# Statement of Community Involvement

Bishopsgate Goodsyard: Platform Level West

October 2026





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# 1. EXECUTIVE SUMMARY

This Statement of Community Involvement (SCI) has been prepared by Ballymore on behalf of Bishopsgate Goodsyard Regeneration Limited (the Applicant) in support of Reserved Matters Applications (RMAs) for Bishopsgate Goodsyard: Platform Level West. The sss relate to details of reserved matters (Access, Layout and Scale) in respect of land at platform level.

The outline planning application for The Goodsyard was approved in March 2022, and this RMA for the Site is the next step in delivering the approved masterplan. As the Bishopsgate Goodsyard site extends across both the London Borough of Hackney and the London Borough of Tower Hamlets, identical applications will be submitted covering land within each borough.

The purpose of the applications is to progress the delivery of the wider Bishopsgate Goodsyard regeneration project and provide further detail on how this part of the site will be accessed, arranged and developed within the parameters already established by the outline planning permission. The consultation, detailed in this SCI, provided an opportunity for local communities, stakeholders and interested parties to review the proposals and provide feedback before the applications were submitted.

The applications represent the next stage in the planning process following the grant of outline planning permission and will seek approval of three reserved matters access, layout and scale for part of the site. Details relating to appearance and landscaping do not form part of these applications and are intended to be considered through a future submission.

This SCI is in accordance with the London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH)'s SCI guidance.

*Consultation will take place as early as possible in the development of new proposals to allow the community to help shape planning in Tower Hamlets. Early engagement will also help to avoid delays in the planning process caused by important or unexpected comments being raised at a late stage of the process* - **Statement of Community Involvement, London Borough of Tower Hamlets, 2019.**

*Involvement will be incorporated into the planning process at key stages, in particular in the developmental stages, and will also be linked to other council consultation processes such as the Sustainable Community Strategy* - **Statement of Community Involvement, London Borough of Hackney, 2014.**

## 2. Site location

Below, a site plan shows the wider Bishopsgate Goodsyard masterplan, with the area covered by the Reserved Matters Applications outlined in red.



## 3. BACKGROUND

Plans for the redevelopment of The Goodsyard site were approved in 2022 by the GLA, and the project team has worked extensively to bring forward a phased redevelopment whilst adhering to the already agreed design and development principles and approved maximum parameters. The outline application can be found via the London Borough of Hackney Planning Portal and the London Borough of Tower Hamlets Planning Portal.

The consented outline permission for the redevelopment of The Goodsyard site will deliver:

- Up to 500 new homes, including 50% affordable housing.
- 1.4 million square feet of office space, including one of the largest offers of affordable workspace for businesses.
- A new 2.6-acre public park.
- New restaurants and leisure spaces

- Two new cultural spaces – one destination building on Brick Lane and one exhibition space within the historic Braithwaite Arches.
- 11,000 new jobs during construction and post completion
- 150 apprenticeships
- A contribution of nearly £18m of local infrastructure and services



*Pictured above, Indicative aerial view of the outline consent.*

## 4. Approach

The Applicant set out to undertake pre-application consultation with the local community to understand their views. This consultation included an e-mail update via the project's mailing list in September 2026, a dedicated website to invite them to take part in the consultation, and two public walking tours of the site promoted as part of the Open House Festival 2026.

### 4.1. Website

A dedicated project page was updated (https://goodsyard-london.co.uk/delivering-the-goodsyard/) on Tuesday 1 September 2026. The website included background to the proposals for the Site, images of the Site masterplan, its history, and images dedicated to the access and layout relating to the reserved matters applications. Since 1 September, there have been 543 sessions/visits to the website, with 401 users and 74 of those being returning users (i.e. multiple

visits). The peak date was Tuesday 22 September where there were 192 sessions/visits. The website page can be viewed on page seven, below.

A series of questions were listed on the website, with instructions to email the project team with responses before or by 30 September 2026. The questions were as follows:

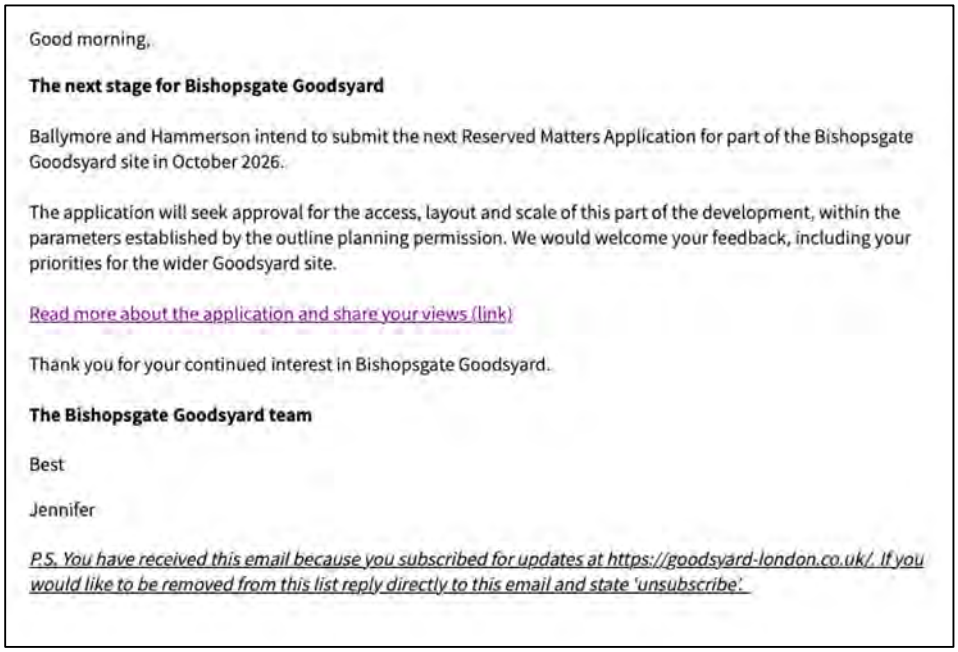
- Do you have any comments on the proposed access, layout or scale of this part of the Bishopsgate Goodsyard development? (see red line drawing below for the area in question)
- Are there any particular issues or opportunities relating to how people will move into, through and around this part of the site that you would like the project team to consider?
- Looking at The Goodsyard as a whole, what should be prioritised as the wider regeneration project moves forward?
- Is there anything else you would like us to consider before the Reserved Matters Application is submitted?

The website will continue to be updated to reflect key milestones in the project, including the submission of the RMA.


THE GOODSYARD
Home
About
History of The Goodsyard
Delivering The Goodsyard
FAQs
Get Involved
Restoring The Goodsyard's Heritage
Former Mission Hall
Delivering a new office building
What's next?
Bishopsgate Goodsyard Reserved Matters Application
We want to hear from you

## 4.2. Email newsletter

On 22 September 2026, an email update was sent to 189 individuals who had registered for updates through the Goodsyard website (https://goodsyard-london.co.uk). The email provided information about the forthcoming RMA and directed recipients to the project website for further details.



Good morning,

**The next stage for Bishopsgate Goodsyard**

Ballymore and Hammerson intend to submit the next Reserved Matters Application for part of the Bishopsgate Goodsyard site in October 2026.

The application will seek approval for the access, layout and scale of this part of the development, within the parameters established by the outline planning permission. We would welcome your feedback, including your priorities for the wider Goodsyard site.

Read more about the application and share your views (link)

Thank you for your continued interest in Bishopsgate Goodsyard.

**The Bishopsgate Goodsyard team**

Best

Jennifer

*P.S. You have received this email because you subscribed for updates at https://goodsyard-london.co.uk/. If you would like to be removed from this list reply directly to this email and state 'unsubscribe'.*

*Pictured above: the email sent to the 189 individuals registered to receive updates on The Goodsyard project.*

## 4.3. Walking tours – 2026 Open House Festival

To maximise the reach of the consultation and raise awareness of the forthcoming Reserved Matters Applications, the project participated in the 2026 Open House Festival, which attracts hundreds of thousands of visitors to its website each year. A walking tour of the site, including access to the Braithwaite Arches and the planned elevated park, presented information on the masterplan as well as details of the reserved matters application.

Two walking tours of the Goodsyard took place on Friday 18 September 2026, at 11am and 2pm. The tours were promoted on the Open House Festival website from 15 July, with free ticket bookings opening on 19 August.

Both tours were fully booked, with 40 people registered for each session. In total, 47 people attended: 23 on the morning tour and 24 in the afternoon.

Following the tours, attendees were emailed with further information about the project, including a link to the project website and details of the RMA.



*Pictured above: photographs taken during the walking tours.*

Good morning,

**Thank you for joining us.**

Thank you for attending our Bishopsgate Goodsyard tour last Friday. We hope you enjoyed exploring the site, learning more about its history and hearing about the plans for its future.

As discussed during the tour, Ballymore and Hammerson intend to submit the next Reserved Matters Application for part of the Bishopsgate Goodsyard site in October 2026.

The application will seek approval for the access, layout and scale of this part of the development, within the parameters established by the outline planning permission. We would welcome your feedback, including your priorities for the wider Goodsyard site.

Read more about the application and share your views

Thank you again for joining us and for your interest in Bishopsgate Goodsyard.

**From all of us,**

**The Bishopsgate Goodsyard team**

*Pictured above: follow-up email sent to all those who registered for the two tours, promoting the forthcoming reserved matters applications.*

*Pictured below, the 2026 Open House Festival website and event listing.*



## 5. Feedback and response

A series of questions were listed on the website, with instructions to email the project team with responses before or by 30 September 2026. The questions were as follows:

- Do you have any comments on the proposed access, layout or scale of this part of the Bishopsgate Goodsyard development? (see red line drawing below for the area in question)
- Are there any particular issues or opportunities relating to how people will move into, through and around this part of the site that you would like the project team to consider?
- Looking at The Goodsyard as a whole, what should be prioritised as the wider regeneration project moves forward?
- Is there anything else you would like us to consider before the Reserved Matters Application is submitted?

Two responses to these questions relating to the proposals were received by email. One raised queries relating to the Sclater Street Cottages, which fall outside the scope of the Reserved Matters Applications. The other expressed an interest in purchasing a home within the future development. Neither response raised questions nor comments about the content of the RMA.

Questions and comments were also gathered during the walking tours. These principally related to:

- Access and movement through the site, including how the new streets and routes would connect with Bethnal Green Road, Braithwaite Street, Shoreditch High Street and Brick Lane.
- The proposed hours of public access, including whether routes through the site would remain open at all times or close during the evening.
- Construction phasing, including which elements of the development would be brought forward first.
- The anticipated overall construction programme and timescales.
- The types of retail uses proposed within the railway arches.
- Appetite for heritage assets to be protected and restored with respect and at a high quality.

Applicant has carefully considered all feedback received during the consultation. While many of the questions and comments raised fall outside the scope of the Reserved Matters Applications, the Applicant remains committed to ongoing dialogue with the local community. These matters will remain open for discussion and community views will be considered as the relevant proposals and future applications are developed.

## 6. FURTHER CONSULTATION

The Applicant and design team will continue to communicate with all stakeholders and ensure they are informed as the plans for the RMA progress and further RMAs are brought forward. Further consultation will include:

- Submission updates to stakeholders engaged during the pre-application process.
- Regular updates to the project website
- Future newsletters to the email database
- Invitations to visit and tour the site at appropriate times

## 7. CONCLUSION

The Applicant informed the community about the proposals through updates to the project website, an email newsletter sent to those registered on The Goodsyard mailing list, and two walking tours held as part of the 2026 Open House Festival. These activities provided information about the forthcoming RMAs and opportunities for people to ask questions about the proposals.

Following submission of the RMA, the Applicant will continue to engage with stakeholders throughout the post-submission period.