

BISHOPSGATE GOODSYARD PLANNING APPLICATION 2019 - HAVE YOUR SAY

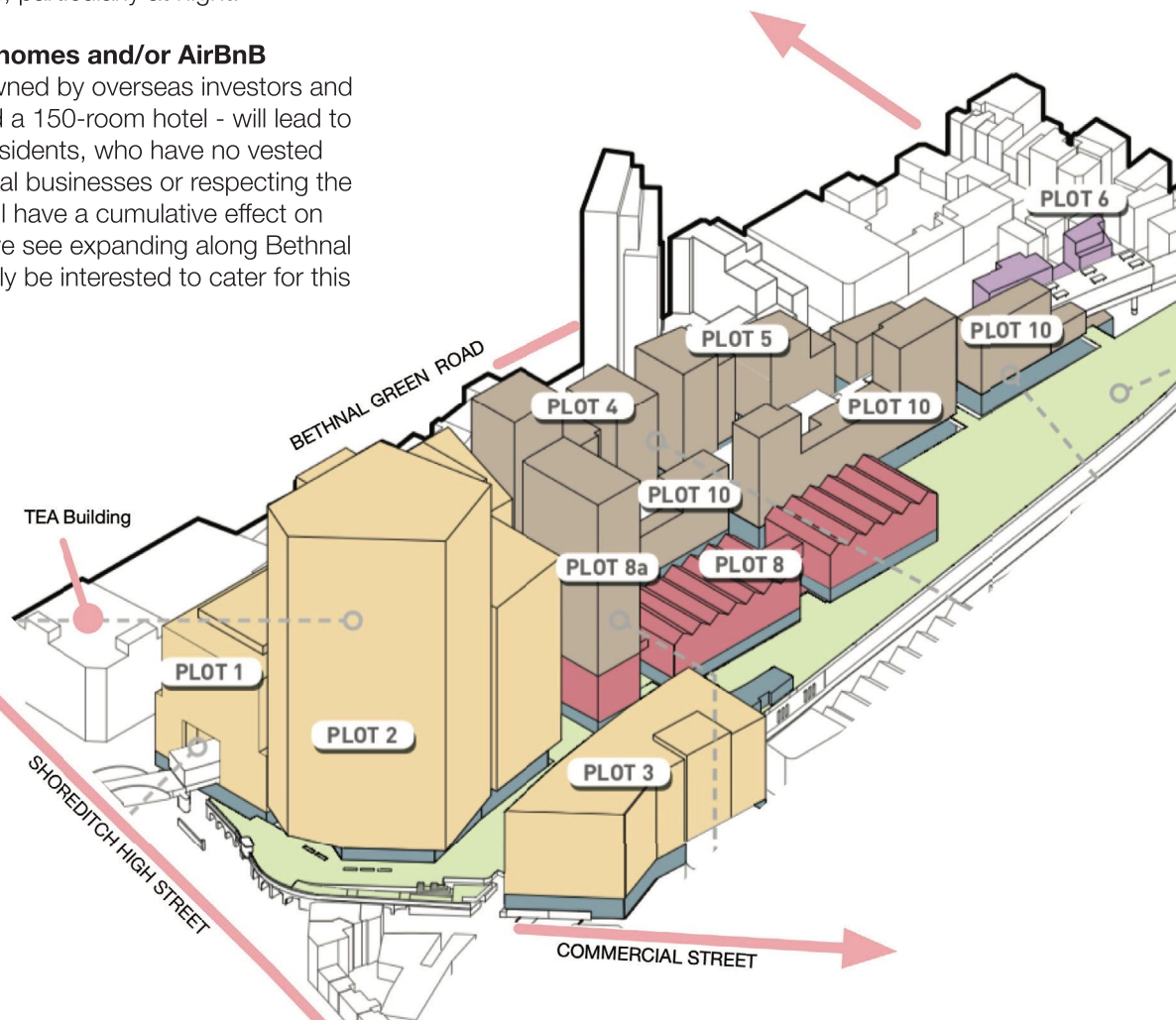
- The Goodsyrd provides a vital buffer zone and boundary between the high-rise City and the low-rise conservation areas of Bethnal Green and Spitalfields. Allowing high-rise development on this site **will set a precedent for similar developments to march east into E2.**
- The site is ten acres, and of the 346-500 residencies planned, **only 63 - 90 (18%) will be 'low cost rent'**. We've seen other developers try to reduce the number of social/affordable units as works progress.
- The plans include the following elements that will put further pressure on the **Shoreditch Night Economy** on Bethnal Green Road:
 - A hotel (11,595m²)
 - Shops, retail, food and beverage and takeaways (19,547m²)
 - The plans mentions A4 - drinking establishments but doesn't list the square footage as it does other categories (note, or we haven't found it yet)
 - Unspecified 'cultural use' (D2) which could serve to accelerate the night time economy
- There is a **lack of publicly-owned public space** in the scheme. There is some green space included but it is yet unclear how this will be managed or accessed.
- 'Visitor attractions' e.g. markets and bars are already putting huge **strain on local services and residential areas**. Extreme parking measures have recently had to be introduced, and Bethnal Green is suffering a growing tide of short-term visitors, particularly at night.
- An **increase in vacant homes and/or AirBnB short-let properties** owned by overseas investors and absentee landlords - and a 150-room hotel - will lead to an influx of short-term residents, who have no vested interest in supporting local businesses or respecting the local community. This will have a cumulative effect on the kind of businesses we see expanding along Bethnal Green Road, who will only be interested to cater for this demographic.



- The recent tall development on Bethnal Green Road - Avant Garde - is typical of the kind of residential development being offered by this Bishopsgate plan. The social housing provision is minimal, badly designed and badly managed. The building suffers from environmental health and ASB issues. The social housing landlord is failing their unhappy tenants. This Bishopsgate Goodsyrd proposal offers no hope of anything better.
- The development is dominated by vast office buildings at the Hackney end of the site.

London has a housing crisis, not an office crisis.

Public land for public good?



The size of the proposed building

opposite the Tea Building (scheme 1) is up to 3x its height and very bulky, spanning both sides of the railway line from Shoreditch High St to the station entrance making it very bulky. ***This is a monster!*** The building next to it (scheme 2), bordering Shoreditch High St and Commercial St is thirty stories and even bulkier, it will dominate the area casting permanent shadow over western part of Bethnal Green Road.

The Goodsyard is the biggest publicly owned brownfield site in central London. It provides the last opportunity to create a world-class public housing project for the 21st Century. We have historic local precedent to follow and live up to with the Arts & Crafts movement's Boundary Estate and Lubetkin's Modernist Dorset Estate.

Have your say. The deadline is now EXTENDED to end of January 2020

Copies of the applications are available to view on the GLA website: <https://data.london.gov.uk/dataset/bishopsgate-goodsyard-october-2019-amended-submission>

Email your objections to: Bishopsgate@london.gov.uk

CC:

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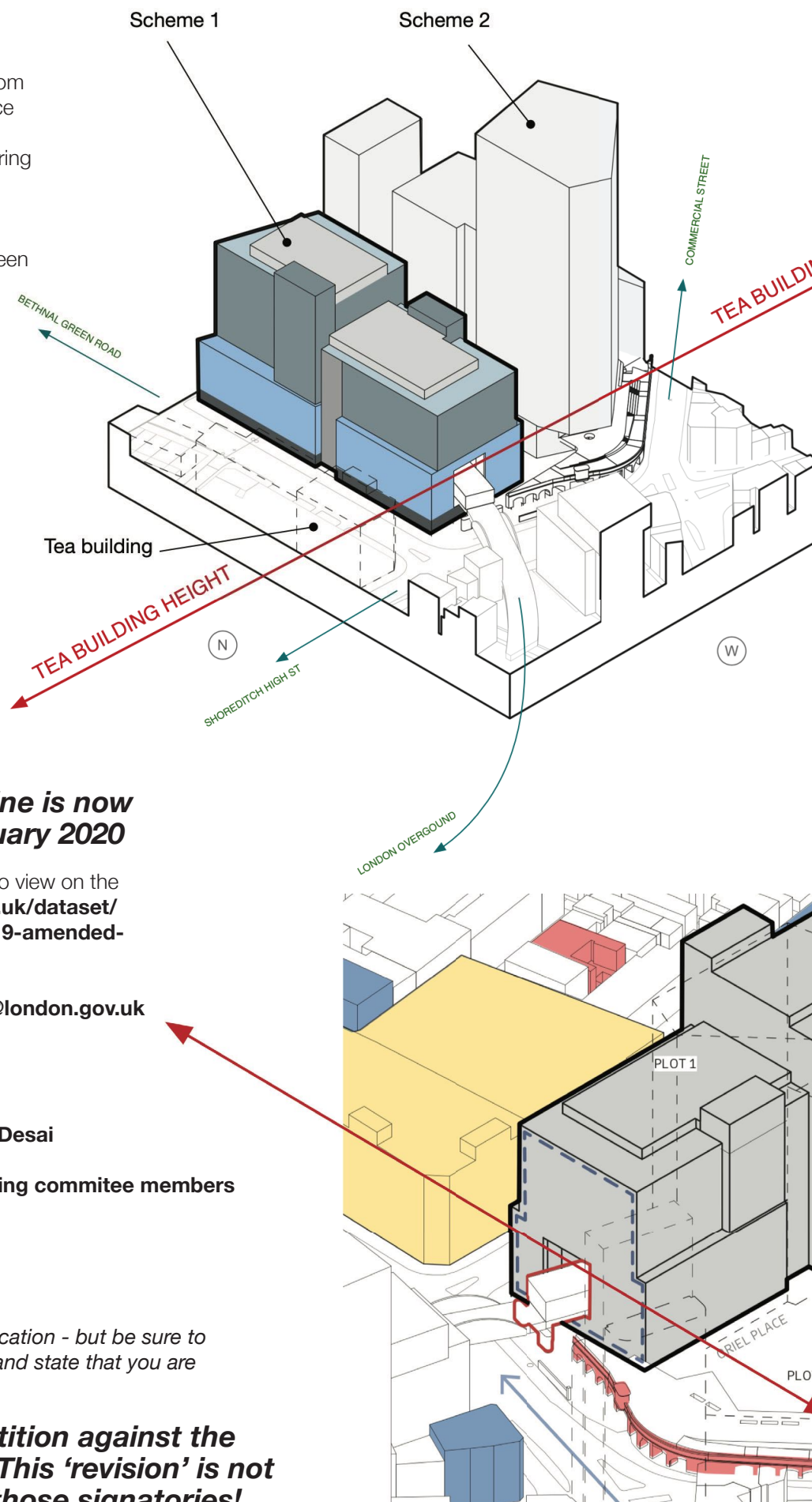
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Weavers Community Action Group

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You can comment regardless of your location - but be sure to add your ADDRESS and POSTCODE, and state that you are OBJECTING

11,000 people signed a petition against the previous scheme in 2016. This 'revision' is not so improved as to satisfy those signatories!



This document has been prepared by **Weavers Community Action Group** and is endorsed by the **Columbia Tenants and Residents Association, East End Preservation Society, East End Trades Guild, Friends of Arnold Circus, Spitalfields Trust** and other community groups.

**Comments received after the end date, but before a decision is made, may still be taken into account but failure to meet this deadline could result in your comments not being considered. (London Assembly)*