

South Poplar Masterplan Supplementary Planning Document

Consultation and Engagement Report

17/05/2021



Table of Contents

Introduction	3
Background and Context.....	3
Role of the Consultation and Engagement Report.....	4
Consultation and Engagement	5
Approach.....	5
How we involved the community and stakeholders	5
Consultation Programme	9
Approach.....	9
Stage One – Project Scoping	9
Stage Two – Baseline Analysis and Early Engagement	10
Stage Three – Further Engagement.....	12
Stage Four – Document Development	14
Stage Five – Statutory Consultation	16
Stage Six – Adoption.....	18
Consultation and Engagement Feedback.....	20
Overview and Summary	20

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 South Poplar Area. The SPD supports the new Local Plan to 2031, in particular the allocated sites of North Quay, Billingsgate Market and North Quay. The project helps to deliver the Mayor's manifesto pledges to increase the number of homes for local people, deliver full employment, promote good and healthy lives while reducing the health impacts of poverty, to work with residents to build one community and make development work for local people. 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 masterplan's strategies and principles has been led by architectural and urban design consultants Maccreanor Lavington whilst the text and guidance has been drafted by Council officers. During the early stages of the project, Soundings (Community Engagement Specialists) were brought on board to assist in the overall scoping, analysis and early consultation of the masterplan. The document is being developed in partnership with the GLA and TfL. The SPD is to be adopted by the Council in Spring 2021.
- 1.3 The masterplan responds to the adopted Local Plan's site allocations, the Mayor of London's Isle of Dogs and South Poplar Opportunity Area Planning Framework and the new London Plan.
- 1.4 The project's main objective is to help ensure that South Poplar shares in the benefits of good growth, improved transport capacity and connectivity, be provided with social infrastructure alongside development, benefit from joined up development across different land ownership and be protected against the construction impacts of future developments. The masterplan will allow a robust and deliverable framework for development to come forward which will address physical and social barriers and contribute toward the Council's growth priorities. It will also enable stakeholders, such as residents, Members, developers and officers, to better understand the South Poplar area, its complexities and opportunities.

Role of the Consultation and Engagement Report

1.5 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 consultation methods that have been used and those that have been consulted 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

1.6 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

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

Table 1 – South Poplar Masterplan SPD Consultation Stages

Stage		Purpose of communication	How the stakeholders had their say
Stage 1 – Project scoping	May 2020 – July 2020	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.
Stage 2 – Baseline Analysis and Early Engagement	July 2020 - September 2020	This stage focused on understanding the constraints of the masterplan area, opportunities and the spatial and policy context. It was also important to understand the demographics of the area and ensure an appropriate understanding of infrastructure opportunities and site specific delivery barriers.	For external stakeholders, attending a 1-to-1 online meeting. Internal stakeholders were consulted through workshops.

		An early engagement strategy was agreed with the project team with the first stage including 11 1-to-1 stakeholder meetings with hard to reach groups, community organisations and key landowners/developers in the area.	
Stage 3 – Further Engagement	September 2020 – December 2020	<p>This stage focused on understanding key community needs and issues for the area of South Poplar. This involved two public engagement activities in the form of an online poll and an interactive online exhibition.</p> <p>Additional stages of engagement were undertaken with a range of internal and external stakeholders including ward members, key public sector agencies, landowners and relevant internal Council departments.</p> <p>This allowed the development of overarching masterplan principles and a vision to guide the area.</p>	<p>For external stakeholders, attending a 1-to-1 online meeting.</p> <p>Internal stakeholders were consulted through workshops.</p> <p>For the wider public, surveys, feedback mechanisms and interactive tools through the Council’s online platforms.</p>
Stage 4 – Document Development	January 2021 – March 2021	This stage focused on finalising the masterplan vision, principles and strategies with contractors. This also involved Council officers drafting the supplementary guidance to support the masterplan.	Internal and external workshops, co-design and briefing sessions.
Stage 5 - Statutory	9 March –	This stage focused on	By writing to the

Consultation	20 April 2021	publicising the Draft Masterplan SPD and seeking formal feedback.	Council, completing a survey and/or attending a consultation event.
Stage 6 – Adoption of SPD	May – July 2021	This stage focused on disseminating the findings of the Statutory Consultation and deciding on adoption of the guidance and recommendations.	Briefing to members, corporate and directorate leadership teams and briefing sessions with internal teams.

1.8 Throughout the SPD preparation process, consultation techniques and activities were carried out to ensure an effective and efficient engagement. This was particularly important due to the inability to hold in-person events as a result of the COVID-19-related restrictions. Some of the methods employed included:

Meeting with Elected Members

Regular engagement with the Lead Member for Planning and Social Inclusion, wider members and the Isle of Dogs and South Poplar Regeneration Board to ascertain community priorities and aspirations, to ensure community issues are fed into the SPD.

Public Exhibitions and Drop-in Sessions

Online events were hosted to provide updates on progress, identify the scope of the work, present draft work and gather feedback. This included online exhibitions, online meetings and virtual ‘drop-in’ sessions to discuss with Council Officers. No in-person events were held due to the onset of COVID-19 restrictions.

Online survey and Q&A session

Three online surveys/polls were conducted to gather ideas and feedback from local communities and residents as the SPD was developed.

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, Regeneration, Housing, Housing Supply, Infrastructure Planning, Place Shaping, Education and Transportation and Highways.

Project Working Group

Regular meetings with the project working group to inform and update on the progress of the document. This included internal colleagues, procured contractors Maccreeanor Lavington, Soundings, Transport for London and the Greater London Authority.

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 and across parks 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. A contact database accumulated throughout the South Poplar Masterplan (in accordance with Data Protection Act 2018) was also used and holds over 280 email addresses.

Consultation Programme

Approach

1.9 The consultation activities were broken down into six stages. The sections below outline the role of each stage of the SPD development process as well as key stakeholder groups, methods employed and timeframes for each.

Stage One – Project Scoping

1.10 The purpose of the communication at this stage of the project was to finalise the procurement process, agree the project vision, scope and methodology. Briefing sessions were held with the Lead Member for Planning and Social Inclusion as well as the Isle of Dogs and South Poplar Regeneration Board. One-to-one meetings were held with officers from Development Management; Regeneration; Housing and Place Shaping. Meetings also took place with the Greater London Authority and Transport for London. Funding for the project was secured from the Council’s Local Infrastructure Fund. A Project Initiation Document (PID) was shared with officers and a working group set-up to oversee the progress of the SPD.

Table 2 – Stage 1 South Poplar Masterplan SPD Consultation Details

Stakeholder groups	Methods	Description	Dates
One-to-one meetings with Development Management; Regeneration; Housing and Place Shaping. Meetings with the Greater London Authority and Transport for London.	Internal Stakeholder Workshops	Agenda and email describing the project shared ahead of meeting. One-to-one meeting held including presentation and discussion.	May 2020- July 2020

<p>Lead Member for Planning and Social Inclusion and Isle of Dogs and South Poplar Regeneration Board</p>	<p>Briefing + presentation and discussion</p>	<p>Lead Member - Briefing note describing the project shared ahead of meeting. One-to-one meeting held. Isle of Dogs and South Poplar Regeneration Board – Briefing note describing the project shared ahead of the meeting. Presentation shared with the wider board with questions and comments.</p>	<p>May 2020</p>
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Stage Two – Baseline Analysis and Early Engagement

1.11 The purpose of the communication at this stage of the project was focused on understanding the constraints of the masterplan area, opportunities and the site-specific barriers to delivery. To this end, internal workshops/meetings were held with a range of internal Council departments to get a greater understanding of key themes and topics. External stakeholder workshops were also held with landowners within the Masterplan area including:

- Canary Wharf Group;
- City of London Corporation and London Borough of Tower Hamlets;
- Transport for London (Commercial Development);
- United Kingdom Power Networks (UKPN);
- East End Community Foundation;
- New City College.

1.12 Another communication focus at this stage was to understand the demographics of the area and ensure an appropriate understanding of community needs and aspirations. One of the key priorities of the early engagement strategy was to ensure we engaged with a diverse and representative cross-section of the community. Given the future implications of our work, it was vital that those who will be affected by the masterplan, particularly hard to reach groups, were involved throughout the project. To do this, a stakeholder mapping exercise was undertaken to establish relevant stakeholder groups across the Masterplan area. Additionally, demographic data was analysed to understand the population and socio-economic profile of the area. The research and data informed the groups that we engaged with and included:

- Neighbours in Poplar (SPLASH);
- Poplar HARCA;

- Poplar Union;
- Spotlight;
- Seeds for Growth;
- Poplar Mosque and Community Centre;
- Canary Wharf Cycling Community;
- Friends of Island History Trust.

1.13 These sessions were held virtually on a 1-to-1 basis with 'hard to reach' community groups and representative organisations which assisted in ensuring a suitable understanding of local aims, aspirations and perceptions.

1.14 The following prompt questions were used to focus discussion:

- What is your relationship to the South Poplar Area? (Work, live, organisation.)
- How would you describe South Poplar? (Identity, physically, socially)
- What aspects do you think the South Poplar area performs well or could do better in?
- What spaces, places initiatives currently help support your organisation in the area?
- Do you find that South Poplar is accessible and well connected?
- How often do you travel to Canary Wharf? What for and how easy is it to do so?
- Which of the masterplan principles do you feel are the most important to the area/ your organisation?
 - a. Create new public, green spaces
 - b. Create a transition from South Poplar to Canary Wharf
 - c. Enhance and connect with green routes and walking and cycling networks
 - d. Address severance and overcome barriers
 - e. Deliver a mix of uses including local facilities
 - f. Strengthen connections to public transport
 - g. Protection, enhancement and better use of local historic assets
 - h. Connect and enhance neighbourhood centres and Poplar High Street
- What do you feel are the biggest opportunities for your organisation about the masterplan?
- What is your greatest concern for your organisation about the masterplan?

- What spaces, uses or facilities would you like to see within the masterplan (business, commercial or community uses)?
- How could we make the local area a more sustainable place to live e.g. improved air quality, more green space, fewer cars?

Table 3 – Stage 2 South Poplar Masterplan SPD Consultation Details

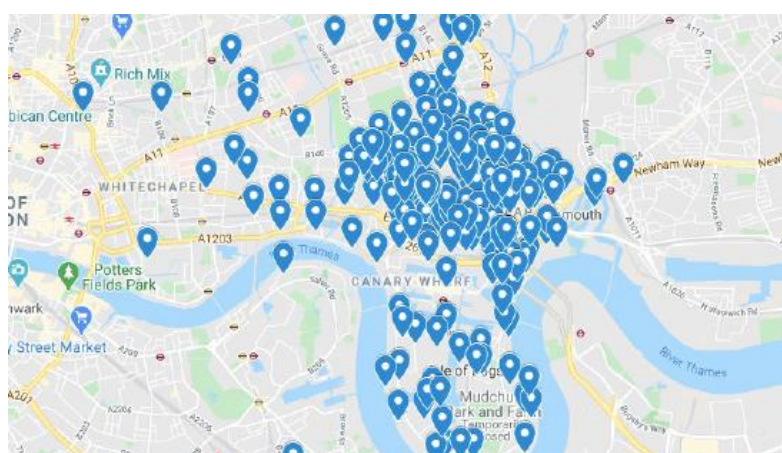
Stakeholder groups	Methods	Description	Dates
Development Management, Regeneration, Infrastructure Planning, Housing, Transportation and Highways, Education, Transport for London and the Greater London Authority.	Internal Stakeholder Workshops	Workshop meetings were held with Council Officers to discuss approaches and challenges to assist in the baseline analysis of the masterplan.	July 2020 – September 2020
11 meetings were held reaching 14 groups/organisations and landowners/developers.	External Stakeholder Workshops	Workshop meetings were held with Council Officers to discuss community needs and aspirations. Key concerns and challenges were also discussed.	August 2020- September 2020

Stage Three – Further Engagement

1.15 The purpose of the communication at this stage of the project was to gather a wide snapshot view from the community on the key needs and issues within the area as well as to spread awareness of the masterplan project. The further engagement included the publication of an online poll and an interactive online exhibition.

1.16 The online poll was prepared by Soundings with support from Tower Hamlets and Maccreeanor Lavington. The poll was circulated extensively through a social media campaign, physical flyers, emails and through community contacts to publicise the poll.

- 1.17 The findings through Stage 1 and 2 of the project were used to inform the question asked through the online poll and covered the following topic areas:
- Priorities – key needs and desires of the community in regard to the physical make-up of the area.
 - Community – the cultural, social and heritage aspects of the area.
- 1.18 A total of 835 responses were provided to the online poll, providing a significant amount of feedback and data to allow further development of the SPD. In a geographic sense, the responses highlighted significant representations across the Poplar Ward, the Isle of Dogs and South Poplar Opportunity Area and wider east of the borough area.



- 1.19 In terms of community priorities, the following had the highest response rates in terms of importance:
- Better Green & Open Spaces – 54%
 - Improved sense of community – 43%
 - Improved connectivity – 28%
 - Family-friendly facilities – 22%
 - Activities for young people – 20%
 - Training & Education – 17%
- 1.20 Further engagement during this stage included an interactive online exhibition which was prepared following the online poll. The purpose of the exhibition was to share initial masterplan principles, strategies and the identification of opportunities/constraints based on the feedback from the early stages of project engagement. The exhibition was designed to be interactive to allow innovative ways to provide feedback and included an online survey, interactive map, an ideas board and individual masterplan principle pages.

1.21 The online exhibition attracted 1400 website visits, 152 additional comments, 43 community survey responses and formal submissions from 6 landowners, developers and community organisations. Feedback received from the general community was generally positive with significant majority percentages supporting the overall masterplan strategies and principles. Feedback received from landowners, developers and community organisations was mixed with support for the overall vision and masterplan concepts, however concerns were raised from stakeholders around the mix of identified uses, green and open spaces, connections, infrastructure items, building heights and character areas.

Table 4 – Stage 3 South Poplar Masterplan SPD Consultation Details

Stakeholder groups	Methods	Description	Dates
All Stakeholders	Online Poll hosted on a BuiltID platform and publicised through social media channels, physical flyers, community contacts and emails.	Online poll deigned to ensure maximum reach to local community and to gather a wide snapshot on needs, aspirations and priorities.	7 September 2020 – 29 September 2020
All Stakeholders	Online Exhibition hosted on the Council’s Let’s Talk Platform. Publicised through social media channels and contact database.	Online interactive exhibition designed to allow various ways of feedback with the community and stakeholders. Presentation of developed masterplan principles, strategies and opportunities/constraints.	11 November 2020 – 6 December 2020

Stage Four – Document Development

1.22 The purpose of the communication at this stage of the project was to focus on finalising a draft document to be made publicly available for statutory consultation. This involved testing, workshopping and getting feedback on a draft masterplan

vision, principles, guidance sections and overall format/content of the document. Communication during this stage included workshops and briefings with various internal and external stakeholders to test and gather feedback ahead of publishing the draft SPD for statutory consultation.

1.23 Meetings and briefings were also held with the Divisional Director for Planning and Building Control, Lead Member for Planning and Social Inclusion, the Council Mayor and the Isle of Dogs and South Poplar Regeneration Board.

Table 5 – Stage 4 South Poplar Masterplan SPD Consultation Details

Stakeholder groups	Methods	Description	Dates
Project Working Groups	Workshop	Detailed discussions with project working group to develop a refined vision, principles, guidance and infrastructure plan.	November 2020 – March 2021
Isle of Dogs and South Poplar Regeneration Board	Presentation and discussion	The board were briefed on the draft SPD and feedback received on specific masterplan themes.	21 January 2021
External Stakeholder Workshops	Workshop	1-to-1 workshop sessions were held with individual landowners and developers. This was to further develop understanding of key concerns/constraints and opportunities across various development sites and to discuss the developing approach to the masterplan guidance.	January 2021 – March 2021
Internal	Workshop	1-to1 workshop sessions with	January 2021 –

Stakeholder Workshops		Regeneration, Housing Supply, Education, Development Management and Infrastructure Planning colleagues were held to update on progress and invite feedback on the developed SPD.	March 2021
Divisional Director for Planning and Building Control	Briefing	The Divisional Director for Planning and Building Control was briefed on the draft SPD including on feedback received through early stages of engagement.	February 2021 – March 2021
Mayor’s Planning Meeting and Lead Member for Planning and Social Inclusion	Briefing	The Mayor and Lead Member for Planning and Social Inclusion were briefed on the draft SPD and feedback received on specific masterplan themes.	17 February 2021 and 26 March 2021

Stage Five – Statutory Consultation

1.24 The statutory consultation period for the draft South Poplar Masterplan SPD lasted for six weeks from 9th March to 20th April 2021. In order to reach the widest possible audience in a context where due to COVID-19-related restrictions no in-person events could be held, officers used a mixture of online engagement methods. A page was set up for the consultation using the council’s Let’s Talk Tower Hamlets platform, and three public online events were held: one general meeting and two drop-in sessions for one-on-one discussions. These events were designed to be accessible and open forums for members of the public to ask questions and provide feedback. Officers also carried out one-to-one stakeholder meetings with major landowners, emailed updates to the project contact database, and provided a general email address and hotline phone number for queries. The webpage contained a detailed explanation about the SPD and background to the project, the draft SPD to be

downloaded (in its entirety or specific chapters), FAQs, as well as links to register for the consultation events, an online survey and an interactive map. All events were hosted using Microsoft Teams where attendees could ask questions/make comments or write using the chat function.

1.25 In total, 45 people attended the public events; 13 people responded to the online survey; 16 representations were received via email. There were over 4000 visits to the SPD’s Let’s Talk Tower Hamlets Page and 1000 downloads of the draft document.

Table 6 – Stage 5 South Poplar Masterplan SPD Formal Consultation Details

Stakeholder groups	Methods	Description	Dates
General public, Local Plan Database and local community groups	Media campaign and targeted emailing	Promotion on the council’s social media pages; email updates to project contact database.	9 th March – 20 th April 2021
General public and Local Plan Database	Online consultation portal	Online material including background to the project, the draft SPD (including option to see the whole document or specific chapters), details of how to comment and links to online events.	9 th March – 20 th April 2021
General public and Local Plan Database	Online survey and contact details	Online survey developed and hosted via the consultation portal to structure responses to the SPD. An email address was also provided for written representations. 13 people responded to the survey. 14 written representations sent via email were also received. There were over 4000	9 th March – 20 th April 2021

		visits to the SPD's Let's Talk Tower Hamlets page and over 1000 downloads of the draft document.	
General public, members and council teams involved in the SPD development	Open Invite meeting	A presentation and discussion on the SPD including time for Q&A.	31 st March 2021
General public and Local Plan Database	Drop-in sessions	Anyone could schedule slots in two dedicated days to ask questions and discuss the projects with SPD officers.	6 th April 2021 and 13 th April 2021

Stage Six – Adoption

1.26 Following a review of the representations received through the statutory consultation process, the SPD was amended. The preparation for adoption includes a briefing to members and corporate and directorate leadership teams on the outcome of the consultation and the recommendations for the way forward. Key changes being made to the SPD were also discussed with Strategic Planning and Development Management teams and they were also briefed on the SPD's future implementation after adoption.

Table 7 – Stage 6 South Poplar Masterplan SPD Consultation Details

Stakeholder groups	Methods	Description	Dates
Strategic Planning and Development Management	Presentation and discussion	Sessions held with officers from Strategic Planning and Development Management to brief the teams on the SPD's overall guidelines and future implementation following adoption.	May-June 2021
Strategic Planning, Development Management and Divisional Director for Planning and Building Control	Workshop	A session held with officers from Strategic Planning, Development Management and the Divisional Director for Planning and Building Control to discuss key changes proposed to the SPD as part of statutory consultation process and best way forward.	May-June 2021
Statutory Environmental Bodies	SEA Screening Determination	To confirm that the SPD does not require an SEA, in accordance with the requirements of regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004.	May/June 2021
Political, Corporate and Directorate Leadership	Briefing	Mayor's Planning Meeting, Isle of Dogs and South Poplar Regeneration Board, Lead Member one-to-one, CLT and DLT to brief on the outcome of the consultation and recommendations for the way forward.	May-July 2021

Consultation and Engagement Feedback

Overview and Summary

- 1.27 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.
- 1.28 The statutory consultation period for the draft South Poplar Masterplan SPD ran from 9th March to 20th April 2021.
- 1.29 45 people attended the consultation events held by the Council. Representations were received from a range of stakeholders including local residents, community organisations, statutory consultees and landowners: 13 people responded to the online survey; 16 representations were received via email.
- 1.30 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, Context and Vision and Principles; comments on the Design and Masterplan Guidance; and comments on the Delivery and Infrastructure Plan.

Table 8 – South Poplar Masterplan SPD Consultation Feedback Summary

General Comments	
Key Issues	Council Response
There is general support for the objective of enhancing connections between Poplar and Canary Wharf across Aspen Way and the DLR line. Some respondents questioned the boundaries of the SPD area, recommending that the boundary be expanded towards the east to take account of development at Blackwall and to address opportunities for connectivity improvements between Blackwall and Poplar.	The SPD boundary was determined in part by the Local Plan site allocations within the area and then expanded to include adjacent sites that would support the transition from Canary Wharf to Poplar and would benefit from and could contribute to the delivery of the proposed infrastructure.

<p>Historic England commented that they supported the overall approach and the guidance around enhancing the setting of the Grade II listed Accumulator Tower.</p> <p>There were also specific comments that several heritage assets had been overlooked or excluded from the assessment.</p>	<p>The SPD has been updated to signpost key guidance on assessing the impact of development on heritage assets and ensure that this is central to the tall buildings strategy. It has also been updated to include all the heritage assets in the area.</p>
<p>Some landowners commented that the masterplan SPD was too prescriptive and clarifications were needed around the illustrative/indicative nature of published strategies, figures and plans.</p>	<p>The SPD has been updated to make clear that the figures and diagrams within the masterplan are illustrative and have been interpreted from the London Plan, Isle of Dogs and South Poplar OAPF, Tower Hamlets Local Plan policies and site allocations.</p>
<p>Comments on Introduction, Context, and Vision and Principles</p>	
<p>Key Issues</p>	<p>Council Response</p>
<p>Landowners commented that the SPD does not take sufficient account of the tall buildings cluster at Blackwall, to the east of the SPD area, in establishing the context.</p> <p>Landowners also commented that too much weight is given to the conservation areas to the north of the SPD area, and that the SPD should take into account the largely fragmented nature of South Poplar's built environment.</p>	<p>The SPD includes references to developments within Blackwall and the tall buildings cluster at Blackwall is shown in figure 23 (consultation version); however, the primary aim of the SPD is to enhance the connection between Poplar and Canary Wharf and to ensure that new development to the north of Canary Wharf responds sensitively to the character of Poplar, necessitating the inclusion of the conservation areas in the guidance. The Tall Building Zone in Blackwall is an important part of the policy and spatial context in the area and has been given due weight.</p> <p>The conservation areas are also given emphasis in the SPD because they help to establish the character of the area, which in turn informs the appropriate scale and type of development.</p>
<p>Some respondents felt that the SPD was overly Canary Wharf-centric, and that height limits should be much lower within South Poplar rather than stepping down from Canary Wharf.</p> <p>Conversely, some landowners responded that the emphasis on stepping down from Canary Wharf, and the general principle of limiting heights in</p>	<p>The SPD supports the Local Plan's tall buildings policy, which encourages stepping down from the height peak within the Canary Wharf tall buildings cluster. Further, the stepping down helps to reduce the jarring, incongruous effect of extremely tall buildings in close proximity to low-rise buildings.</p>

<p>this area was inappropriate.</p>	
<p>Landowners raised concern with a lack of specific references to their ambitions to developer respective sites. It was submitted that references within the SPD would help highlight the benefits that such development could bring and also bring to light site constraints and considerations.</p>	<p>The SPD has been updated to include a new section entitled 'Emerging Development Opportunities'. This new section references each of the remaining sites within the Masterplan Area's site allocations which have not yet been subject to a planning application. Text and layout has been prepared in agreement with landowners.</p>
<p>Comments on Design and Masterplan Guidance</p>	
<p>Key Issues</p>	<p>Council Response</p>
<p>While there was broad support for improving the existing link across Aspen Way and the DLR and one additional link to the east, several landowners commented that additional crossings would reduce the viability of their schemes and would be redundant.</p> <p>Landowners also questioned the principle of decking over part of Aspen Way and the DLR, commenting that it would not be feasible or viable and that public spaces proposed on the deck would have a poor level of amenity.</p> <p>Residents were broadly supportive of both additional crossings over Aspen Way and the DLR and the decking over to reduce the barrier effect of the corridor.</p>	<p>While both the additional crossings and the decking over of Aspen Way are considered desirable, the SPD has been updated to clarify that these are aspirational and will be subject to detailed feasibility studies. The guidance, figures and layout of the SPD have been refined so that the discussion around the Aspen Way deck are confined to just one section of the document. This section discusses the various viability and deliverability issues facing the project.</p>
<p>There was general support among residents and most landowners for the principles of the height strategy, including stepping down from the Canary Wharf cluster. Some landowners commented that the use of height ranges within the SPD was overly prescriptive and that if these are provided it should be clarified that they are indicative.</p> <p>Some landowners objected to the prominence given to One Canada Square and the aspiration to preserve its silhouette and treat it as a landmark.</p> <p>New City College objected to the principle of the height guidance in its entirety, commenting that they required</p>	<p>It should be noted that the North Quay and Billingsgate sites are within the Canary Wharf tall buildings cluster and are therefore considered in principle as appropriate locations for tall buildings. The Local Plan expects tall buildings within the Canary Wharf cluster to step down from One Canada Square allowing it to retain its prominence as a landmark.</p> <p>The use of height ranges is considered appropriate within an SPD as it provides more detail regarding what would be considered acceptable under the Local Plan tall buildings policy. Notwithstanding this, the explicit height ranges have been removed. Guidance in relation to building</p>

<p>total flexibility to ensure the viability of their proposed campus redevelopment scheme.</p> <p>Conversely, many residents commented that the proposed heights were too tall, that the Canary Wharf tall buildings cluster should not be permitted to expand beyond its current scope, and that the SPD should place more emphasis on preserving the historic built form of Poplar and the settings of its heritage assets.</p>	<p>height will instead be progressed through the Council’s emerging Tall Buildings SPD which is a borough wide approach to tall buildings and heights.</p> <p>The specific viability of a proposal is beyond the scope of an SPD and would be assessed as part of a planning application.</p> <p>While the northern part of the SPD area is outside of a tall buildings cluster, the local plan allows for tall buildings outside of clusters where they meet a specific set of criteria. The locations where the SPD indicates tall buildings are considered to comply with these criteria in principle, though detailed assessment would be required as part of a planning application. The introduction of tall buildings in this area can still comply with the overall principle of heights stepping down from Canary Wharf. This strategy helps to avoid a jarring contrast between tall buildings south of Aspen Way and low buildings to the north, and will help to deliver the proposed infrastructure.</p>
<p>Respondents generally supported the promotion of a mix of land uses to create a vibrant, diverse area.</p> <p>Some of the landowners commented that the land use proposals were too prescriptive and did not provide sufficient flexibility for them to adapt schemes to the market.</p> <p>The Corporation of the City of London objected to the inclusion of an urban freight facility on the Billingsgate site and commented that the proposed ‘community and education use’ should be clarified to support the provision of a secondary school if there is demand at the time of development.</p> <p>New City College (NCC) and the East End Community Foundation (EECF) objected to part or all of their respective sites being designated for community and education use, commenting that residential uses should be considered acceptable on all parts of their sites.</p>	<p>Given the role of an SPD, the proposed land uses are intended to be indicative and to support the policies of the Local Plan.</p> <p>The provision of an urban freight facility on the Billingsgate Site is recommended by the Isle of Dogs and South Poplar OAPF, the SPD provides further guidance regarding what form this could take and how it could support the wider area, though it is clearly referenced that this would need to be supported by an overarching freights and logistics study.</p> <p>The SPD has been updated to acknowledge that a mix of uses, including residential and community/education, is likely to be acceptable (subject to an appropriate application) on the the NCC and the EECF sites.</p>

Comments on Delivery and Infrastructure Plan

Key Issues	Council Response
<p>Some landowners commented that the infrastructure phasing and priority plan should be subject to detailed viability testing, that the proposed scale of infrastructure is not achievable with the proposed restrictions on development, and that the land value implications of the proposed infrastructure and its funding should be included.</p>	<p>Detailed viability assessments are beyond the scope of the SPD and any assessment of land value would be subject to significant change over the plan period and would be impacted by a range of factors outside the scope of the SPD.</p>
<p>Urbanest commented that improvements to the Preston Road Roundabout should be included in the infrastructure phasing and priority plan as this is included in LBTH's LIP, to be delivered in 2020-2025.</p>	<p>The SPD has been updated to include the Preston Road Roundabout.</p>
<p>The Canal and River Trust commented that the infrastructure phasing and priority plan should include enhancements to the dockside public realm to increase enjoyment and use of the space.</p>	<p>The infrastructure phasing and priority plan includes the provision of an east-west dockside public route, to include a high-quality public realm that supports restaurants, cafes and retail.</p>
<p>New City College commented that their proposed campus redevelopment should be included as an infrastructure priority in the infrastructure phasing and priority plan.</p>	<p>While the council supports the provision of enhanced facilities for New City College, the role of the infrastructure phasing and priority plan is to identify infrastructure that is necessary to support new development in the area and to physically link Poplar and Canary Wharf. It is not intended as an exhaustive list of all potential infrastructure to be delivered in the area.</p>