Bishopsgate Goodsyard
Platform Level West
Reserved Matters Applications

Planning Compliance Statement

October 2026

DP9 Ltd

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London
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Produced by DP9 Ltd for Bishopsgate Goodsyard Regeneration Limited

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1. Introduction

1.1 This Planning Compliance Statement has been prepared by DP9 Limited on behalf of Bishopsgate Goodsyard Regeneration Limited ("the Applicant") to support the Reserved Matters Applications ("RMAs") for the development of land within part of the former Bishopsgate Goodsyard site ("the Site"), referred to as 'Platform Level West' ("the RMA Site").

1.2 The Site lies across the boundary between London Borough of Hackney ("LBH") and London Borough of Tower Hamlets ("LBTH"). As such, identical planning applications were submitted to both LBH and LBTH in 2014 (LBH ref. 2014/2425; LBTH ref. PA/14/02011) in October 2014 for the comprehensive redevelopment of:

> *"Land known as Bishopsgate Goods Yard including Braithwaite Street as bounded by Shoreditch High Street, Bethnal Green Road, Sclater Street, Brick Lane, Wheler Street, Commercial Street and Quaker Street within the London Boroughs of Hackney and Tower Hamlets, London, E1."*

1.3 In September 2015, the Mayor of London concluded that he would act as the local planning authority for the purpose of determining the planning applications and conducted a Hearing in December 2020 where the Mayor resolved to grant planning permission in respect of both applications ("the OPPs"), subject to the prior completion of a s106 agreement.

1.4 The Mayor also resolved that the reserved matters applications would be submitted to and determined by the Mayor, unless he directs LBH or LBTH to do so. Pre-application discussions with the GLA have confirmed that the Mayor will determine these RMAs.

1.5 The s106 Agreement was completed and the OPPs were issued on 25th March 2022. The GLA references for the planning permissions are LBTH planning permission ("LBTH OPP") GLA/1200cd/12 and LBH OPP ("LBH OPP") GLA/1200cd/11.

1.6 The OPPs granted consent with all matters reserved, for the following development:

<u>LB Tower Hamlets Planning Permission (As amended)</u>

> *"An OUTLINE application for the comprehensive mixed-use redevelopment of the site comprising:*
>
> - *Residential (C3) – up to 500 residential units;*
> - *Business use (B1) – up to 130,940 sq.m (GIA);*
> - *Hotel (C1) – up to 11,013 sq.m. (GIA);*
> - *Retail, financial and professional services, restaurants and cafes and hot food takeaway (A1, A2, A3 and A5) – up to 18,390 sq.m. (GIA) of which only 3,678 sq.m. (GIA) can be A5;*
> - *Non-residential institutions (D1) / assembly and leisure (D2) – up to 6,363 sq.m. (GIA);*
> - *Public conveniences (sui generis) – up to 298 sq.m. (GIA);*
> - *Basement, ancillary and plant space – up to 21,216 sq.m. (GIA);*
> - *Formation of a new pedestrian and vehicular access and means of access and circulation within the site and car parking; and*

- *Provision of new public open space and landscaping. The application proposes a total of 10 buildings that range in height, with the highest being 142.4 metres above ordnance datum (AOD) and the lowest being 29.2 metres AOD.*

All matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17, part 29 storey building; Plot 7 comprising the use of the ground level of the Braithwaite Viaduct for retail and food & drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food & drink uses (A1, A2, A3, A5); and Sclater Street buildings (part of Plot 5), comprising the demolition of the part of the existing wall and extensions to the Mission Hall; refurbishment of the Mission Hall for retail / café use (Class A1 / A3); demolition of the existing extensions to the Victorian building and refurbishment and use of the existing building for retail use (Class A1) with a new shopfront and 3 residential units (Class C3) on the upper floors; restoration and extension to the Weavers Cottages for use within Class B1, refurbishment of existing arches and provision of new gates and pedestrian access routes and new landscaping."

<u>LB Hackney Planning Permission</u>

"*An OUTLINE application for the comprehensive mixed-use redevelopment of the site comprising:*

- *Residential (C3) – up to 500 residential units;*
- *Business use (B1) – up to 130,940 sq.m (GIA);*
- *Hotel (C1) – up to 11,013 sq.m. (GIA);*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaway (A1, A2, A3 and A5) – up to 18,390 sq.m. (GIA) of which only 3,678 sq.m. (GIA) can be A5;*
- *Non-residential institutions (D1) / assembly and leisure (D2) – up to 6,363 sq.m. (GIA);*
- *Public conveniences (sui generis) – up to 298 sq.m. (GIA);*
- *Basement, ancillary and plant space – up to 21,216 sq.m. (GIA);*
- *Formation of a new pedestrian and vehicular access and means of access and circulation within the site and car parking; and*
- *Provision of new public open space and landscaping. The application proposes a total of 10 buildings that range in height, with the highest being 142.4 metres above ordnance datum (AOD) and the lowest being 29.2 metres AOD.*

All matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17, part 29 storey building; and Plot 7 comprising the use of the ground level of the Braithwaite Viaduct for retail and food & drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food & drink uses (A1, A2, A3, A5)."

1.7 Condition 4 of the LBH OPP states,

"The first application for approval of the Reserved Matters shall be made to the GLA (or the Local Planning Authority, where this has been agreed in writing by the GLA)

before the expiration of three years from the date of this outline permission. All other applications for Reserved Matters shall be submitted before the expiration of two years from the date of approval of the previous Reserved Matters application. Application for approval of the last reserved matters must be made to the GLA (or the Local Planning Authority, where this has been agreed by the GLA) within ten years of the date of this permission."

1.8 Condition 4 of the LBTH OPP states,

> *"The first application for approval of the Reserved Matters shall be made to the GLA (or the Local Planning Authority, where this has been agreed in writing by the GLA) before the expiration of three years from the date of this outline permission. All other applications for Reserved Matters shall be submitted before the expiration of two years from the date of approval of the previous Reserved Matters application. Application for approval of the last reserved matters must be made to the GLA (or the Local Planning Authority, where this has been agreed by the GLA) within ten years of the date of this permission."*

1.9 As such, in line with the terms of the OPPs, the first applications for Reserved Matters were submitted in March 2024 (GLA ref. 2023/0836) in respect of Plot 1 and were granted by the GLA on 25th November 2024.

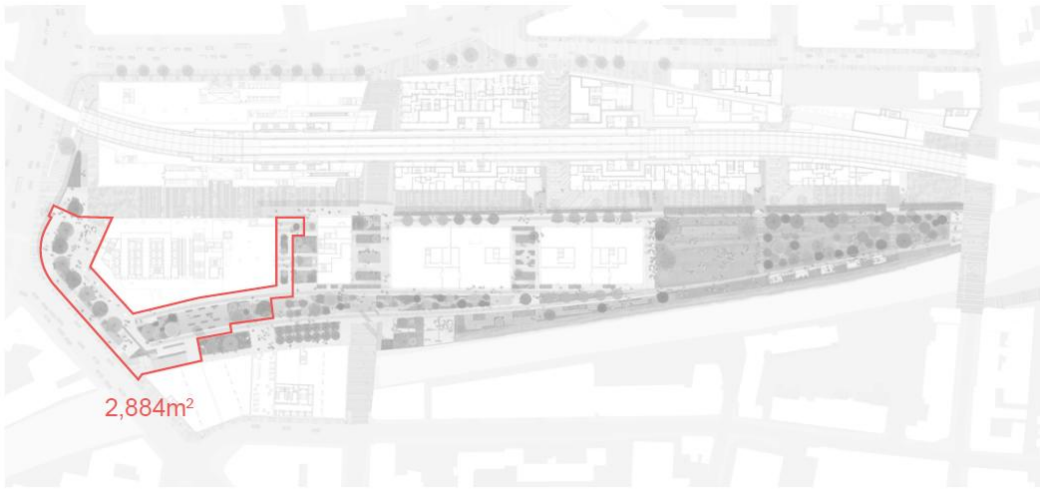
1.10 Subsequently, as required under condition 4, there is a requirement to submit all other RMAs before the expiration of two years from the date of the approval of the previous RMA (ie by 25th November 2026). Therefore, the submission of these RMAs will satisfy the requirement set out in condition 4 of the OPPs noted above.

The Reserved Matters Applications

1.11 Conditions 3 of both OPPs, as amended, sets out the following:

> ***"****Details of the access, appearance, landscaping, layout and scale, (hereinafter called "the Reserved Matters") for the part of the site not identified on drawings BGY-FBA-00-00-DR-A-00-0023 Rev P1 and BGY-FBA-00-00-DR-A-00-0024 Rev P1 as forming the detailed component of the application shall be submitted to and approved in writing by the Greater London Authority (hereinafter called "the GLA"), or the Local Planning Authority where this has been agreed in writing by the GLA), before any development of the relevant outline component begins and the development shall be carried out as approved."*

1.12 These RMAs seek approval of matters relating to details of **'access', 'layout' and 'scale'** of an area of landscaping within the Site, as shown within the red line on the plan below:



1.13 Future RMAs relating to details of 'appearance' and 'landscaping' for the RMA Site will be submitted as separate applications at a later date, when these details are finalised. "Details of "Access", "Layout" and "Scale" are submitted for approval.

1.14 As approval is being sought for "layout", the submitted GA plan shows, for approval, the location of relevant features. Details of "Appearance and "Landscaping" are not submitted for approval and therefore the design/appearance of the features shown and all details of landscaping, including planting, remain reserved and are indicative only.

1.15 The following documents are submitted in support of and cover both the RMAs in LBTH and LBH:

- Reserved Matters Application Forms; (one form for LBTH and one form for LBH);
- Planning Compliance Statement, prepared by Dp9 Ltd;
- Statement of Community Involvement, prepared by Ballymore;
- Application Drawings, prepared by Spacehub;
- Design Overview Statement and Public Realm Strategy, prepared by Spacehub;
- Air Quality Statement, prepared by RSK;
- Environmental Statement of Conformity, prepared by RSK;
- Energy Strategy addendum, prepared by Hoare Lea;
- Sustainability Strategy; prepared by Hoare Lea;
- Circular Economy Statement, prepared by Nature Positive;
- Operational Waste Management Strategy, prepared by WSP;

1.16 The remainder of this Statement is structured as follows:

- Section 2 provides a summary of the OPPs;
- Section 3 sets out the current planning policy framework;
- Section 4 provides a description of the proposed development and an assessment of the proposed development against the OPPs;

- Section 5 sets out the technical assessments included within this Planning Compliance Statement.
- Section 6 sets out the Statement of Community Consultation that has been carried out in respect of the RMAs.

2. The Outline Planning Permissions

2.1 The OPPs granted consent for the comprehensive redevelopment of the Site, as previously described. The OPPs set the parameters for the 'layout', 'scale', 'access', 'appearance', and 'landscaping' ("Approved Parameters"). In short, the OPPs set the rules within which the detailed proposals submitted as part of RMAs will need to comply.

2.2 As set out under condition 1 on both OPP decision letters, the Proposed Development shall be carried out in accordance with the approved plans, unless otherwise agreed in writing with the Local Planning Authority. Whilst not listed on the OPP decision letters, the OPPs are also controlled by 'Control Documents' which were submitted with the planning applications and include:

- The Parameter Plans;
- The Development Specification;
- The Design Guide.

2.3 The OPPs contain a number of planning conditions where particular details should be submitted at RMA stage. The RMAs address the requirements of the following conditions, as relevant to the Proposed Development, as summarised in the table below.

LBH OPP		**LBTH OPP**	
Condition	*Topic*	*Condition*	*Topic*
34	Air Quality Monitoring	36	Air Quality Monitoring
42	Energy Strategy	44	Energy Strategy
49	Circular Economy & Operational Waste Management	51	Circular Economy & Operational Waste Management
54	Urban Greening Factor	55	Urban Greening Factor
72	Sustainability Strategy	72	Sustainability Strategy

2.4 As agreed with the GLA prior to submission, given the nature of the RMAs, the following conditions on the OPPs are not relevant to the Proposed Development and are scoped out of the RMAs:

LBH OPP		**LBTH OPP**	
Condition	*Topic*	*Condition*	*Topic*
18 a)	Cycle Parking Provision	17	Cycle Parking Provision
44	Photovoltaics	46	Photovoltaics
67	Accessible Car Parking	68 b)	Accessible Car Parking

3. Planning Policy Update

3.1 The Development Plan for the Site at the time the OPPs were granted in March 2022 comprised the following:

- National Planning Policy Framework ("NPPF") (2021);
- London Plan (2021);
- The Tower Hamlets Local Plan 2031 (2020);
- The Hackney Local Plan 2033 (2020).

3.2 Since that time, the only Development Plan documents that have been superseded by updated versions is the NPPF, most recently published in August 2026.

3.3 The primary consideration for the RMAs is to meet the requirements of the OPPs (i.e. to ensure compliance with the OPP documents and relevant planning conditions).

3.4 The remainder of this Statement sets out the compliance of the proposal with the approved OPP Control Documents and conditions.

4. The Proposed Development and Assessment against the OPPs

The RMA Site

4.1 The RMA Site comprises land at platform level adjacent to the commercial building ("Plot 2"), for which full details were granted under the OPPs, and to the north of Plot 3. The RMA Site covers an area of 0.28 hectares and includes land within both LBH and LBTH. The RMA Site comprises the entrance plaza to Plot 2 which has full details approved as part of the OPPs and so details for the RMA Site will be relevant to the delivery of Plot 2.

The Proposed Development

4.2 The description of development ("the Proposed Development") for the RMAs is as follows:

"Details of reserved matters (Access, Layout and Scale) in respect of land at platform level pursuant to LB Tower Hamlets outline planning permission ref PA/14/02011 (GLA ref. GLA/1200cd/12); LB Hackney planning permission ref. 2014/2427 (GLA reference GLA/1200cd/11) dated 25/03/2022."

4.3 The RMAs seek approval for an area of public realm at platform level, with details relating to 'appearance' and 'landscaping' reserved for approval under separate future RMAs and conditions pursuant to the OPPs.

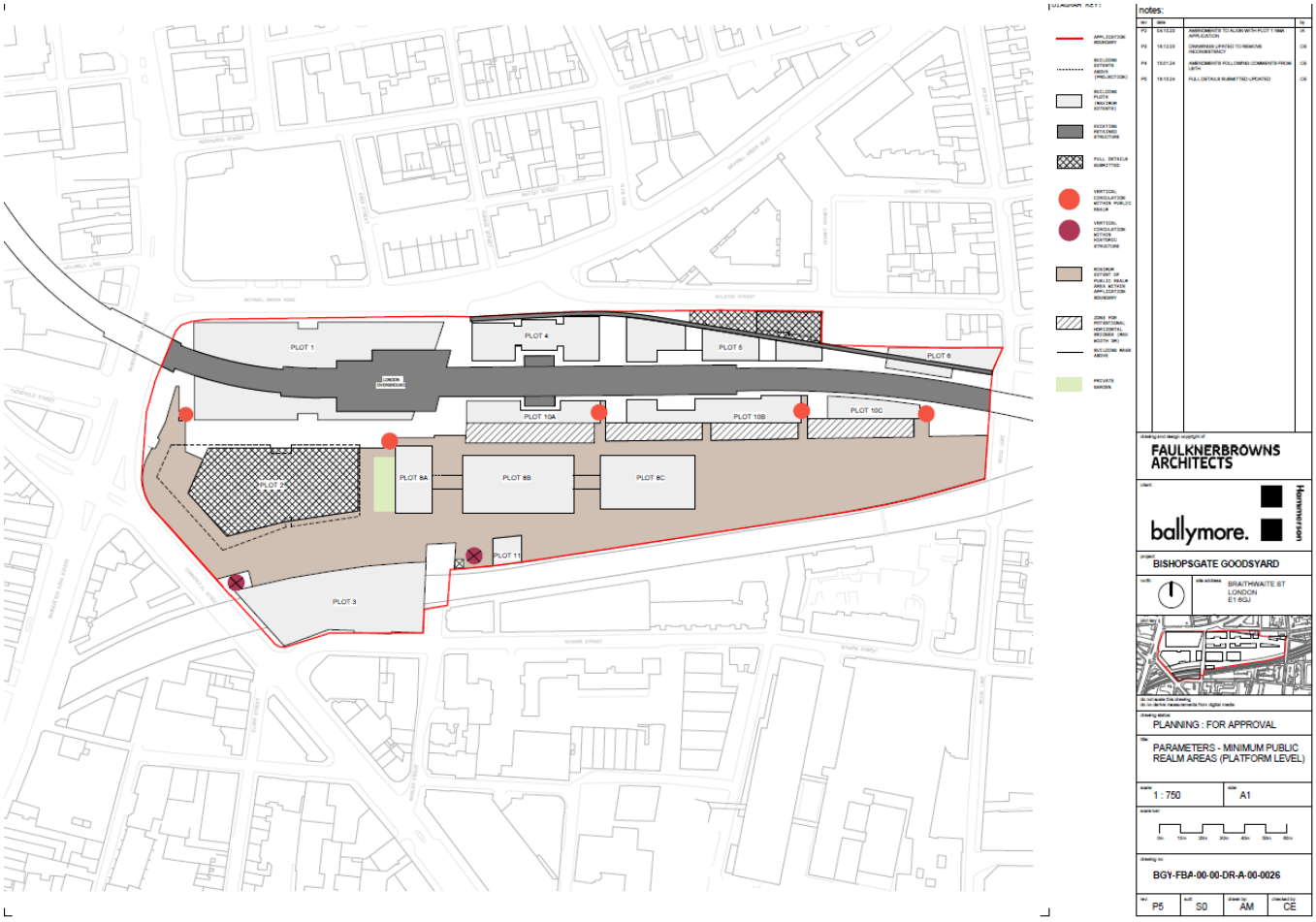
4.4 The RMAs seek approval for "layout", as such the submitted GA plan shows, for approval, the location of relevant features. Details of "Appearance and "Landscaping" are not submitted for approval and therefore the design/appearance of the features shown and all details of landscaping, including planting, remain reserved and are shown for indicative purposes only.

<u>Principle of Development</u>

4.5 The RMA site sits entirely within the boundary of the OPPs and has been granted approval for redevelopment as part of the comprehensive redevelopment of Bishopsgate Goodsyard. The principle of redeveloping the site has been established by the OPPs and compliance with the OPPs is set out below and also within the 'Design Overview Statement & Public Realm Strategy' accompanying the RMAs.

4.6 The RMA Site comprises within an area identified as "public realm", as shown on approved parameter drawing BGY-FBA-00-00-DR-A-00-0026 Rev. P5 which shows the 'minimum extent of public realm area within the application boundary' of the OPPs. No works or details are proposed outside of the parameter plans.

4.7 Therefore, the Proposed Development applied for in the RMAs is fully consistent with the approved parameter plan for this part of the Site.



Compliance with Conditions under the OPPs

4.8 The table below sets out the relevant conditions on the OPPs to be included as part of the RMAs.

LBH OPP Conditions Requirements

LBH OPP Condition	Condition Wording	Submitted with RMA
18 a)	**Cycle parking provision** Each Reserved Matters application shall include sufficient detail to demonstrate that a policy compliant level of cycle parking is provided, including detailed drawings, access and shower / changing facilities for non-residential uses.	Not relevant The Proposed Development does not require a policy compliant level of cycle parking and no cycle parking is proposed.
34	**Air quality monitoring** Each Reserved Matters submission shall be accompanied by an updated air quality assessment which sets out a detailed assessment of air quality impacts of the relevant phase / building. Any updated assessment shall be informed by a programme of air quality monitoring, shall demonstrate how each relevant phase / building will be air quality neutral and	Yes

	shall set out any necessary mitigation measures. The updated air quality assessment shall be implemented as approved.	
42	**Energy strategy for Reserved Matters** Each Reserved Matters submission shall be accompanied by an energy addendum which details how it accords with the site-wide Energy Strategy (including with regard to overheating) and demonstrates how the relevant phase / building meets the relevant carbon emission reductions targets. This should also address the policy requirements in place at the time of the reserved matters application. Any addendum shall also demonstrate that: • the energy efficiency targets (Be Lean) have been achieved. • the proposed heating strategy for Reserved Matters applications: o is the optimal solution in the context of the wider site, considering network flow and return temperatures and connections to earlier and later phases o will facilitate the creation of the masterplan site heat network o will facilitate the future connection to wider heat networks o will facilitate heat sharing where possible • solar PV provision has been maximised. Where the energy addendum demonstrates that the relevant phase will not comply with the energy reductions targets specified, a carbon offset payment shall be required.	Yes
44	**Photovoltaics** Each Reserved Matters application shall demonstrate how the provision of photovoltaic panels has been maximised, having regard to rooftop amenity, MEP and access requirements.	Not relevant The Proposed Development is for public realm and does not include structures such as roof tops that are suitable for photovoltaics.
49	**Circular Economy Statement (outline elements)** Each application for reserved matters shall be accompanied by a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.	Yes
54	**Urban Greening Factor** Each Reserved Matters application shall demonstrate how urban greening has been maximised, with a target of achieving an Urban Greening Factor score of 0.3.	Yes

67	**Accessible car parking** Each Reserved Matters application shall be accompanied by a parking design and management plan, which shall set out measures to increase accessible car parking provision (for all uses) either on site (including use of service bays) or off site through conversion of on-street bays. The measures shall be implemented as approved.	Not relevant The Proposed Development does not include any car parking and so a 'Parking Design and Management Plan' is not required.
72	**Sustainability Strategy** Notwithstanding the Sustainability Strategy hereby approved, a revised Sustainability Strategy shall accompany each Reserved Matters application for subsequent approval by the Local Planning Authority as part of that process.	Yes

LBTH OPP Conditions Requirements

LBH OPP Condition	Condition Wording	Submitted with RMA
17	**Cycle parking provision** Each Reserved Matters application shall include sufficient detail to demonstrate that a policy compliant level of cycle parking is provided, including detailed drawings, access and shower / changing facilities for non-residential uses.	Not relevant The Proposed Development does not require a policy compliant level of cycle parking and no cycle parking is proposed.
36	**Air quality monitoring** Each Reserved Matters submission shall be accompanied by an updated air quality assessment which sets out a detailed assessment of air quality impacts of the relevant phase / building. Any updated assessment shall be informed by a programme of air quality monitoring, shall demonstrate how each relevant phase / building will be air quality neutral and shall set out any necessary mitigation measures. The updated air quality assessment shall be implemented as approved.	Yes
44	**Energy strategy for Reserved Matters** Each Reserved Matters submission shall be accompanied by an energy addendum which details how it accords with the site-wide Energy Strategy (including with regard to overheating) and demonstrates how the relevant phase / building meets the relevant carbon emission reductions targets. This should also address the policy requirements in place at the time of the reserved matters application. Any addendum shall also demonstrate that: • the energy efficiency targets (Be Lean) have been achieved. • the proposed heating strategy for Reserved Matters applications: o is the optimal solution in the context of the wider site, considering network flow and return temperatures and connections to earlier and later phases	Yes

	○ will facilitate the creation of the masterplan site heat network ○ will facilitate the future connection to wider heat networks ○ will facilitate heat sharing where possible • solar PV provision has been maximised. Where the energy addendum demonstrates that the relevant phase will not comply with the energy reductions targets specified, a carbon offset payment shall be required.	
46	**Photovoltaics** Each Reserved Matters application shall demonstrate how the provision of photovoltaic panels has been maximised, having regard to rooftop amenity, MEP and access requirements.	Not relevant The Proposed Development does not include structures suitable for photovoltaics.
51	**Circular Economy Statement (outline elements)** Each application for reserved matters shall be accompanied by a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.	Yes
55	**Urban Greening Factor** Each Reserved Matters application shall demonstrate how urban greening has been maximised, with a target of achieving an Urban Greening Factor score of 0.3.	Yes
68 b	**Accessible Car Parking** Each Reserved Matters application shall be accompanied by a parking design and management plan, which shall set out measures to increase accessible car parking provision (for all uses) either on site (including use of service bays) or off site through conversion of on-street bays. The measures shall be implemented as approved.	Not relevant The Proposed Development does not include any car parking and so a 'Parking Design and Management Plan' is not required.
72	**Sustainability Strategy** Notwithstanding the Sustainability Strategy hereby approved, a revised Sustainability Strategy shall accompany each Reserved Matters application for subsequent approval by the Local Planning Authority as part of that process.	Yes

4.9 As set out above, the OPPs require certain assessments to be submitted with each RMA. Given the nature of the Proposed Development certain assessments are agreed with the GLA as not being relevant.

Urban Greening Factor

4.10 The Design Overview and Public Realm Strategy submitted with the RMAs includes an assessment of the urban greening factor for the RMA Site. Given the OPP conditions require the urban greening to be *"maximised"* for the RMAs to achieve a *"target of 0.3"*.

4.11 The Landscape and Public Realm Strategy sets out that urban greening has been maximised within the RMAs with the introduction of additional street trees and permeable paving.

4.12 The Proposed Development achieves a compliant score of 0.30 across the RMA Site.

Sustainability

4.13 As required, a Sustainability Statement in respect of the RMAs has been submitted and demonstrates how the Proposed Development supports the sustainability objectives established in the OPPs, with a particular focus on the public realm.

4.14 The Proposed Development, in terms of **'Access', 'Layout' and 'Scale'** provide the framework for an accessible, well-connected and green public realm. Sustainability has been considered through the development of the RMA Site layout and levels, including opportunities for significant green infrastructure, biodiversity enhancement, sustainable water management and the creation of spaces that support health and wellbeing.

4.15 The Proposed Development has also been considered against the wider sustainability principles established through the OPPs and relevant current planning policy. Where requirements relate to detailed planting, materials, external lighting and other elements of 'Appearance' and 'Landscaping', these will continue to be developed and demonstrated through the subsequent RMAs and conditions on the OPPs.

Energy Strategy

4.16 The requirements of LBTH Condition 44 and LBH Condition 42 have been reviewed in the context of the scope of the Proposed Development in the RMAs and an Energy Strategy has been submitted**.**

4.17 Building-specific requirements relating to Be Lean energy efficiency, regulated carbon emission reductions, internal overheating, building heating systems and rooftop photovoltaic provision are not applicable to the current application because no buildings are proposed.

4.18 The requirements relating to the wider energy strategy remain relevant. The Proposed Development has therefore been considered in relation to the site-wide energy strategy, connections between development phases, the masterplan heat network, opportunities for heat sharing and the ability to connect to wider heat networks in the future.

4.19 The site-wide energy strategy has continued to develop since outline planning stage. The outline Energy Strategy established an electricity-led approach based on air source heat pumps at plot level, together with provision for future interconnection and energy sharing between plots.

4.20 Subsequent design development has progressed this approach towards a fifth-generation ambient-temperature community heat network intended to connect development plots across The Bishopsgate Goodsyard masterplan. The network provides the opportunity for thermal energy to be shared between buildings with differing demand profiles and retains the ability to facilitate connection to a wider low-carbon heat network should a suitable opportunity become available in the future.

4.21 The Proposed Development does not alter the proposed energy generation or building servicing strategy. The Proposed Development is consistent with the current Site-Wide Energy Strategy and maintain provision for the future delivery of the site-wide energy infrastructure as subsequent development plots are brought forward.

5. Other Technical Assessments

5.1 The RMAs are accompanied by an Environmental Statement Compliance Report. This assesses the extent to which the RMAs are compliant with the likely significant effects as presented in the 2019 Environmental Statement Addendum, with any changes appropriately assessed and presented.

5.2 In summary, the Environmental Statement Compliance Report has found that there are no significant environmental effects arising from the Proposed Development, as assessed in the 2019 Environmental Statement Addendum. As such, all previous mitigation measures remain valid and no further measures are recommended.