



*City of London Corporation*  
– *Markets*

# **Consultation Summary Report**

*July 2020*



## 1. Introduction

This report provides a summary of the consultation activities that took place and the feedback received as part of the City of London Corporation's consultations for the three existing market sites of New Spitalfields, Smithfield and Billingsgate, as well as for the proposed co-located market site at Dagenham Dock, following the submission of an outline planning application to the London Borough of Barking & Dagenham in June 2020.

The aim of the consultation for the three existing markets was to understand how their proposed relocation to Dagenham Dock would impact residents, businesses and the community. The aim of the engagement for the co-located market site at Dagenham Dock was to inform local residents of the submission of the outline planning application, share information on how they can submit their comments directly to the planning authority, and ask any questions that may have directly to the City Corporation.

The consultation period for all four sites ran from 2 June to 3 July 2020.

You can find further information on the wider Markets Co-location Programme by visiting the consultation website [www.wholesalemarkets.co.uk](http://www.wholesalemarkets.co.uk).

## 2. Background

The City of London Corporation has undertaken a comprehensive programme of engagement with local residents and businesses, market tenants, local authorities and stakeholders with an interest in its proposals to create a new home for Billingsgate, New Spitalfields and Smithfield markets at Dagenham Dock (the former Barking Reach Power Station).

The move will create the country's largest wholesale food destination across 42-acres of industrial land, forming a modern 21st Century food centre for the UK, London and the South East. Not only will the move to Dagenham Dock secure the future of the three historic markets, it will also provide an economic boost to Barking and Dagenham through food, by reviving a disused industrial site and by bringing new jobs and businesses to the area.



In addition, the proposals would also present opportunities for the three existing markets sites, which have been identified below:

- **Smithfield Market** has the potential to see the creation of new cultural and commercial spaces, should the meat market relocate, whilst protecting the historic fabric of the market buildings. In January 2020, architects Studio Egret West were appointed to lead on the delivery of concept designs which were shared with the public in late July 2020.
- The relocation of **Billingsgate Market** will open up new development opportunities, including new mixed-use developments, complementary uses such as gyms, open space, hotels, restaurants and retail, as well the opportunity to activate the docks that front onto the water.
- The relocation of **New Spitalfields Market** will open up new development opportunities, such as a mixed-use development with a focus on delivering new homes, reflecting the site's position within the Borough's key corridor for economic growth and intensification. In addition, the redevelopment will create an opportunity to accommodate creative industries to retain employment and respond to the Borough's status as the first London Borough of Culture.

### 3. Consultation activities

The consultation activities undertaken are detailed in the table below and broken down by site:

Market site	Activities
Smithfield	<p>Consultation ran from 2 June to 3 July. The aim was to inform local people living and working within the vicinity about the relocation of the meat market and to understand how this relocation may impact them or their community. To do this, the following methods were employed:</p> <ul style="list-style-type: none"> <li>• 4,521 newsletters delivered in the local area on Thursday 4 June</li> <li>• A e-bulletin was sent to all City of London Members on Friday 5 June 2020</li> <li>• An e-newsletter was sent to key neighbouring borough elected representatives and officers on Thursday 4 June <ul style="list-style-type: none"> <li>• Cllr Ben Mackmurdie, Clerkenwell, LB Islington</li> <li>• Cllr Matt Nathan, Clerkenwell, LB Islington</li> <li>• Cllr Kadeema Woodbyrne, Clerkenwell, LB Islington</li> <li>• Cllr Troy Gallagher, Bunhill, LB Islington</li> <li>• Cllr Claudia Webbe, Bunhill, LB Islington</li> <li>• Cllr Phil Graham, Bunhill, LB Islington</li> <li>• Linzi Roberts-Egan, Chief Executive</li> <li>• Karen Sullivan, Service Director – Planning and Development</li> </ul> </li> <li>• The same version of the e-newsletter was sent to Smithfield relevant MPs and the London Assembly Member on Wednesday 3 June <ul style="list-style-type: none"> <li>• Emily Thornberry MP, Islington South &amp; Finsbury</li> <li>• Sir Keir Starmer MP, Holborn &amp; St Pancras</li> <li>• Nickie Aiken MP, Cities of London &amp; Westminster</li> <li>• Unmesh Desai AM, City &amp; East</li> </ul> </li> <li>• Launch of a dedicated consultation website: <a href="http://www.wholesalemarkets.co.uk">www.wholesalemarkets.co.uk</a></li> <li>• Posters to publicise the new website on display at market site to market tenants</li> </ul>

<ul style="list-style-type: none"> <li>• New Spitalfields</li> </ul>	<p>Consultation ran from 2 June to 3 July. The aim was to inform local people living and working within the vicinity about the relocation of the market and to understand how the relocation may impact them individually or their community. To do this, the following methods were employed:</p> <ul style="list-style-type: none"> <li>• 521 newsletters delivered in the local area on Thursday 4 June</li> <li>• An e-newsletter sent to key borough elected representatives and officers on 2 / 3 June <ul style="list-style-type: none"> <li>• Cllr Clare Coghill, Leader of LB Waltham Forest</li> <li>• Cllr Simon Miller, Portfolio Lead Member - Economic Growth and Housing Development/ward councillor for Leyton, LB Waltham Forest</li> <li>• Cllr Jacob Edwards, Leyton, LB Waltham Forest</li> <li>• Cllr Whitney Ihenachor, Leyton, LB Waltham Forest</li> <li>• Cllr Sharon Patrick, Kings Park, LB Hackney</li> <li>• Cllr Rebecca Rennison, Kings Park, LB Hackney</li> <li>• Mr Martin Esom, Chief Executive</li> <li>• Mr Stewart Murray, Strategic Director for Economic Growth</li> </ul> </li> <li>• A copy of the e-newsletter was sent to New Spitalfields relevant MPs and London Assembly Members on 2 June <ul style="list-style-type: none"> <li>• John Cryer MP, Leyton &amp; Wanstead</li> <li>• Jennette Arnold AM, North East</li> </ul> </li> <li>• Launch of a dedicated consultation website: <a href="http://www.wholesalemarkets.co.uk">www.wholesalemarkets.co.uk</a></li> <li>• Posters to publicise the new website on display at market site to market tenants</li> </ul>
<ul style="list-style-type: none"> <li>• Billingsgate</li> </ul>	<p>Consultation ran from 2 June to 3 July. The aim was to inform local people living and working within the vicinity about the relocation of the fish market and to understand how this relocation may impact them or their community. To do this, the following methods were employed:</p> <ul style="list-style-type: none"> <li>• 1,834 newsletters delivered in the local area on Thursday 4 June</li> <li>• An e-newsletter was sent to key borough elected representatives and officers on Thursday 4 June <ul style="list-style-type: none"> <li>• Mayor John Biggs, Mayor of Tower Hamlets</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Cllr Sirajul Islam, Statutory Deputy Mayor and Cabinet Member for Housing, LB Tower Hamlets</li> <li>• Cllr Rachel Blake, Deputy Mayor and Cabinet Member for Planning, Air Quality and Tackling Poverty, LB Tower Hamlets</li> <li>• Cllr Motin Uz-Zaman, Cabinet Member for Work and Economic Growth, LB Tower Hamlets</li> <li>• Cllr Kyrsten Perry, Canary Wharf, LB Tower Hamlets</li> <li>• Cllr Andrew Wood, Canary Wharf, LB Tower Hamlets</li> <li>• Mr Will Tuckley, Chief Executive, LB Tower Hamlets</li> <li>• Ms Ann Sutcliffe, Corporate Director of Place, LB Tower Hamlets</li> <li>• A copy of the e-newsletter was sent to relevant MPs and London Assembly Member on 3 June <ul style="list-style-type: none"> <li>• Apsana Begum MP, Poplar &amp; Limehouse</li> <li>• Unmesh Desai AM, City &amp; East</li> </ul> </li> <li>• Launch of a dedicated consultation website: <a href="http://www.wholesalemarkets.co.uk">www.wholesalemarkets.co.uk</a></li> <li>• Posters to publicise the new website on display at market site to market tenants</li> </ul>
<ul style="list-style-type: none"> <li>• Dagenham Dock</li> </ul>	<p>Following the submission of an outline planning application to London Borough of Barking &amp; Dagenham, the aim was to inform local people living and working within the vicinity of the site that the planning application had been submitted, and an update on the proposals and timeline. To do this, the following methods were employed:</p> <ul style="list-style-type: none"> <li>• 16,521 newsletters delivered in the local area on Monday 8 June</li> <li>• Press release circulated to publicise the planning application submission on Wednesday 3 June, with subsequent press coverage in the following outlets: <ul style="list-style-type: none"> <li>• ianVisits</li> <li>• CoStar</li> <li>• Building Design</li> <li>• Egi</li> <li>• Construction News</li> <li>• Construction Enquirer</li> <li>• REACT News</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• OnLondon</li> <li>• TIME 107.5</li> <li>• Contract Journal</li> <li>• PBC Today</li> <li>• Evening Standard- Homes &amp; Property</li> <li>• Barking &amp; Dagenham Post</li> <li>• Fresh Talk Daily</li> <li>• Planning Resource</li> <li>• East London &amp; West Essex Guardian</li> <li>• An e-newsletter was sent to key borough politicians and officers on Thursday 4 June <ul style="list-style-type: none"> <li>• Cllr Darren Rodwell, Leader of LB Barking &amp; Dagenham</li> <li>• Cllr Peter Chand, River, LB Barking &amp; Dagenham</li> <li>• Cllr Eileen Keller, River, LB Barking &amp; Dagenham</li> <li>• Cllr Donna Lumsden, River, LB Barking &amp; Dagenham</li> <li>• Cllr Josie Channer, Thames, LB Barking &amp; Dagenham</li> <li>• Cllr Cameron Geddes, Thames, LB Barking &amp; Dagenham</li> <li>• Cllr Bill Turner, Thames, LB Barking &amp; Dagenham</li> <li>• Cllr Irma Freeborn, Goresbrook, LB Barking &amp; Dagenham</li> <li>• Claire Symonds, Chief Executive of LB Barking &amp; Dagenham</li> </ul> </li> <li>• An email was sent to all CoLC members to notify them of the planning application submission.</li> <li>• An e-newsletter was sent to the Mayor of London and relevant Deputy Mayors on 2 June <ul style="list-style-type: none"> <li>• Sadiq Khan, Mayor of London</li> <li>• Justine Simons, Deputy Mayor for Culture and the Creative Industries</li> <li>• Rajesh Agrawal, Deputy Mayor for Business</li> <li>• Jules Pipe, Deputy Mayor for Planning</li> <li>• Tom Copley, Deputy Mayor for Housing</li> </ul> </li> <li>• An e-newsletter was also sent to relevant MPs and London Assembly Members on 2 June <ul style="list-style-type: none"> <li>• Dame Margaret Hodge MP, Barking</li> <li>• Jon Cruddas MP, Dagenham &amp; Rainham</li> <li>• Unmesh Desai AM, City &amp; East</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>• An email was sent to community contacts and all those who responded to the Jan 2020 consultation, informing them that a planning application had been submitted, and where they could find this on Thursday 4 June.</li> <li>• An email was sent to local resident’s associations on 3 June.</li> <li>• Launch of a dedicated consultation website: <a href="http://www.wholesalemarkets.co.uk">www.wholesalemarkets.co.uk</a></li> </ul>
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#### 4. Collecting feedback

Feedback on the proposals for each of the market sites in question has been collected online through a dedicated consultation website – [www.wholesalemarkets.co.uk](http://www.wholesalemarkets.co.uk). Feedback was also received via the email address ([marketsprogramme@cityoflondon.gov.uk](mailto:marketsprogramme@cityoflondon.gov.uk)) and freephone number (0800 307 7549). The consultation ran from 2 June until 3 July.

The consultation website was publicised through a newsletter drop to residents and businesses living and working within the vicinity of each of the four sites, which were distributed from Thursday 4 June to Monday 8 June. Four separate newsletters were drafted, outlining the following:

- **Dagenham Dock** – information on the submitted outline planning application; timescales for the project; information on how residents could share their feedback directly to the London Borough of Barking & Dagenham; and contact details to get in touch with the project team if residents had any questions about the scheme.
- **New Spitalfields, Smithfield and Billingsgate** – information on the pressing challenges facing each of the markets; information outlining the future redevelopment opportunities for the sites, if the markets were to be relocated; timescales for the Markets Co-location Programme; and seeking feedback on how the relocation of the markets would impact residents and their respective local communities.

Provided within this document is an overview of the feedback received from the launch of the consultation until the start of July.

#### **Consultation questions**





As part of the Citizen Space consultation survey, five questions were asked, these were:

- Do you have any feedback about the relocation of Smithfield Market?
- Do you have any feedback about the relocation of New Spitalfields Market?
- Do you have any feedback about the relocation of Billingsgate Market?
- Do you have any feedback about the relocation of the wholesale markets to Dagenham Dock? –
- Do you have any feedback not specific to one of the sites?



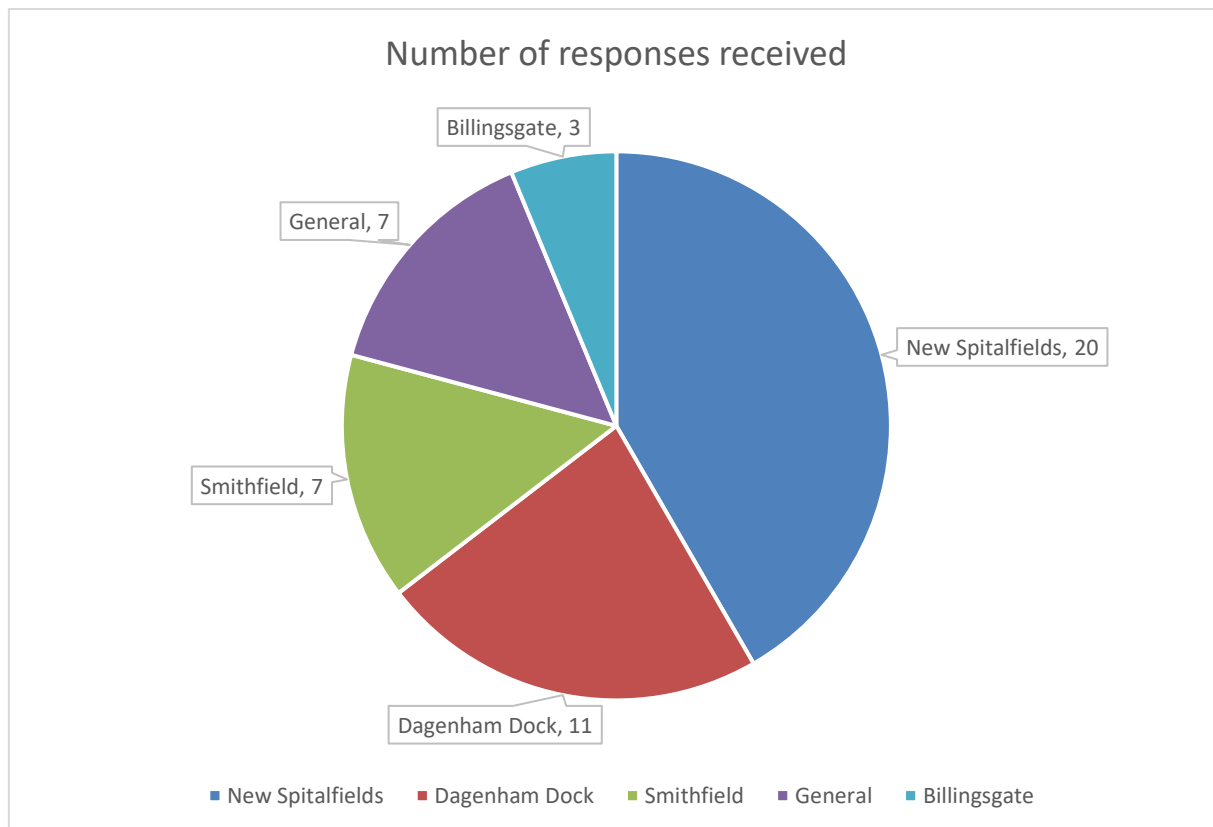
## 5. An overview of the responses

37 individuals commented on the five consultation questions on the impact the relocation of the three existing market sites would have on their respective communities and the submitted proposals for Dagenham Dock. Some of these individuals also commented on more than one consultation - e.g. both Smithfield and Dagenham Dock, meaning there were **48** responses received in total from these **37** respondents. Their responses have been broken down into individual themes, with **113** separate comments made in total.

<b>Number of respondents</b>	<b>37</b>
<b>Number of responses received</b>	<b>48</b>
<b>Number of individual comments</b>	<b>113</b>

Of the 48 responses received, 20 related to New Spitalfields, 11 related to Dagenham Dock, seven related to Smithfield Market and three related to Billingsgate. There were a further six responses that provided general comments not related specifically to any one market site. This information is provided below, along the number of comments that have been pulled from the feedback.

<b>Question subject</b>	<b>Number of responses received</b>	<b>Number of comments</b>
New Spitalfields	20	50
Dagenham Dock	11	26
Smithfield	7	17
General	7	15
Billingsgate	3	5
<b>Total</b>	<b>48</b>	<b>113</b>



**i. Analysis of feedback relating to New Spitalfields market**

By far the most common comment theme within feedback relating to New Spitalfields revolved around the height of the still to be proposed development, including the impact that this would have on local views, with 10 comments of this nature received in total.

The second most common comment theme was a desire for new retail space, including street markets, to be included as part of the plans, with five comments of this nature received in total.

Theme	Number of comments
Height/views	10
Street markets/retail space	5
Local infrastructure	3
Green space	3
In favour/market move will benefit area/should happen sooner	3
Affordable housing	3
Create walking routes	3
Area already overpopulated	2
Development should be sympathetic to area	2

Community space	2
In favour of new station	2
Create cycling routes	2
Negative for local economy/loss of employment	2
Continue to consult on future redevelopment	1
Move is only to redevelop sites	1
Density helps spread of Covid-19	1
Supports creative space	1
No car access	1
Dangerous roads	1
Site should be open to public	1
Against/disappointed about moving market	1
<b>Total comments</b>	<b>50</b>
<b>Total responses</b>	<b>20</b>

- *“I don’t think I will miss the market moving to Dagenham. In 4.5 years of living in Leyton I have not visited the site. And I suspect there might be less traffic after the market has relocated which can only be a good thing.”*
- *“The existing site should be used for new affordable housing, which is sympathetic to the location - eg. Does not create a new barrier through height to the edge of Leyton. The way Leyton runs into Hackney Marshes is beautiful and a development of an appropriate height (6-8 storeys) would retain this feature for local residents. New commercial space is also important, as loss of light industrial space is a massive issue for the area, especially with other developments taking place nearby.”*
- *“Use the opportunity to create better links between nearby green spaces - hackney marshes / olympic park / bywaters site/ ive farm / jubilee park. Create walking routes through spitfields site. New train links desperately needed to support huge growth in housing. Proposed rail station on ruckholt road required.”*

## ii. Analysis of feedback relating to Dagenham Dock

Comments relating to the Dagenham Dock site were largely disparate. The most common comment theme related to extra pressure on roads and traffic as a result of the markets relocation, which was raised a total of four times.

There were further comments in support of the proposals, with the respondent noting that the proposals will be positive for the local area and create jobs.

Theme	Number of comments
Pressure on roads/traffic	4
In favour	2
Will be positive for B&D/area	2

Will create jobs	2
Local infrastructure	2
Against proposals	2
Lack of communication/communications issue	2
Environmental impact	2
Area needs regeneration	1
Proposals are an excuse to develop prime land	1
Negative impact on local people	1
Negative impact on local businesses	1
Noise	1
Crime	1
Area overpopulated	1
Proposals should happen sooner	1
<b>Total comments</b>	<b>26</b>
<b>Total responses</b>	<b>11</b>

- *“I do think that having these wholesale markets in our area as a positive, in that it will bring jobs to the local people in the area and a much needed facelift for the dock area.”*
- *“We strongly object to this project, you are putting business and money before the lives of the local people in Dagenham, this project is a bad idea and will have a bad impact and negative consequences on the local people in Dagenham.”*
- *“Although sad that historic buildings will no longer be 'live' with the sounds of the markets, I do believe that this project will be a great boost for the borough of Barking & Dagenham. With the right infrastructure and imagination, this will be a whole new world for the locals with jobs, facilities and the use of a much upgraded and enhanced infrastructure.”*

### iii. Analysis of feedback relating to Smithfield Market

Comments relating to proposals for the Smithfield Market site were largely disparate, but the most common, with three comments, expressed disappointment that the retail offer currently at the market would be lost. The second most common theme was that a historic market would be lost, with two comments. All the other comments were single responses.

Theme	Number of comments
Loss of retail	3
Loss of historic market	2
Provide community facilities	1
Against market moving	1
Height/views	1

Likes cultural offer	1
Independent tenants	1
Create music venue	1
Consult with Charterhouse	1
Protect other listed buildings in City	1
Will change the character of the area	1
Doesn't like design	1
Increase in road use to access new market	1
Concerned about imminent closure	1
<b>Total comments</b>	<b>17</b>
<b>Total responses</b>	<b>7</b>

- *“the focus on 'showcasing halls' and shopping on the proposed redevelopment is disappointing. There could be a proposed nursery space, community drop in for elderly locals to provide a social meeting point, a small library or history section on the history of the site. As it was a community building it would be great if this remained the primary focus with it being accessible to all as the music venue etc planned downstairs is still not giving anything back to the community as it is again focused round paying to use it. It should have a sense of community at its core with FREE services for locals rather than just turning into another generic shopping centre. Especially when we see so many shops closing at the moment there is less and less demand.”*
- *“I think the move is going to hurt the local economy and also availability of products”*
- *“I am opposed to the markets relocation from Smithfield, it is an amenity for local residents like me, both historical and as a place to get fresh meat. the plans look somewhat characterless. Also many restaurants in central London use the market, they will have much longer journey times with I expect additional pollution and deaths from careless driving”*

#### iv. Analysis of general feedback

Within the general responses, three comments expressed general concern over the relocation proposals.

Two comments were concerned about the loss of retail, whilst two more believed the market sites to be tourist attractions.

Theme	Number of comments
Against moving market	3
Loss of retail	2
Markets are tourist attractions	2
Keep updated	1
Jobs	1
Level of affordable/social housing	1

No need for housing	1
No need for creative space	1
Increase green space	1
Height/views	1
Loss of character of area	1
<b>Total comments</b>	<b>15</b>
<b>Total responses</b>	<b>7</b>

**v. Analysis of feedback relating to Billingsgate market**

Within the responses relating to Billingsgate market, two comments expressed concern over the relocation proposals, whilst one was in favour of the market moving from its current site.

Two further comments were received, one suggesting that the land could be used for development and another suggesting that the homes were not needed.

<b>Theme</b>	<b>Number of comments</b>
Against move	2
Supportive of move	1
Land would be better used for development	1
New homes not needed	1
<b>Total comments</b>	<b>5</b>
<b>Total responses</b>	<b>3</b>

- *“I support the move of the market. I guess it makes a lot more sense to move the market out of here. It is occupying a prime location and there will be better ways to use the land for a mixed commercial-residential development akin to the North Quay.”*



## 6. Responding to feedback for Dagenham Dock

The feedback received through this consultation process has been helpful understanding local thoughts and concerns about the planning application submitted for Dagenham Dock site, and to better understand local people's views on how the proposals would impact their respective communities at the existing sites.

Given that the proposals for the New Spitalfields and Billingsgate have yet to be developed, it is not yet appropriate to respond directly to the feedback raised and instead we will be reviewing and assessing respondents priorities as we begin the process of developing designs for the sites.

Likewise, we have only recently launched the public engagement on the early concepts for Smithfield, so we will be reviewing this feedback going forward as it continues to come in and reflecting on this separately at a later stage.

Provided below is the feedback relating to the comments made in relation to the Dagenham Dock site following the submission of a planning application and during the statutory consultation period. A full summary of the pre-submission feedback is available in the Statement of Community Involvement that was submitted to LBBB.

Dagenham Dock

*To note, we have only commented on the concerns raised more than once within the feedback.*

Theme, description, and frequency	Response
Pressure on roads/traffic.  This includes responses that referenced road or traffic issues.  A total of four responses mentioned this theme.	We are aware that careful consideration is needed around the impact of the new markets site (in addition to other planned/ confirmed developments) on the road network, especially the A13. Alongside LBBB and Be First, we are working with Transport for London on the preparation of a Strategic Transport Study into the London Riverside area's transport system, which will inform discussions about future improvements to the transport system, including the A13.  One of the many benefits of the Dagenham Dock site is the opportunity to utilise alternative modes of transport and in line with our commitment to promote a more



	<p>sustainable environment, we are also exploring the potential use of the river and rail networks for transporting produce and reducing the number of market vehicles on the road.</p> <p>A Transport Assessment was included in the planning application submitted to LBBD and set out how the transport strategy can best mitigate the impact on the road network.</p> <p>A number of measures within our control can be incorporated in the new market operations that would secure site efficiencies and enable the promotion of sustainable travel and minimise the impact at peak times on the local and strategic road network:</p> <ul style="list-style-type: none"> <li>• Vehicular trips on the wider network would be reduced through the consolidation of the three markets enabling a proportion of combined customer trips to take place.</li> <li>• We are leading initiatives and have commissioned studies as well as engaging with relevant stakeholders to progress the opportunities for the transferring of goods by river and rail.</li> <li>• At this time, the existing logistical framework is not yet viable for the movement of perishable goods into central London, however we have instigated initiatives to ensure that the site is capable of benefiting from river and rail opportunities when they arise in the future.</li> <li>• Other measures such as implementing a consolidated service for last mile delivery and re-adjustment of market opening time may further alleviate A13 traffic congestion and junction capacity issues.</li> </ul>
<p>Lack of communication/communications issue.</p> <p>These comments included confusion over which site was to be developed, and a</p>	<p>Extensive consultation has been carried out as part of the Markets co-location programme. Throughout, we have endeavoured to be as clear as possible in our communications about who we are seeking feedback from and what this is to be in relation to.</p> <p>To this end, we have produced separate newsletters for each of the market sites in question and a consultation website that offers clear and easy to follow information for local residents and businesses alike.</p>

<p>perceived lack of communication through the process.</p> <p>Two comments referenced this theme.</p>	
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## **7. Conclusion and Next steps**

This consultation process has provided:

- opportunities for people to comment on how the relocation of the existing market sites could impact themselves or their community.
- information on how comments can be submitted to the project team about the existing market sites
- information on how comments can be submitted directly to LBBD regarding the proposed Dagenham Dock site.

A total of 37 individuals responded to this consultation, with 48 responses received to the four questions, generating 113 comments.

Each site had its own feedback themes, with height the most commonly raised for New Spitalfields, roads and traffic for Dagenham Dock, loss retail for Smithfield and generally being against the move for both Billingsgate and the general category.

We are committed to ensuring that all the feedback received for the three existing market sites will be considered as part of future plans for these sites going forward. As mentioned previously, a Strategic Transport Study is being prepared as part of the outline planning application for the Dagenham Dock project, which will look to address concerns to alleviate pressure on the existing A13 road network.

All of the feedback received has been reviewed and assessed by the project team. This document, and the activities undertaken for this consultation will be included as part of the submission of a Private Bill to Parliament, which will be needed to approve the relocation of the markets.

The City of London Corporation also continues to work with LBBD alongside partners, including Transport for London, the Greater London Authority, the Port of London Authority, neighbouring local authorities, market tenants and customers and suppliers to address the concerns raised during consultation.