Institute of British Architects) in collaboration with 24 existing traders · Whitebox improvements to four shop units.
- Space for under 25s to test market ideas via Somewhere_To.

- A LBTH Public Health/Chrisp Street Town Team initiative to encourage traders to accept Healthy Start vouchers.

6. SUMMARY AND CONTINUED CONSULTATION

The Applicant has undertaken public consultation to ensure local stakeholders have had an opportunity to comment on the emerging proposals in advance of submission.

A list of key stakeholders has been put together to ensure that all interested parties have been kept informed of the plans and given a chance to ask questions and give feedback. This list included, but was not limited to, stakeholder groups that were suggested by LB Tower Hamlets planning officers, the GLA, Historic England, and the Twentieth Century Society. Where information has been requested, it has been supplied in an easy to understand way.

As well as several rounds of consultation events since 2009, the applicant held a public exhibition of the proposals on four dates in mid-May 2016 to give local residents the chance to view the proposals. The public exhibitions were well advertised with the delivery of information leaflets to the local area. Key stakeholders and councillors were notified with formal hardcopy and email invitations. In total, around 170 attended to view the plans in person.

The public exhibitions consisted of information panels that gave a clear indication of the proposals, and two centrally placed architectural models. Members of the Applicant's professional team were in attendance to answer any questions. A wide variety of ways to respond to the public consultation were available. Feedback could be given by using the Feedback form, Freephone number, a freepost address and a dedicated email address.

The key local stakeholders and councillors were contacted prior to the public exhibitions and have been given the chance to engage since.

This Statement of Community Involvement fully demonstrates the Applicant's commitment to thorough and meaningful public consultation and exceeds the requirements set out by LB Tower Hamlets. The submission of the planning application does not mark the end of this consultation and the Applicant will continue to meet with local groups and individuals as appropriate throughout this process.

27 May 2016



Appendix 1: Invitation leaflet for exhibition

The leaflet features a background image of a brick wall with a white street sign that reads "CHRISP STREET E14 LONDON BOROUGH OF TOWER HAMLETS". At the top, there are logos for "telfordhomes", "POPLAR JANCA", and "SHEPPARD ROBSON". A red stamp-like logo on the right says "CHRISP STREET".

THE HEART OF POPLAR
The Market
Sat 14 May & Wed 18 May
11am - 3pm

PAST PRESENT FUTURE
11 Market Way
Mon 16 May
5pm - 8pm

DESIGN A PLAYGROUND
The Idea Store
Tues 17 May
3 - 6pm

CHRISPSTREETREGEN.COM



SHEPPARD ROBSON

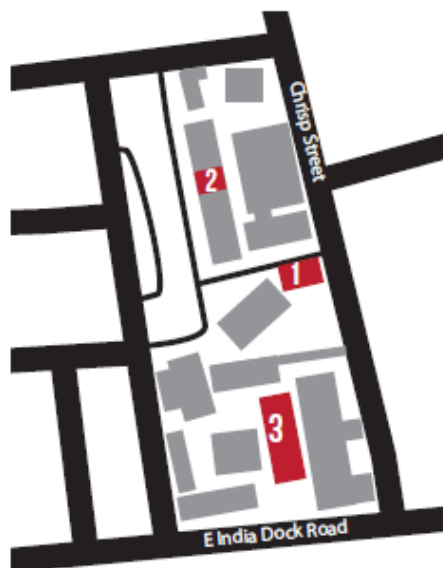


The future is looking bright for Chrisp Street Market. Come and find out about the new regeneration plans shaped by your ideas and views.

Be the first to see the latest plans for the market site including:

- * Proposals to provide a variety of shops and new evening leisure facilities like a cinema and restaurants
- * New public buildings and first class open spaces
- * New market canopy and market stalls for traders
- * Approximately 650 new homes for Poplar

We look forward to see you there.



THE HEART OF POPLAR

1

WHEN: Saturday 14th May and
Wednesday 18th May
11am - 3pm

WHERE: Chrisp Street Market

Drop by our exhibition stall on the Market Square to view images and models of the proposals and chat with the architects and Poplar HARCA team.

PAST PRESENT FUTURE

2

WHEN: Monday 16th May 5pm - 8pm
WHERE: 11 Market Way, E14 6AH

Chrisp Street has a rich history from the Victorian Age to the Festival of Britain architecture. Come and view old photos of the market.

DESIGN A PLAYGROUND

3

WHEN: Tuesday 17th May 3pm - 6pm
WHERE: The Idea Store, 1 Vesey
Path, East India Dock Rd
E14 6BT

An afternoon of children's activities at the Idea Store.

CONTACT US:

PHONE: 0800 458 6976

EMAIL: chrispstreetmarket@yourshout.org

WEB: www.chrispstreetregen.com

HAVE YOUR SAY

Have your say on on this card and return it Freepost (no need for a stamp)

What do you love about Chrisp Street Market?

Name one thing you'd like to see improved in Chrisp Street?

Do you support these new plans?

Yes No Unsure

Are you:

- A user of the market
- A retailer at the market
- Neither

How often do you use Chrisp Street Market?

- More than once a week
- Once a week
- Occasionally

Name: _____

Address: _____

Postcode: _____

Tel: _____

Email: _____

Data will only be held by Your Shout and Telford Homes and a summary provided to LB Tower Hamlets. By giving us your details, you authorise us to send periodic updates about this development. If you would rather not receive any information about this development, please tick this box:



2



FREEPOST RTGB-KBZB-ZSKJ
Your Shout
1-45 Durham Street
London
SE11 5JH



Appendix 2: The invite to LB Tower Hamlets councillors



London Borough of Tower Hamlets
Town Hall
Mulberry Place
5 Clove Crescent
London, E14 2BG

167A East India Dock Road
London E14 0EA
020 7510 0500
0800 0351991
www.poplarharca.co.uk

09 May 2016

Dear Councillor

Chrisp Street Market: Past, Present and Future
5-8pm, Tuesday 17 May
11 Market Way, E14 6AH

Poplar HARCA would like to invite you to a special reception for councillors, residents and other stakeholders to celebrate the rich history of Chrisp Street Market and exhibit the current proposals for its redevelopment.

Please join us for an exhibition of the Past, Present and Future from 5-8pm on Tuesday 17 May at 11 Market Way, E14 6AH. This will be an opportunity to update you on progress with plans to regenerate Chrisp Street, and to meet members of our project team, along with our scheme architects.

Chrisp Street has been the heart of Poplar for over 150 years, and our current plans seek to respect the heritage of the site including the 1951 Festival of Britain housing, while providing a brand new Market Square, improved retail and nightlife opportunities, and 650 new homes across a mix of tenures.

As we prepare to make a planning application to the council, we are undertaking significant engagement with local residents. We have four public exhibition events scheduled for mid-May, the details of which you can find on the attached public invite leaflet.

Poplar HARCA is the trading name of Poplar Housing and Regeneration Community Association Ltd ■ Poplar HARCA is a company registered in England and Wales under registered number 3242944 ■ Housing Corporation registration number L4170 ■ Registered office: 167A East India Dock Road, London E14 0EA ■ Poplar HARCA is a registered charity number 1064397

We hope to see you at the special event on 17 May, however if this date isn't convenient the exhibition will be available to view for several dates in May. If you would like more details on the Chrisp Street scheme or consultation events and to RSVP, please contact Vincent Carroll on 02078405902 or vincent.carroll@yourshout.com.

Kind regards,

Stephen Stride
Chief Executive
Poplar HARCA

Appendix 3: May Exhibition Display Boards

WELCOME

The future is looking bright for Chrip Street. Poplar HARCA and Telford Homes have come together with architects, Sheppard Robson, to deliver a high quality development featuring an increased retail offer, a brand new market canopy, improved landscaping & community facilities, and hundreds of new homes for Poplar.

Before submitting a planning application to the London Borough of Tower Hamlets, we are sharing the proposals with as many people as possible. If you have any questions, please feel free to speak to a member of the project team on hand today.

You can also have your say on the proposals today using the following methods:

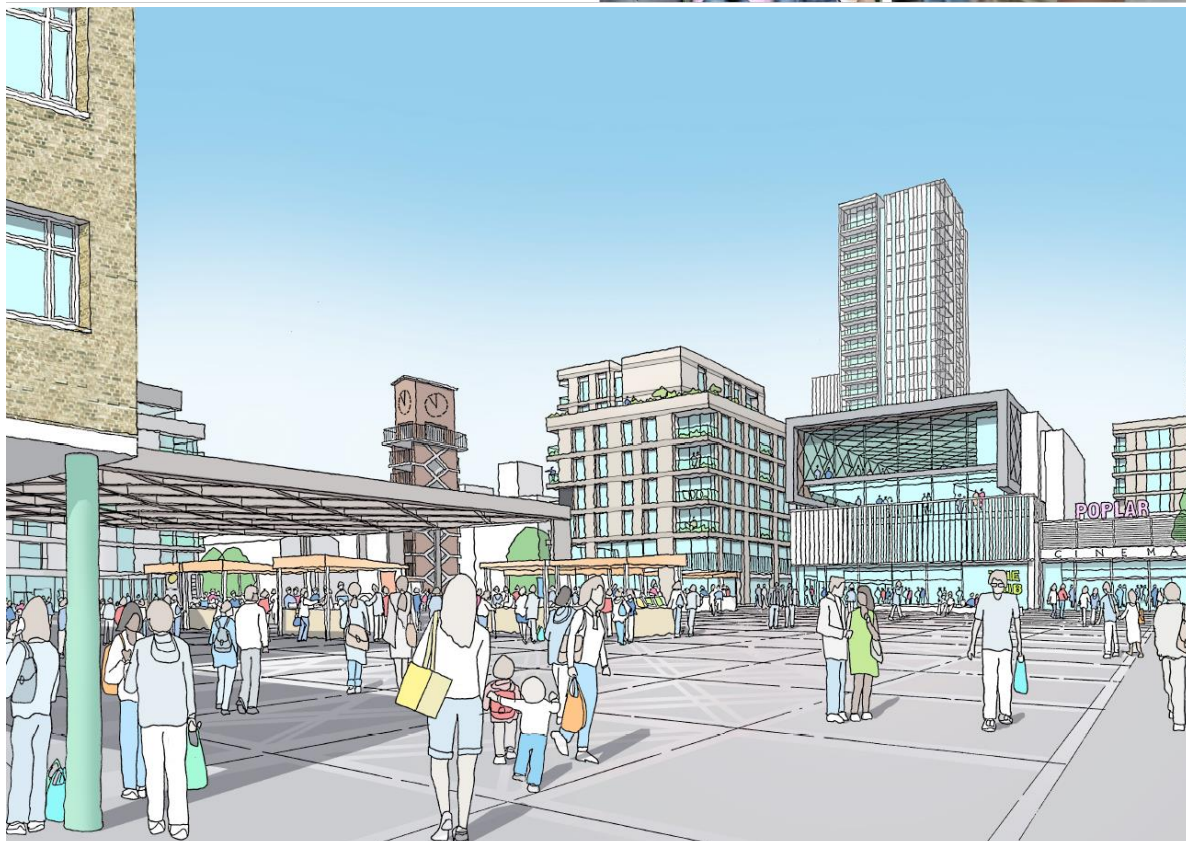
Freephone: 0800 458 6976
 Text: 07860 035 347
 Email: chripstreetmarket@yourshout.org
 Write to: FREEPOST RTGB-KBZB-ZSKJ
 Chrip Street Market Consultation,
 Your Shout,
 1-45 Durham Street,
 London,
 SE11 5JH

TIMELINE

We are aiming to submit a planning application to London Borough of Tower Hamlets in June this year.

The building work itself would take place over two phases. The first phase which is to the north of the market square, would run from September 2017 for a duration of three and a half years. The second phase, south of the market square, will commence in January 2021 with a duration of between four and six years.

More details of the sequencing of the project and how different elements of Chrip Street are affected will be provided in the planning application.



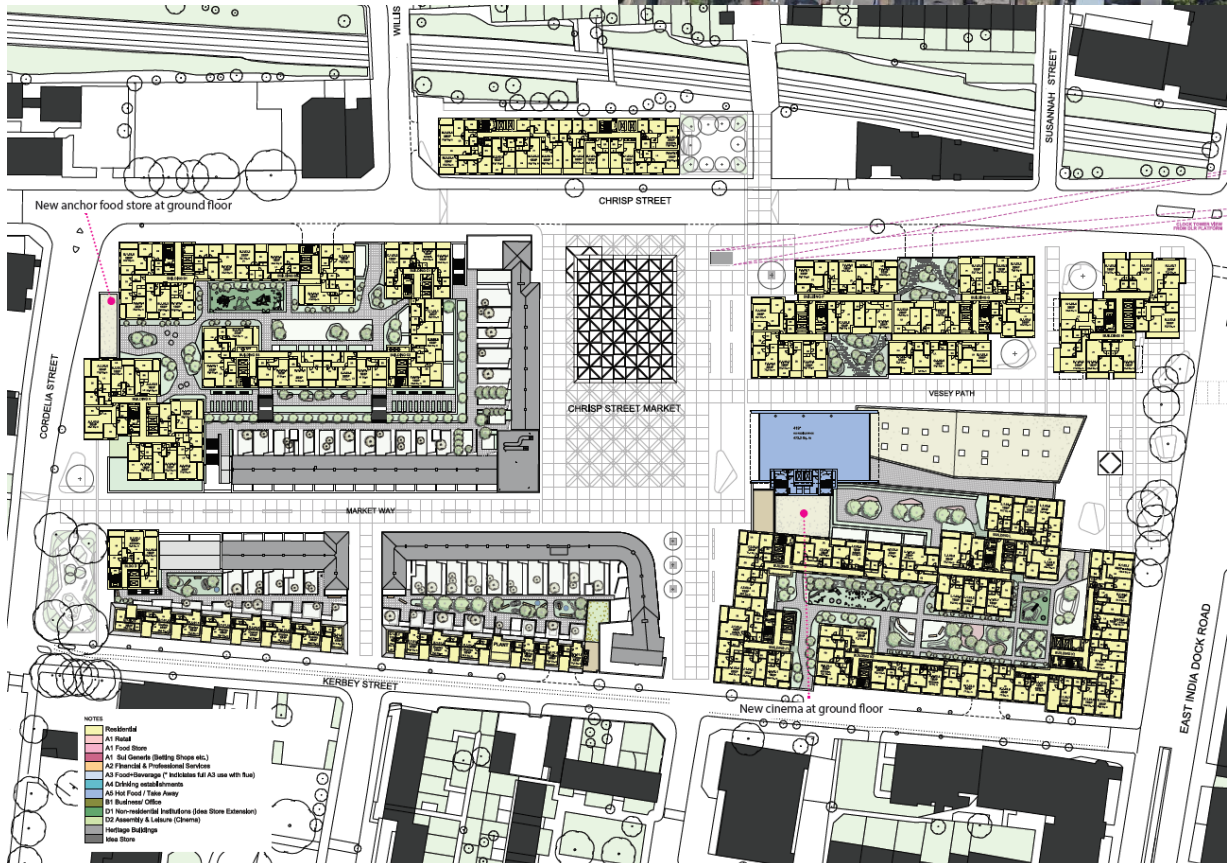
CHRISP STREET VISION

For over 150 years, Chrip Street Market has been the heart of Poplar. It was the first purpose-built pedestrian market in the UK. It is a fantastic resource for our diverse local community, offering shopping, a range of amenities, and hundreds of homes.

Our overall vision for the regeneration of Chrip Street is to re-establish Chrip Street as the heart of Poplar. The proposals drawn up with architects, Sheppard Robson, are as bold as the unfinished 1950s redesign of Chrip Street.

Our vision will achieve the following key improvements to Chrip Street:

- An improved and more flexible retail offer, offering support to the current retailers who will stay, and the creation of additional leisure facilities including a cinema and restaurants.
- Approximately 650 brand new high quality homes of all sizes, increasing the number of homes around the market and maintaining the "market feel".
- Improved public realm and community facilities with extensive landscaping, a new Sure Start centre, and community space building on the success of the Ideas Store.



RETAIL

Chrisp Street's success as a retail centre over the years is due to its ability to adapt and evolve to serve the residents of Poplar. In line with the London Borough of Tower Hamlets policy, our proposals seek to increase the retail capacity of Chrisp Street, expanding choice and creating new jobs associated with the market.

Our Chrisp Street vision includes:

- Retention of existing retailers and the addition of independent and established retailers.
- A new major food store at the north of the Market Square.
- A redesigned modern market canopy.
- New facilities for market traders.
- Regeneration of existing Market Square retail units.
- A new multi-use community space building on the success of the Ideas Store.

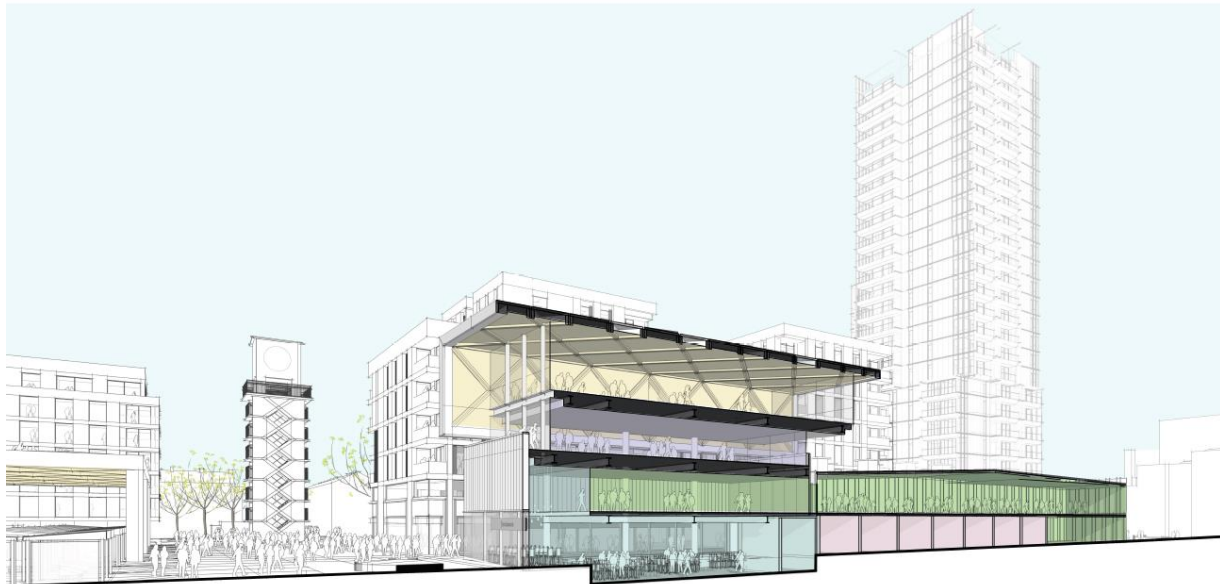


NIGHT LIFE

Chrisp Street is bustling during the day, six days per week. But with its central location and good transport links, the market can be used for so much more. As well as improving the daytime retail selection, our vision for Chrisp Street is to create a diverse set of evening leisure activities. Our proposals look to complete Gibberd's post-war plans for the site, and bring a cinema and entertainment to Chrisp Street.

Our Chrisp Street vision includes:

- A remodelled Market Square with the flexibility to accommodate non-market day events.
- A new multi-screen cinema.
- New restaurants, cafes, drinking, and meeting areas.
- A programme of non-market events such as live music, Eid celebrations, film festivals and seasonal ice skating.



A VIBRANT MARKET PLACE & COMMUNITY HUB

- NEW CANOPY FOR THE MARKET SQUARE & NEW 'HUB BUILDING' FOR COMMUNITY EVENTS / WEDDINGS etc.
- ENTERPRISE HUB WORKSPACE / ADDITIONAL SPACE FOR THE CHRISP STREET IDEA STORE
- FOOD & BEVERAGE OFFER TO MARKET SQUARE - NIGHT-TIME ECONOMY
- CHRISP STREET IDEA STORE - EXTENSION TO EXISTING FACILITY
- LOCAL CONVENIENCE - INDEPENDENT & COMMUNITY RETAIL

NEW HOMES

As well as being the heart of Poplar and a great place to shop, Chrisp Street is home to our diverse community. The redevelopment of Chrisp Street provides a fantastic opportunity for the provision of brand new homes for Poplar.

Our Chrisp Street vision includes:

- The retention of all of the yellow-bricked 1951 Festival of Britain housing, which is a key heritage asset.
- Approximately 650 new homes which will comply with the Mayor of London's residential unit size standards and local London Borough of Tower Hamlets policies.
- The replacement of the lower quality 60s and 70s housing.
- A mix of affordable housing tenures, most at social rent.
- Homes of all sizes, reflecting the range of local demands including family-sized units of 3 and 4 bedrooms.
- Podium and rooftop gardens providing communal areas, play space and green space for residents.



YOU SAID WE LISTENED

At the last public consultation event in September 2015, as part of the Chrisp Street Festival, we received the following suggestions from the public on what you would like to see at Chrisp Street:

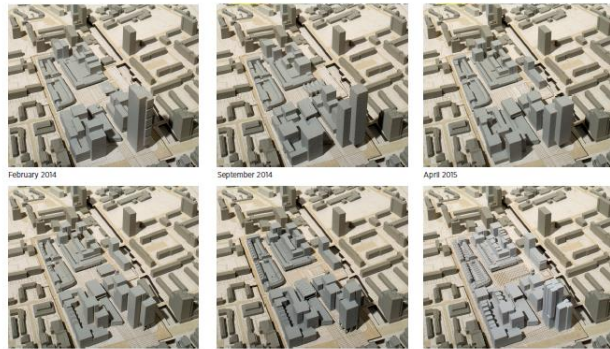
- Improved layout for market.
- Better maintenance of public spaces.
- Better quality open spaces and improved security.
- Enhanced food offering.
- Evening activities.

We have taken these comments on board and allowed these to inform the development of our detailed design proposals. We will address these matters with the following actions:

- Refurbished Market Square with new canopy and flexible capacity to adjust to the seasonal needs of the market.
- A 24/7 on site management company will manage the entire site, including the market and seek to create a safe and welcoming district centre.
- Widespread improvements to the public realm will include new paving, lighting, street furniture and children's play spaces. Dead end space within the public realm will be eradicated.
- Retained and newly constructed commercial units offer a range of uses from retail, restaurants and fast food outlets to pubs and community facilities.
- The introduction of a cinema to the site will encourage night time economy and life within the Market Square beyond market trading hours. The refurbished Market Square and new community Hub Building offer opportunities for night time events such as film screenings.



View to Market Square



Development of the Scheme Proposals

THE TEAM

Housing Association

Poplar HARCA is an award winning housing association based in the London Borough of Tower Hamlets. With their partners they are currently leading a regeneration programme for the Poplar area of east London. Attracting £2.1 billion investment to regenerate, build and create opportunities for their community.



Developers

Since its establishment in 2000, Telford Homes Plc has developed an enviable reputation within the industry for producing desirable new homes at affordable prices, and delivering integrated developments with high quality design and construction across the residential living range. Telford Homes' high standards and exceptional customer service have gained the company a number of awards including a 99.5% recommendation rate for 2015.



Architects

In the practice's 78-year history Sheppard Robson has designed award-winning and high-profile architecture, interior design and masterplanning projects, building a strong reputation across numerous typologies – including residential, office, education and retail projects. The practice's work – designed and delivered by a team of around 400 – is underpinned by fully integrating a sustainable design methodology that balances efficiency and performance with form.

SHEPPARD ROBSON

Planners

The Savills Planning Team is one of the country's leading planning practices. It has considerable experience advising on complex and challenging schemes across London and Tower Hamlets. Savills has over 200 chartered planners across 14 offices in the UK, making it one of the largest planning consultancies in the Country.



WORKING WITH OUR RETAILERS

We recognise the importance of the unique character of Chrisp Street, which has largely been built by independent traders, some of whom have family ties going back over 50 years. In developing our proposals we have ensured that current market traders benefit fully from the redevelopment. It is our intention to maintain this character by guaranteeing that all existing traders, both shops and stalls, affected by the regeneration will be offered a space in the new scheme.

Our Chrisp Street vision of the benefits to current market traders and retailers include:

- Temporary market space at Vesey Path and in front of the Ideas Store, while the building work is going on.
- An increase in the total number of market pitches.
- All shops will have new fronts and signage provided at no cost to retailers.
- Poplar HARCA is offering business support for those that request it.



PROTECTING HISTORIC BUILDINGS

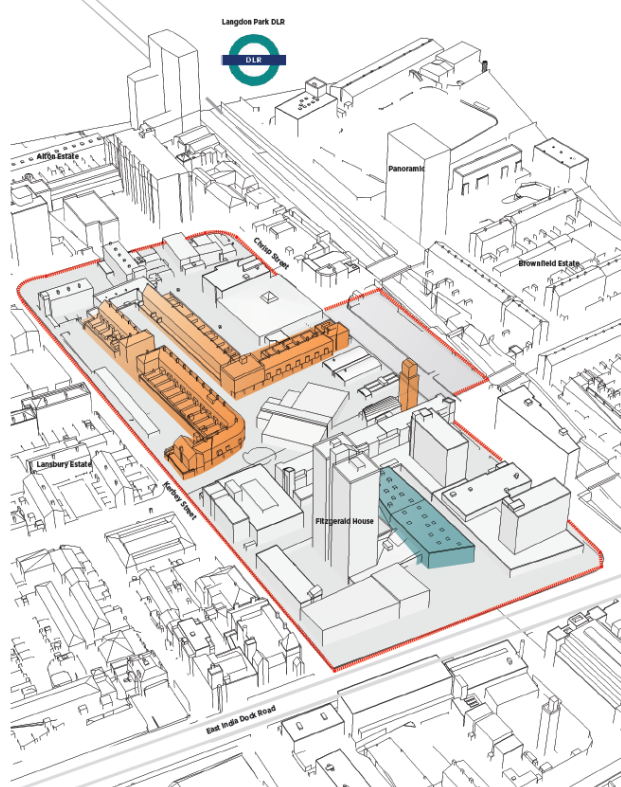
Chrip Street has been a market location since Victorian times. The current market square has an enviable heritage. It was the first pedestrianised shopping centre of its kind. In the 1950s, modernist architect Frederick Gibberd designed a market and housing complex to create a new district centre for Poplar to replace the original street market.

Chrip Street Market is now one of only two locations in London to retain buildings designed to showcase architectural achievement at the 1951 Festival of Britain, and was made part of a Conservation Area in 1997.

We recognise the value of this local heritage so we have made sure that our proposals protect and enhance Chrisp Street's heritage assets.

Our Chrisp Street vision includes:

- Retention of all Festival of Britain housing.
- Retention of the famous clock tower.
- High quality sustainable architecture that responds to the retained buildings, and limits impact on the Lansbury conservation area.
- Although not listed, the Chrisp Street Ideas Store will also be retained.



Key of Retained Buildings
█ Festival Housing & Clock Tower
█ Chrisp Street Ideas Store

Appendix 4: Feedback Form



Hello, we'd welcome your feedback!

What do you love about Chrisp Street?

Name one thing you'd like to see improved in Chrisp Street.

Do you support these new plans?

Yes No Unsure

Are you a:

Retailer Market User Neither

How often do you use Chrisp Street Market?

More than 1/week 1/week Occasionally

Thank you

the story
CHRISP STREET



Name:

Address:

Postcode:

Email:

Tel:

Appendix 5: Comments from Consultation

Postcode	Q1. What do you love about Chrisp Street?	Q2. What one thing would you like to improve?
E14 6NZ	The clothes are good + at good prices.	I think there should be a Jewish snack stall/shops + keep the library open, demolish that old tower block it's full of drug dealers.
E14 0AA	Nothing - what's to like?	We need huge improvements for regeneration/refurbishment. Too many to categorise get rid of the beggars/alcoholics and drug users - around the park area and clean it up - dirty/rundown - awful!
E14 0TR	The deli. The market Co-op + Iceland for top-up shopping.	
E14 6EQ	I have everything on my doorstep from pound shop, to local market and supermarket + furniture shop to help save on spending lots and don't have to travel anywhere.	The Kid's playground.
E14 6 NB	I've lived here all my life & the standard has dropped.	I would like to see better shops & the improved community spirit. Nothing.
E14 0AD	Proximity, potential Social + economic hub, with cultural .. And the market is good.	Quality of the built market environment; as well as a dramatic improvement in green landscaping in the vicinity (sic), which is currently dreadful. I'm not very impressed with some of the Telford Homes developments I've seen in the borough to date.
E14 6ED	There is not much to love at the moment it's a bit behind times.	A really good supermarket a Decent shoe shop, a good underwear shop for ladies.
E14 0SL	A focal point for the community. It's independent.	A more diverse offer from market stalls. A weekend farmers market. An independent run coffee shop. No chains please! Keep it independent/local. A venue for pop-up restaurants. Studios for designers/artists. Concerned about heights of the development. Displacement of residents. Affordability of retail offer example (the cinema). Concerned about bland redevelopment with chain stores.
E14 6AZ	The library.	Completely demolish start again from scratch.
E14 6ND	The fact that everything is available i.e. post office, doctors, dentist, opticians, library, food clothing. It is spacious and well organised.	Less fried chicken shops and less Bangladeshi fruit and veg stalls.

E14 0AD	Variety of shops for all needs.	Cleanliness, less cycles, bigger One Stop shop.
E14 6DY	Nothing. No parking. No choice. 11 fruit and veg stalls.	Everything. Many have tried over the years, all have failed.
E14 6AU	Very quiet last 10 years shopping wise. Convenience of local shops + market..	More retail, more police and security, market stalls abused at night
E14 6EJ	People.	Cinema.
E14 6AH	It's different to all the shopping malls.	Weekend food market. (Hot Food)
E14 6GM	Co-op.	Modernisation & more up-scale offerings.
E1 2AX	The community + character of it. Would hate to lose it.	The amount of social housing <u>min 35%</u> . Assurances for residents + shopkeepers to return if they desire on comparable rents.
E14 6NN	Everything. Range of shops.	More shops.
E14 0RH	Our local market. The prices of fruit and vegetable are at reasonable prices.	The market and the houses around the market.
E14 6EG	Not much at the minute, too much of the same thing. Hopefully my opinion will differ once the changes have been made.	A better variety of shops & stalls a much improved car park to entice more happy shoppers
E14 6ND	I love the market stalls and shops.	I would love to have more buildings.
E14 0QS	The traders helping out and supporting each other.	Parking for my customers more opportunities for my customers the upkeep of the market kept as a reasonable rate so us traders could afford to stay at the market trading and supporting the local people.
E7 7IU	The fruit stalls the pie/mash shop card stall hotdog stall curry hut Iceland, Steve's.	Parking, cleaner toilets, hot water and toilet rolls.
E14 0QS	The convenience for shopping the local traders friendliness.	Better parking opportunities local people staying and supporting the traders already in the market. It will be more expensive for the local people.
E3 3HH	Walking distance and local its convenience.	Poplar market working and supporting the traders not working against us, raising the rents and rates every so often.
E1W 3AF	Yes, old Crisp St. M.	
E14 6FT	The local shops and community spirit.	The appearance and range of shops.
E14 6AX		everything Unka

E14 6AQ	Local people bringing humour in the square.	History. Security - parking. CCTV
E14 6AW	The people & history & great community vibe.	CCTV & security.
E3 4DL	Availability of needed stuff.	Bring back keep Britain tidy.
E1W 3DW	Variety of food products.	Precisely what the new plan already indicates.
E2 6AR	Affordable, accessible, community feeling.	More stalls, more affordable housing, less fancy, not a profit-making venture. Keep Canary Wharf out, don't attract them. Don't sell the neighbourhood.
E14 6PP	Kenny F&V, Pets Paradise. The market. Council For it to happen.
E3 3PD	Nothing.	Everything/shops/stalls/paving. Lighting. Also more mixed choice of shops & stalls.
E14 6AW	The advantages of living at '58' include: the open aspect and relative security, privacy, and quiet. The proposed high capacity, elevated town houses for Kerbey St will effect those advantages. Gone will be the view across London as far as the Shard and gone will be over 20 years of enjoying year round sunsets. The sudden increase in people having direct access to our patio gate reduces security and privacy. The enclosing of the new open space will have a courtyard effect on noise levels and the space will become a play area for the large families increasing noise levels further. We will oppose these developments!	
E14 6ED	Community (pubs, café, pie & mash)	Shops i.e. Primark, wine bar etc.
E14 6ED	History and community.	More facilities for teen's.
E14 6DJ	Not much at the moment. It looks old, ragged, unattractive, dirty & smells.	The whole market needs revamping with new stores, modern shop fronts, better brands & total makeover to bring into the 21st century. And also needs to be made safer to attract more professional shoppers.
E14 6DF	Accessible for me. Charity shops.	Extendable canopy over the rest of the market. Aldi/Tesco. Electrical store variety of shops.
E14 7BF	Captain's Table.	Introduce later opening times for stores, night culture.

E14 6DE	Location, but not much else!	Perhaps a McDonalds or alternative. Better Supermarket and more quality al fresco dining options. Cinema a good idea. But yet to see details. Shame it has 'listed status' would like to see it completely re-developed.
E14 6DR	Supermarket.	All of it.
E12 6AT		Advertisement for the market traders.
E3 3BE	The general atmosphere of a working class neighbourhood - mix of people, tradition.	SOME more variety of shops; more homes for social rent.
E14 6JR	It's a shopping centre which has a public library called IDEA store for people to meet each other in Poplar. I like and love shopping and using the library there.	Men's shop. The market has less men things to sell so I would love some new men's bags stores and men's clothes stores in Chrisp Street Market. Yes, it's so exciting. Poplar is changing fast to its brightest future.
E14 0TR	Nothing really. You can get cheap veg but the quality isn't great and the majority of the traders are unfriendly, many don't attempt to speak English.	Better quality produce.
E5 8LS	Prices, variety.	
E14 OHG	It is very convenient market everything available e.g. vegetable, fruits, etc. Very warmth and lively environment	More stalls and shops.
E14 0SL	There are local shops that local people want to use and not the usual "High Street" brands. Local people can afford to shop there.	The physical environment. I feel there are not enough social homes included within the plans.
E14 6AW		The area
E15 2LB	The shop "Steve's Bestsellers". You can find anything there. Browsing for second hand books in the charity shops.	Some slightly more upmarket outlets. Not complete gentrification, maybe, but a greater mix would be nice.
E14 6AW		Housing
E14 0QU	The market stalls, the local shops and cafes and the diversity.	Regeneration must provide a 50% share of new properties at social rent, otherwise it is social cleansing. I have a few concerns about the regeneration proposals is providing there is a fair share of new homes.
E14 6DF	I have lived in Poplar 35 years please leave the market alone just paint and clean the place up no fancy shops Chrisp Street is for normal people not for rich people. I shop at the stalls Iceland, Co-Op, Post Office, dry cleaner	Empty shops being used. Don't forget the old people have made the market and stallholders for selling there good if the plans go though we are the people going to shop. Also ask Sadiq Khan what his view about the market is can he come

	and other shop.	to the meeting so he can tel us what he think of it. New home for who the locaql people.
E14 0BQ	Fresh fruit and veg stalls.	The area underneath the market should be utilised for market stall storage.
E14 0DG	It is very locakl and has lots of amenities I use the fruit + veg stalls, bank and post office. I also use the Idea library.	The overall appearance needs to be improved currently the market is messy + dirty I would love to see colour and new ideas injected into the historic market.
E14 6PA	I like the fresh fruit and vegetable market and the curry huts and local butchers.	I would like to see more 'high-end' restaurants, cafes, and bars – not only chicken shops. I also would like to see possibilities for local entrepreneurs such as independent bakeries and others. Not chain stores!
E1 2QS	Social housing. Credit union (people's bank) stalls & shops. Cheap prices. It caters for local people + people on low incomes.	More social housing for families sheltered accommodation. Expand the market. Leave it as it is, but modernise & improve it. Do not privatise anything.

End of Appendices

Your Shout
The Old Marmite House
1-45 Durham Street
London
SE11 5JH

0800 458 6976