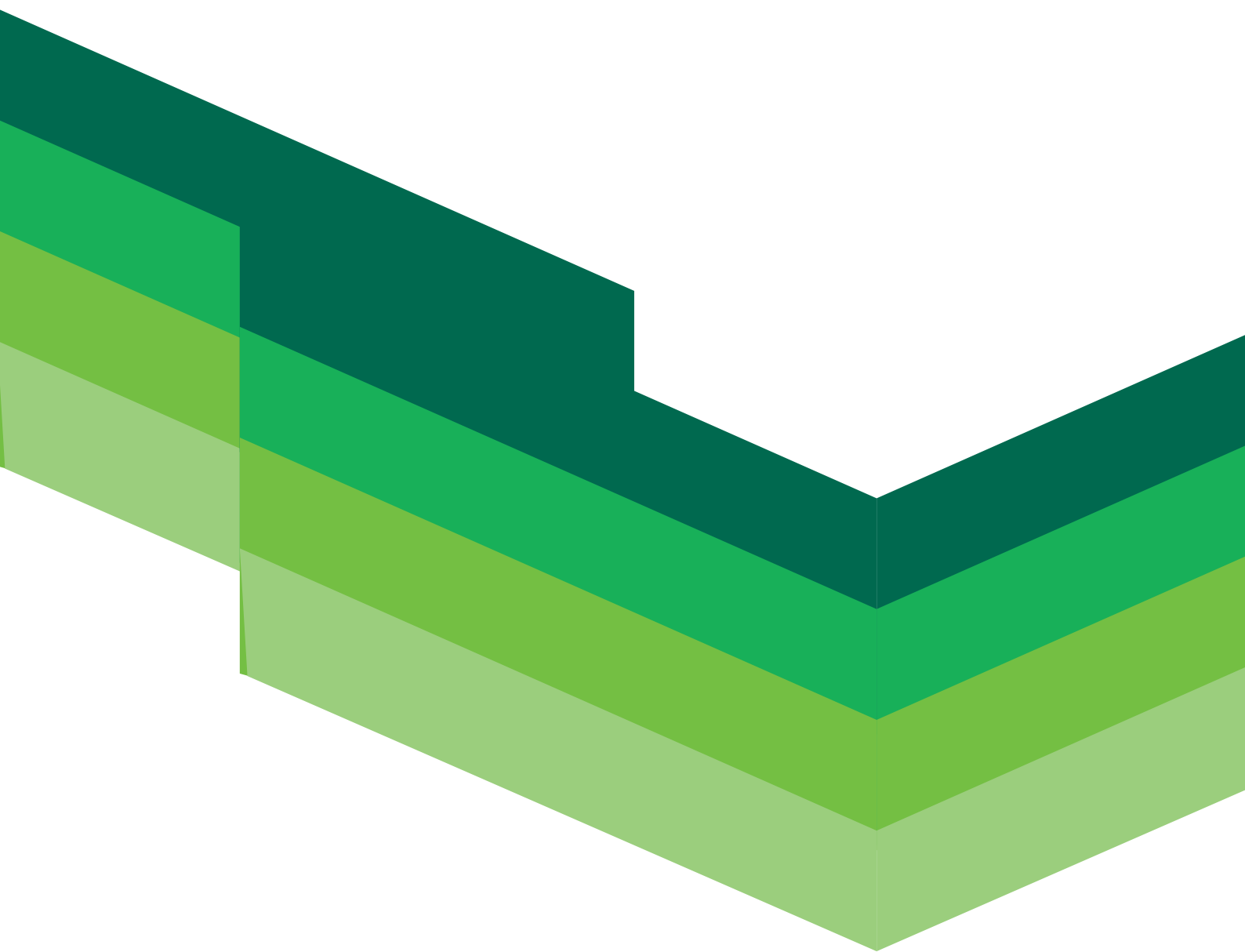




ONLINE QUESTIONNAIRE REPORT

April 2026

New Homes At Marian Court
Minor Changes to Consented Scheme



Marian Court Phases 3 & 4

Addendum to the Statement of Community Involvement

Feedback from the Online Questionnaire

Introduction

Hackney Council is proposing changes to its plans for new homes at Marian Court on Homerton High Street. The first phases of the Bridge House/Marian Court project were completed in 2021. Plans for the final phases received planning permission in 2020 but had to be redesigned to meet new building regulations and respond to significantly increased construction costs in the UK. The changes also had to cohere with the 2021 London Plan and new Council Supplementary Planning Documents on Refuse and Storage.

The amended scheme provides 163 much-needed new homes and new public spaces, play facilities, a community centre and commercial units along Homerton High Street.

Prior to submitting the Section 73 Planning Application, Hackney Council carried out and commissioned two stages of additional consultation on the proposed changes between November '25 and June '26. These will be fully reported on in a forthcoming Addendum Statement of Community Involvement, written by independent consultants Christina Norton and Steve McAdam, who also assisted with the second stage of consultation and engagement on the amended scheme.

Online Consultation

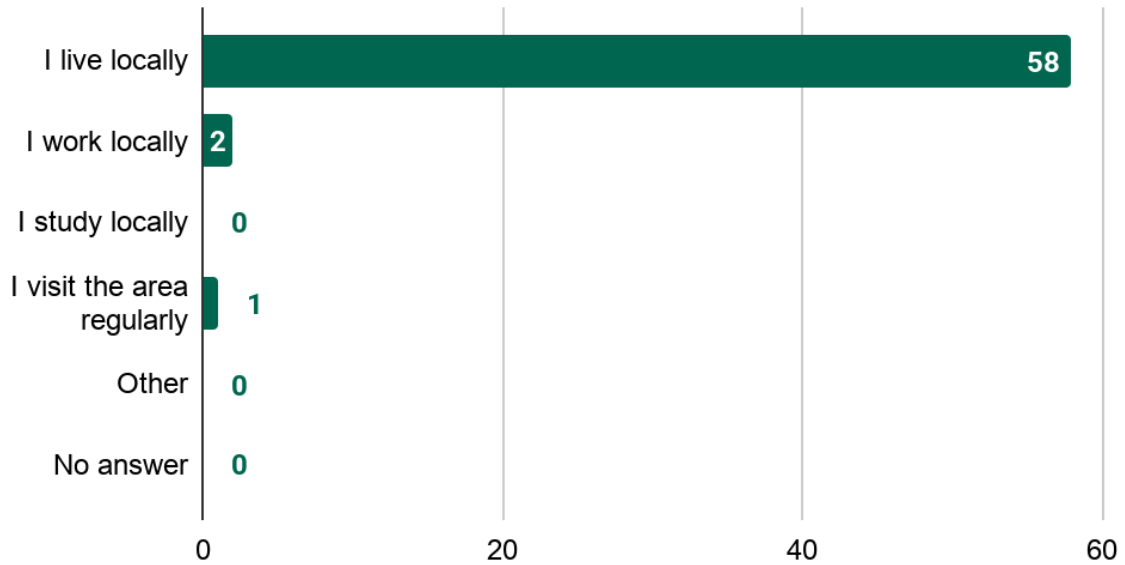
- An online consultation was hosted on the Council's Citizen Space platform providing:
- an overview of the approved scheme and proposed amendments
- supporting visual and technical materials
- access to exhibition boards
- a structured questionnaire

Consultation period: 27 February 2026 to 24 March 2026

A total of 61 responses were received through the online survey, and these are fully reported on below. This included 17 forms collected during the 'door knocking' visits carried out by a team of three engagement consultants on 27 and 28 February, 2 and 5 March during which a total of 331 doors were knocked on, many of them twice. 119 residents were actively engaged in conversations on the doorstep through this engagement exercise.

Please note that additional consultation conducted through Street and Drop-In exhibitions, Focus Groups and Stakeholder Engagement will be reported on separately in the forthcoming Addendum Statement of Community Involvement (SCI) which will be submitted along with the planning application and be publicly available on the planning portal and the Marian Court website. The Street Exhibition and Online Questionnaire Reports have already been published on the Marian Court website.

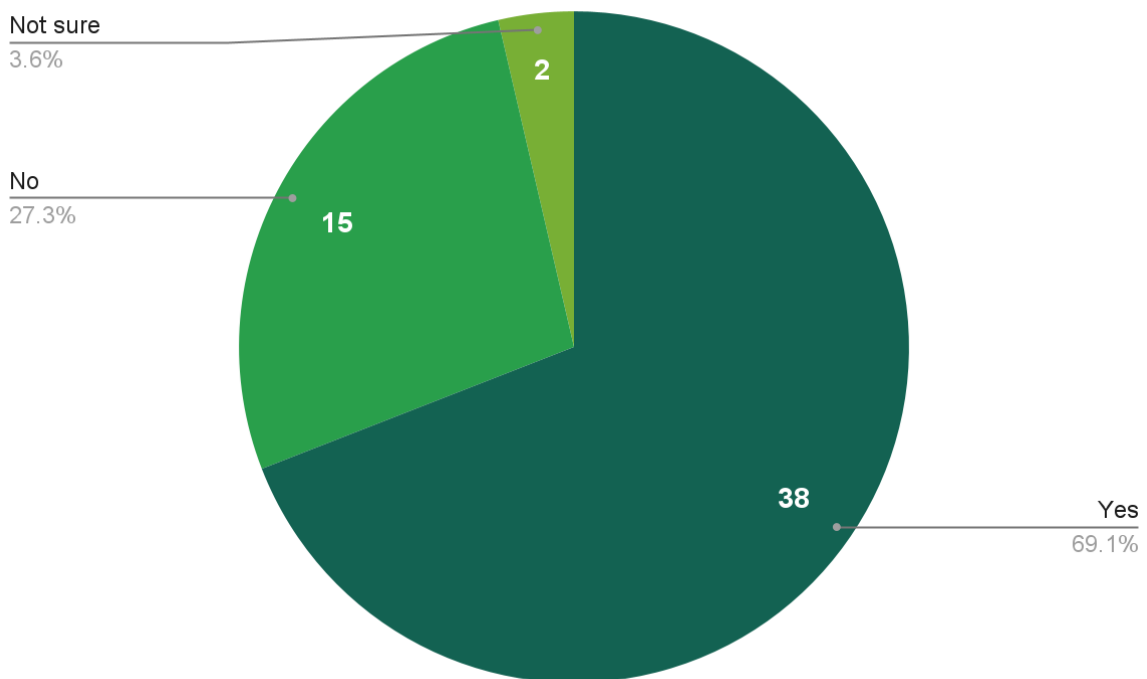
Respondent Profile - Connection to the Marian Court area:



The majority of respondents live locally, indicating that feedback has been received primarily from those most directly affected by the proposals.

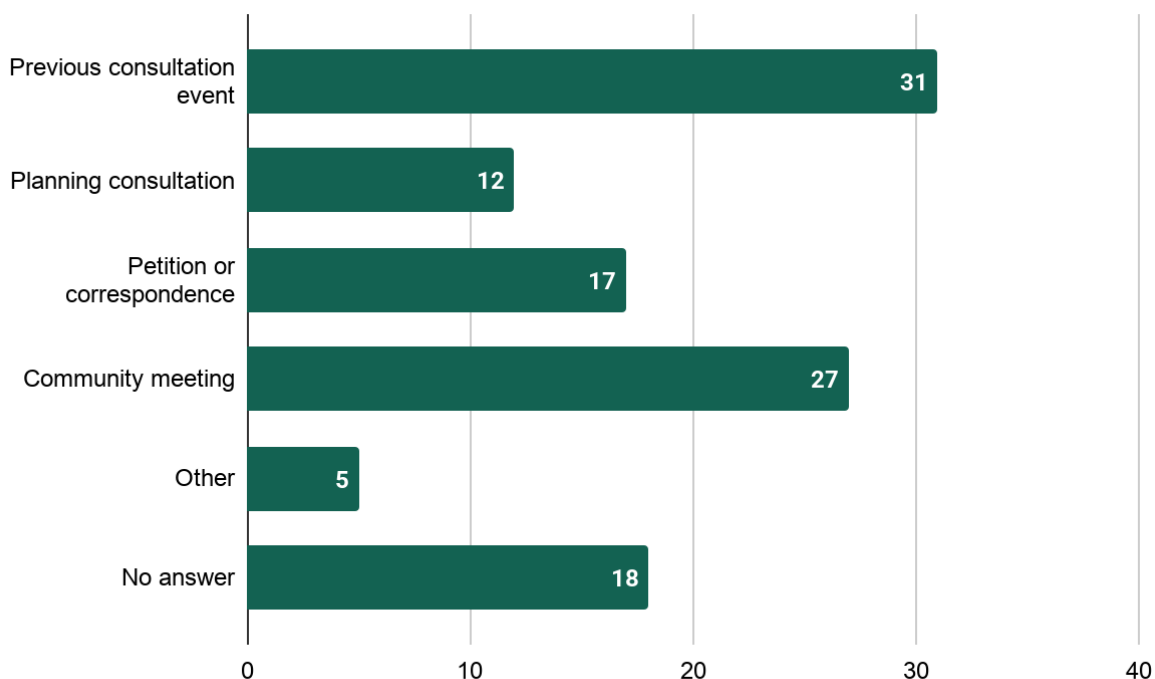
Previous engagement with the project

Respondents were asked whether they had previously engaged with the Marian Court project.



How respondents previously engaged

Respondents who indicated prior engagement were asked how they had previously taken part. Multiple selections were available.



A small number of respondents (5) selected “other” when asked how they had previously engaged with the project.

The responses provided are set out below:

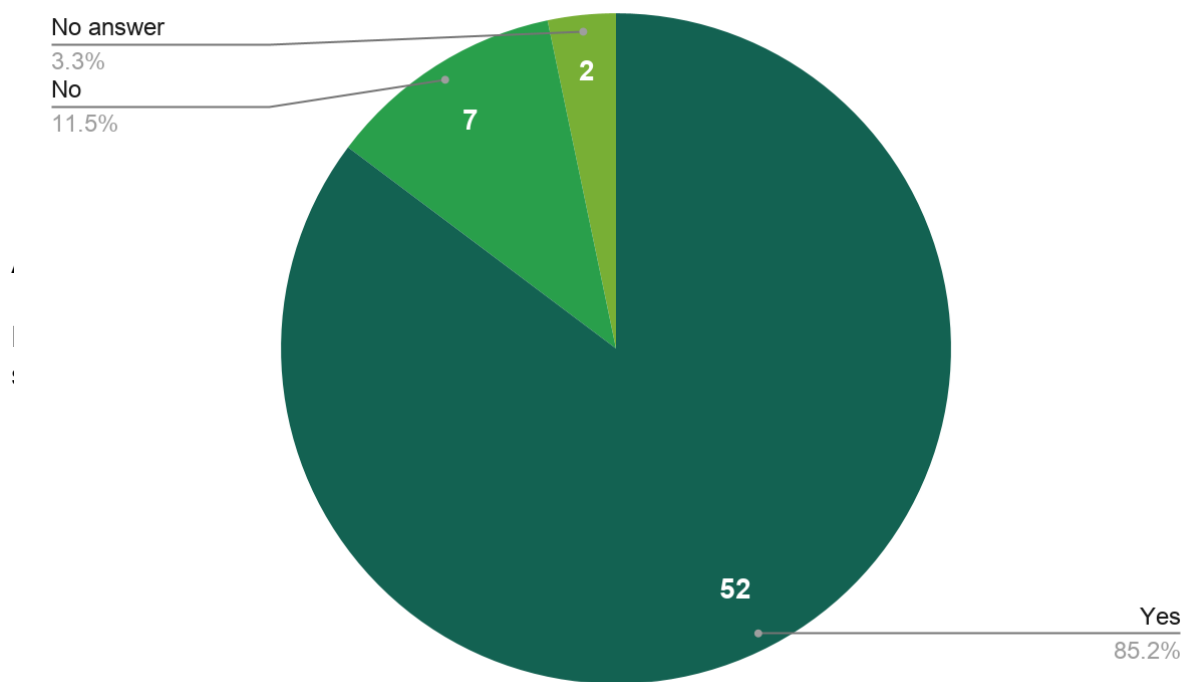
- *“Through our residents meetings”*
 - *“Via [redacted]” (named resident redacted)*
 - *“Previous presentation - there has been no consultation - your questionnaire is misleading.”*
 - *“Update meeting on planned changes”*
 - *“Right of Light investigations”*

These responses suggest that, in addition to the structured engagement routes identified elsewhere in the questionnaire, some respondents have engaged through residents’ meetings, project presentations, or direct contact with individuals. One response also raised a concern regarding the nature of previous engagement activity.

6.2 Awareness of the Scheme

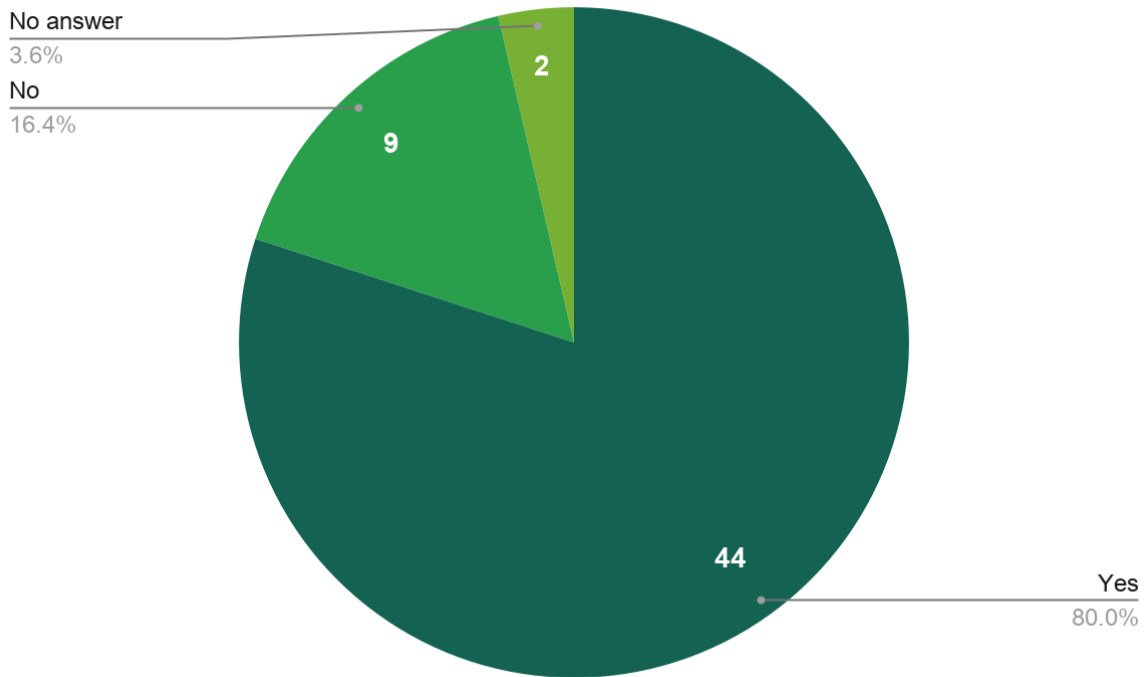
Awareness of 2020 planning permission

Respondents were asked whether they were aware that planning permission for the Marian Court scheme was granted in 2020.



Awareness of proposed amendments

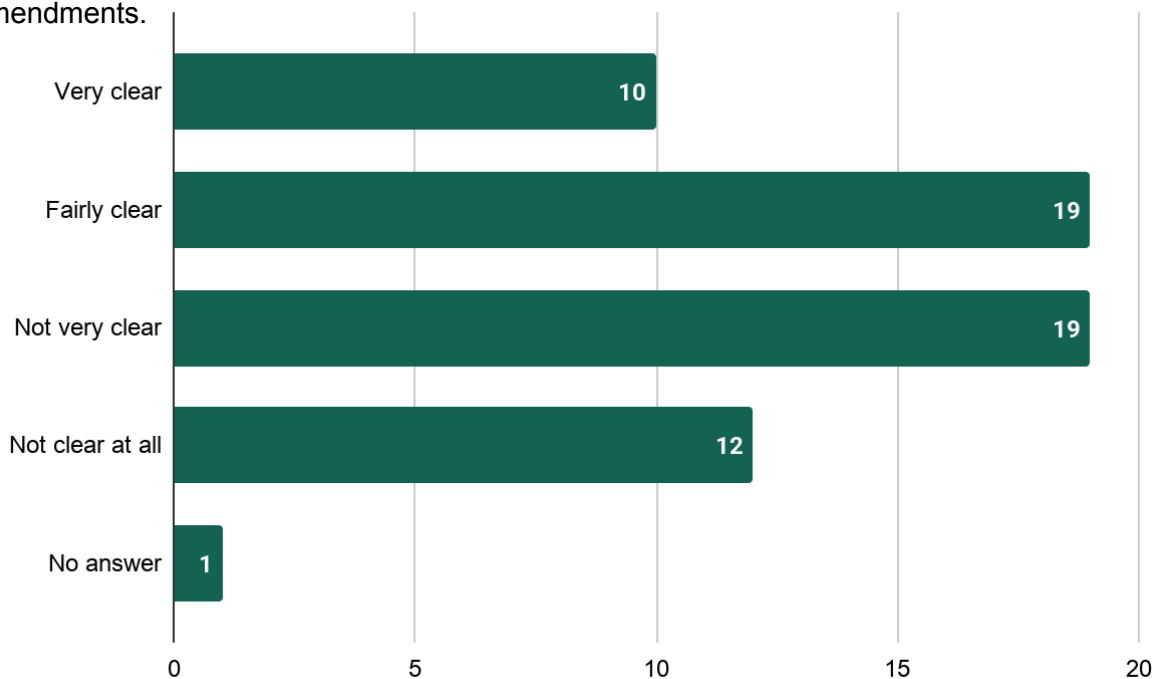
Respondents were asked whether they were aware that amendments to the approved scheme are now being proposed.



6.3 Understanding of the Proposals

Clarity of information provided

Respondents were asked how clear they found the information provided about the proposed amendments.



Responses were closely balanced. A total of **29 respondents (47.54%)** indicated that the information was clear, including **16.39%** who found it *very clear* and **31.15%** who found it *fairly clear*.

A slightly higher number of respondents, **31 (50.82%)**, indicated that the information was not clear, including **31.15%** who found it *not very clear* and **19.67%** who found it *not clear at all*. One respondent (**1.64%**) did not provide an answer.

This suggests that while a substantial proportion of respondents were able to understand the information provided, an equally significant proportion experienced challenges, indicating a varied level of understanding across participants.

What remained unclear (responses from those who found information clear)

Of the respondents who indicated that the information was *very clear* or *fairly clear*, **8 respondents** provided further detail on areas where additional information would be helpful.

Summary of responses

A number of respondents who considered the information to be clear nevertheless identified specific areas where further detail or clarification would be helpful.

These responses generally focused on particular elements of the proposals rather than overall understanding. This included requests for more information on commercial uses, car parking provision, planting and biodiversity, and potential impacts on neighbouring properties, particularly in relation to daylight. Some comments also related to the presentation and tone of the information, including concerns about how proposals had been communicated.

The responses provided are set out below:

- *“A clearer understanding of how the flats in homerton high street will be effected by light blocking because of the new tower. We understand that amendments are going to be made to the designs, including different shaped windows and items reflecting the buildings in Mehetabel road. We welcome this.”*
- *“I think the new description is better, more accurate than before but it still sounds like a sales pitch.”*
- *“Light impact is totally unclear and relevant reports have been withheld.”*
- *“Planting details, e.g. species and/ or biodiversity value.”*
- *“Shops, carparking provision”*
- *“Smallprint and consultation”*

- *“The question is not about clarity - the question is the way the Council are illegally using building legislation - not intended for this purpose - to submit significant changes to a planning agreement, whilst badging the changes as ‘minor amendments’. This is not true and is disingenuous.”*
- *“What kind of commercial lots you’d have”*

Overall, these responses suggest that even where respondents felt the information was generally clear, there remains interest in more detailed or specific information on certain aspects of the proposals, alongside differing views on how the proposals have been communicated.

What remained unclear (responses from those who found information unclear)

A total of **29 respondents** who indicated that the information was *not very clear* or *not clear at all* provided further detail on what they found unclear or insufficiently explained.

These responses indicate that concerns were not limited to specific details, but often related to a broader lack of clarity around the rationale for the proposed amendments, the extent of changes, and the potential impacts of the scheme.

A number of recurring themes can be identified across the responses, including:

- the rationale for changes to the approved scheme, including increased height, massing and density
- the extent of design changes and how these differ from the approved scheme
- potential impacts on neighbouring properties, particularly in relation to daylight, overshadowing, noise, outlook and overall amenity
- the absence or limited visibility of supporting technical information, particularly daylight and sunlight assessments
- the justification for using Section 73 and Section 96a processes
- wider concerns regarding how the proposals have been communicated and consulted on
- concerns relating to design quality, sustainability and the overall approach to development
- difficulties accessing information or understanding how to engage with the consultation

The responses provided are set out below:

- the rationale for changes to the approved scheme, including increased height, massing and density
- the extent of design changes and how these differ from the approved scheme
- potential impacts on neighbouring properties, particularly in relation to daylight, overshadowing, noise and amenity

- the absence or lack of visibility of supporting technical information, particularly daylight and sunlight assessments
- the justification for using Section 73 and Section 96a processes
- wider concerns regarding how the proposals have been communicated and consulted on

Several respondents also highlighted difficulties in accessing information or understanding how to engage with the consultation.

The responses provided are set out below:

- *“1) The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 4; increased height and size of buildings blocking light and increasing overlooking / overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light. 2) We believe the planning and consultation process has been conducted in bad faith with a lack of transparency, and we believe the legal process is unlawful since the design changes to the approved planning permission are material. 3) We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback.”*
- *“The amendments to the original design are material and do not best service the future residents or local community, including a reduction in play area size, relocation of the community centre, loss of commercial units, increased height and overshadowing, replacement of townhouses with flats, and associated risks such as antisocial behaviour. There has also been a lack of transparency on the design amendment reasoning and assessments, including the absence of a revised daylight report. We believe the legal process is unlawful as the changes are material.”*
- *“From the information provided to date, the amendments associated with the Marian Court scheme appear to include, among other matters: changes to building height and massing, changes to the number and arrangement of units, changes in building typology including townhouses replaced by flats, alterations required to comply with updated fire and building regulations, changes to servicing and circulation arrangements, and changes to community, commercial and plant areas. These are not minor or incidental alterations. Taken individually and cumulatively, they are capable of affecting the scale and character of the development, the relationship with neighbouring properties, amenity impacts, and the description of development itself. It is therefore difficult to see how these changes could properly be regarded as nonmaterial.”*

- *“At this point it’s not really a question of additional information. There is a lot of information to digest, indeed too much, and this is a direct consequence of the fact that the changes are so numerous and labyrinthine that it is impossible to discern the before and after without concluding that the scheme has changed significantly and therefore requires a brand new planning application.”*
- *“Feel unclear why current proposes divert from what was originally agreed.”*
- *“I don’t really understand why this has been submitted again and why the changes are being proposed to an already quite ambitious and vast project.”*
- *“The rationale for why new changes are being introduced is unclear and it does not make sense to increase the scale and height beyond previous designs.”*
- *“Why you believe the amendments are minor, using data.”*
- *“I don’t agree with the statement that the changes to the design are immaterial. These are definitely material changes.”*
- *“I am unclear as to how the council can legally change the description of the development.”*
- *“The legal basis for these changes is not transparent and requires further justification, as the changes are not minor and do not conform to the requirements for these powers.”*
- *“Legal basis for not doing full planning consultation.”*
- *“This is an unlawful application of section 96a and section 73, and the consultation process is confusing as the application appears to have been submitted before consultation and relies on inappropriate mechanisms.”*
- *“1/ I have not been informed of how the new buildings will block light from those existing. 2/ I do not understand why community centre is being moved. 3/ I do not understand why town houses are being swapped for 12 flats. 4/ Why have you chosen such deeply depressing, boring and monotonous set of designs which do not reflect or enhance its proximity to the conservation area, in which houses by law must not increase in height more than 3 floors.”*
- *“It’s not clear how dramatically the scheme has changed, especially regarding light, reduction of green space, and a total departure from the original design ethos.”*
- *“The justification for increase in volume of properties, and concern about the lack of commercial space, communal space and issues of light.”*

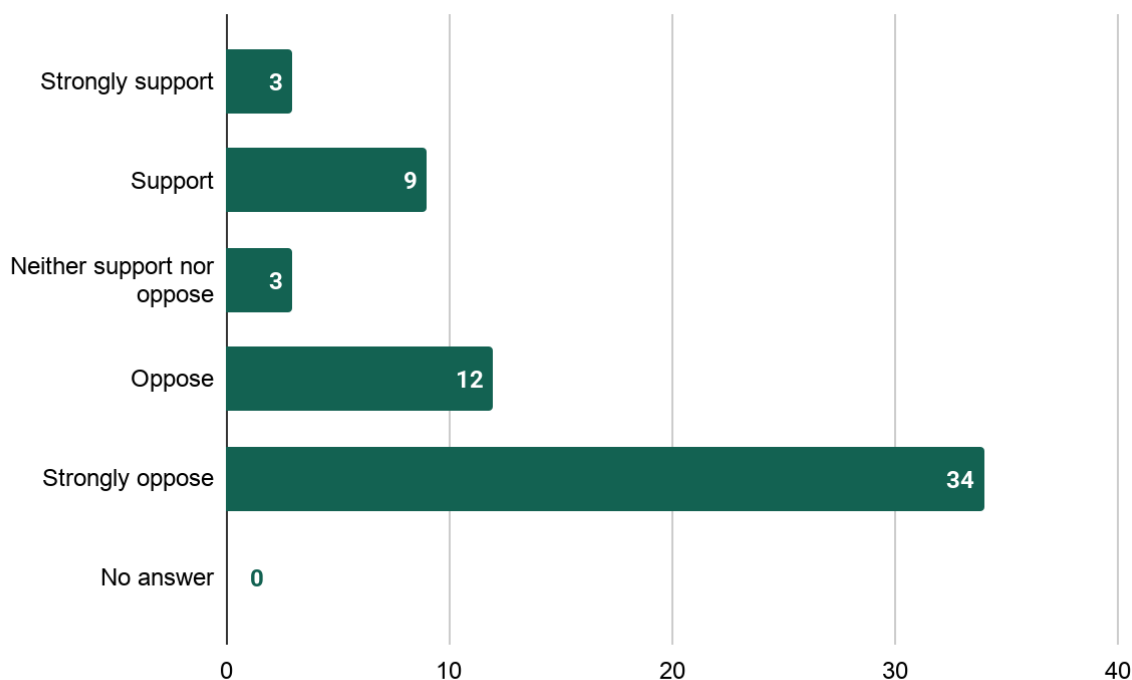
- *“Full light survey is imperative rather than an interpretation. This is for both the impact on light for the new residents in the block and the buildings in the surrounding streets. There should be an understanding of why there is not more social housing in the design when the council are suggesting the need for densification. The social housing blocks are in the least desirable part of the proposed design, and it is unclear why. It is also unclear why the play area is located next to the turning circle.”*
- *“It remains unclear how the revised design, particularly the increased height exceeding six storeys and the introduction of a community centre on the road frontage, has been assessed in terms of cumulative impact on neighbouring residential amenity. The proposed height appears significantly beyond what would be proportionate for this location and would be more dominant when viewed from residential properties opposite. It would be helpful to understand the design rationale, how the revised height relates to surrounding buildings, whether lower options were tested, and to see updated verified views. It is also unclear how the cumulative impact of the community centre, including noise, traffic and air quality, has been assessed. Greater transparency on these points would help residents assess whether the revised scale and use are justified and proportionate.”*
- *“The impact on surrounding buildings that the proposed height changes will have has not been adequately explained.”*
- *“Not clear how tall the actual building will be and there is no mention of how significantly it will affect the sunlight for my flat on the first floor across the road (17 Homerton High Street).”*
- *“I’m deeply concerned at the height proposed. It will completely block out all light to Wintergreen Court and contribute to noise pollution. No account has been taken for the reduced quality of life. It will also be an eyesore.”*
- *“why the massing cannot be redistributed more evenly to avoid a tower and loss of light and sky for the residents opposite the tower”*
- *“There has been a lack of transparency on the design amendment reasoning and no revised daylight report showing impact on light for local residents.”*
- *“The failure to provide a light survey prior to announcing the application, and following multiple requests, is a serious omission. During the original consultation, light and overlooking were key concerns. Increasing height and mass can only worsen these impacts, and residents should be able to see full assessments. It was also difficult to locate the consultation online, with outdated or unclear webpages, and no direct notification received. Information should be easier to access if the Council wants local people to participate.”*
- *“Couldn’t find an artists impression of what the development would look like. Given we’re 2026, I’d have expected a much bigger drive around sustainability and*

renewable energy for those living in the development. Noted the introduction of heat pumps with the amends. This is a building that will be in a primary location in Hackney, visible to thousands, it should be leading the way in terms of sustainable development, the look of the building and reflect the progressive values of Hackney as a borough. Same goes for green spaces. Looks like the size of play area has been reduced, unclear why. The increased height will block out light and sky, which affects health and wellbeing, especially for those living in

- *“This is a sales pitch document. It does not highlight the changes, for instance the increase in height of buildings.”*
- *“Wording on documentation is nebulous and inconsistent; council workers and consultants are either unclear in communication or purpose of community engagement or expressly rude. Clear wording and well-versed and approachable staff are needed.”*
- *“It’s been the same things over and over, our voice was not addressed even at the previous planning even though we were told our voice counts, but that’s undoubtedly never the case.”*
- *“Found out information from the local community.”*

6.4 Overall Response to the Proposals

Level of support



Overall, responses indicate a predominantly negative view of the proposals. A total of **46 respondents (75.41%)** selected either *oppose* or *strongly oppose*, with **34 respondents (55.74%)** indicating that they *strongly oppose* the amendments.

In contrast, **12 respondents (19.67%)** expressed some level of support, including **3 respondents (4.92%)** who *strongly support* and **9 respondents (14.75%)** who *support* the proposals.

A small number of respondents, **3 (4.92%)**, selected *neither support nor oppose*, indicating a neutral position.

No respondents skipped this question.

These results suggest that while there is some support for the proposed amendments, the majority of respondents expressed opposition, with over half indicating strong opposition.

6.5 Detailed Feedback

Aspects of the proposals that respondents support

Respondents were asked which aspects of the proposed amendments they support, if any.

Summary of supportive responses

A total of **10 respondents** who indicated that they *support* or *strongly support* the proposals provided further comments on aspects they support.

The responses identify a number of areas of support. The most commonly referenced theme relates to the **provision of additional housing**, particularly **affordable housing**, including social rent and shared ownership homes. Several respondents also supported the **increase in the overall number of homes**, noting the efficient use of the site.

Support was also expressed for the **wider regeneration of the area**, including modernisation of the estate and the potential to support local communities. A number of respondents referenced **design and place-making elements**, including community space, building heights, and improved connectivity through the site. The inclusion of commercial uses, local jobs, and the activation of railway arches were also identified as positive aspects.

One response also reflected a **personal connection to the site**, highlighting the social and community value of regeneration.

The responses provided are set out below:

- *“Community area in ponsford street. Reduction of height of some buildings”*
- *“The affordable housing”*
- *“All.”*
- *“Housing, newshops, local jobs, modern building”*
- *“High rise”*
- *“Social housing, shared ownership”*
- *“The regeneration of the area as me and my siblings grew up in Marian court and my mum and dad lived there almost fifty years, my dad would love to move bk to our old number 53 for sentimental reasons he’s 95 now”*
- *“The slight increase in the total number of homes, which helps make better use of a well-located urban site close to public transport and local services. The increase in social rent homes, which is particularly welcome given the demand for genuinely affordable housing. The general massing changes, which appear to improve the efficiency of the scheme while maintaining the established planning framework. The reactivation of railway arches and improved connections through them, which has strong potential to bring life, activity and permeability to the area. It is important that the possibility of activating the arches is safeguarded even if they are not immediately brought into use. Improvements to pedestrian and cycle connections through the site, which can help integrate the development more effectively into the surrounding neighbourhood.”*

- *“We support the development in the area, nice modern design and the increase of families - potentially supporting school numbers.”*
- *“More homes; more social and affordable homes”*

Summary of opposing responses

A total of **28 respondents** who indicated that they *oppose* or *strongly oppose* the proposals provided further comments.

The responses show that while some respondents expressed **support in principle for development**, particularly the delivery of new homes and affordable housing, this was often accompanied by **significant concerns about the proposed amendments**.

The most consistent theme across responses was concern regarding the **scale and nature of the changes**, including increased height, massing and density, and whether these constitute material changes to the approved scheme. Respondents also raised concerns about the **impact on neighbouring amenity**, particularly in relation to daylight, overshadowing, noise and overall quality of life.

There were also concerns regarding **specific changes to the scheme**, including the reduction in play space and green space, relocation of the community centre, reduction in commercial provision, and changes to housing typology. Issues relating to **design quality, layout and relationship to the surrounding area** were also raised.

A further recurring theme was a perceived **lack of clarity and transparency**, including the rationale for amendments, supporting technical information, and the planning process being followed. Some respondents also raised concerns about **consultation and engagement**, including how information had been communicated.

Alongside these concerns, a number of respondents reiterated support for the **principle of development**, particularly the delivery of housing, including affordable housing, and the redevelopment of a vacant site, though this support was often conditional on improvements to the scheme.

The responses provided are set out below:

- *“1) The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 4; increased height and size of buildings blocking light and increasing overlooking / overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light. 2) We believe the planning and consultation process has*

been conducted in bad faith with a lack of transparency, and we believe the legal process is unlawful since the design changes to the approved planning permission are material. 3) We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback.”

- *“In principal I would wish that the land is used for housing - but not over built.”*
- *“Introduction of heat pumps. Compliant with latest building, fire and safety regulations.”*
- *“Whole development in general”*
- *“Nothing”*
- *“Building housing in a location that has lain empty for some time.”*
- *“Small increase in council homes”*
- *“The need to build on a site that has been languishing empty for years. The very real need for more high quality social housing. I would question how affordable the affordable housing stock will be.”*
- *“The development in principle and the prospect of more housing being available in Hackney, especially to those who most need it”*
- *“It’s totally understandable but there seem to be no real supporting cause to the new amendments and it being even bigger, with reduced green spaces without knowing the length of the work and what kind of business will occupy the complex too. It’s also unclear what kind of community initiatives, green spaces we can expect or the consequences to other residents around the projects.”*
- *“I support the intention to provide community facilities as part of the development, and in principle welcome investment in local infrastructure where it is appropriately located and designed. I also appreciate efforts to refine the design through consultation and to engage residents on amendments. However, support for these elements is contingent on the scale, siting and impact being proportionate and not resulting in a material worsening of residential amenity compared to the approved scheme. Commercial space on Homerton High Street will help the area.”*
- *“Street in the middle, public space and playground”*
- *“Delivery of homes”*
- *“The communal spaces”*

- *“Design, the general idea and intention for development”*
- *“- Additional 13th tower on the existing tallest tower on site - Building footprint closer to the road than the previous building - Lack of greenery on Homerton High Street”*
- *“We do not support the proposed amendments (see below) specifically height of buildings, reduction in play space and turning space. We continue to support the principle of increase in social housing, shared ownership and a community space for residents to live and access decent, comfortable, well resourced housing. Our professions are NHS and Education so we are well aware of the lack of decent housing for families and people working in these sectors.”*
- *“Obviously I support the inclusion of fire safety improvements, while disagreeing the only way to do this is increasing the size of the buildings.”*
- *“The need for housing, the mixture of properties....increase in local amenities.”*
- *“I recognise changes are needed but feel they need full consideration within the integrity of the whole scheme. They are too material for a quick ‘add on’ decision.”*
- *“I support the project in general, creating a mixture of private and much needed social housing in Hackney Central and making use of land which has been vacant for a number of years now.”*
- *“The height of the building on Ponsford Street. It is not in keeping with the other building heights on Homerton High Street, will block out light for local residents and buildings, and does not make sense why other buildings on the estate will be much smaller in comparison. The council has failed to share a clear rationale for this.”*
- *“None. I support new homes in the borough but this design will have a negative impact on the neighbourhood and community.”*
- *“I support a development, I do not support this development. The ground floor on the 2020 scheme was well considered. This is not and will exacerbate the ASB issues already experienced in the area.”*
- *“Moving of community centre, compliance with new regs, reduction in commercial sites.”*
- *“new housing, better public realm, business units, playground”*
- *“The adherence to fire safety regulations”*
- *“NONE I do not support any of these amendments.”*

Aspects of the proposals that concern respondents

Respondents were asked which aspects of the proposed amendments concern them.

Summary of responses:

A total of **57 respondents** provided comments in response to this question.

The responses indicate a wide range of concerns, with the most frequent relating to the **increased height, scale, massing and density** of the amended scheme. Many respondents referred in particular to the additional height of the tallest tower, the increased scale of buildings along Homerton High Street and Ponsford Street, and the perception that the revised scheme is too large, too dense or overbearing for the site and surrounding context.

Closely linked to this were concerns about **residential amenity**, especially the impact on **daylight, sunlight, sky visibility, privacy, overlooking and overshadowing** for neighbouring homes. A number of respondents also referred to wider quality of life impacts, including **noise, enclosure, outlook and living conditions** for existing and future residents.

A further recurring theme related to the **replacement of townhouses with flats**, particularly on Link Street and near Mehetabel Road, with respondents expressing concern about the effect on the **conservation area**, the relationship with neighbouring lower-rise properties, and the overall design approach. Several responses also questioned the overall design quality of the amended scheme and whether it remained consistent with the original design ethos.

There were also repeated concerns about **changes to the public realm and communal aspects of the scheme**, including the **reduction in play space and green space**, the siting of the **turning circle**, potential conflicts with children's play and pedestrian movement, and the risk of creating spaces more vulnerable to **antisocial behaviour**. Some respondents also raised concerns about the **relocation of the community centre**, both in principle and in terms of its likely impact on surrounding residents.

Respondents also raised concerns about the **reduction in commercial space**, including the reduction in the number of commercial units and the possible effect this would have on active frontage, local character, safety and activity along Homerton High Street. A smaller number of respondents also raised issues about the **housing mix**, including concern about the number of family homes, the level of social housing, and how different tenures may be distributed across the site.

Across many of the responses there was also a broader concern that the proposed amendments are **material changes** rather than minor amendments, and that the planning and consultation route being used is therefore inappropriate. Linked to this were repeated concerns about the **lack of transparency** around the reasons for the changes and the

limited availability of supporting information, particularly in relation to **daylight and sunlight impacts**.

A small number of responses also referred to other issues including **construction noise, delay, property values, loss of views, road safety, public realm quality and access through the site**.

The responses provided are set out below:

- “There are many new proposals that go against the original granted planning application of Planning Application number 2017/5024. These are many deviations from the report in the new proposed amendments. The variations are so significant, it changes the nature of the development permitted. They conflict with the original permission. The proposed new changes are Major changes and in no way whatsoever are Minor as they will affect me, my family and my neighbours. I suggest that a section 73 is not applicable by law in this circumstance due to the substantial deviations. The proposed increase in height will drastically affect our Daylight/ Sunlight as the new report suggests. The increase in height of both the 12 story tower to a 13 story tower and the increase in height along Homerton high street of the 5 story tower goes against the Planning sub committee report 06/06/2018. Application number 2017/5024. The variation is so significant to us, it changes the nature of the development permitted. The change is allocating different blocks to differ types of tenants use, Leaseholders, Shared Ownership, and council tenants in my view, creates a Poor door. The original plans did address this and operated a cohesive and united community. For some reason the new proposed amendments blatantly disregard this plan and introduce a Poor Door / Us and Them scenario. This conflicts with the original permission. Another conflict with the original permission is the reduction of the 10 commercial units to 4... The new proposed plans go against the planning sub committee report and diminish the scheme as being outward looking... The variations are all in conflict with and are so significant that they change the nature of the development permitted.”*
- “• changes to building height and massing, • changes to the number and arrangement of units, • changes in building typology (including townhouses replaced by flats),”*
- “1) The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 4; increased height and size of buildings blocking light and increasing overlooking / overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light. 2) We believe the planning and consultation process has been conducted in bad faith with a lack of transparency, and we believe the*

legal process is unlawful since the design changes to the approved planning permission are material.”

- *“Loss of light, loss of sky visibility. Narrowing of Homerton High Street and reduced path for children (City Academy crossing corner).”*
- *“The scheme is too big. Excessive density for this site, way beyond London density norms... Conservation area impact... light impact on surrounding buildings... amenity impact e.g. turning circle... the revised scheme is ugly... the process followed by the Council is predetermined and legally wrong...”*
- *“1) The amendments made to the original design are material and do not best serve the future residents or local community... 2) We believe the planning and consultation process has been conducted in bad faith... 3) We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback. Imani”*
- *“Adding height to the large tower block and reduction of natural light as a consequence. Conversion of town houses into flats and increasing the height there, reducing light and becoming more intrusive on adjoining houses.”*
- *“Additional floor to the tower as well as additional floors to the other buildings leading to further loss of light and sky for the residents. Massing in general... would be more an eye sore and reduce privacy, increase the loss of light and feeling of enclosure to neighbours. Concerns about the new plans being right up to the footpath on Homerton High Street...”*
- *“Additional storeys affecting light and living conditions for other residents. Light report not being made public.”*
- *“All we’ve been asking is to spread the tallest building floors to other buildings within Marian Court, to respect our right of lights, as the residents across the road.”*
- *“block C2”*
- *“Construction noise, property price”*
- *“Delays”*
- *“Everything. The building height. How busy Homerton High Street will become. Loss of light. Lack of consideration for local businesses and homes already in the area. What shops will be there - you have not said what commercial properties will be prioritised.”*

- *“Height and impacts. Massing and spacing between buildings.”*
- *“Height and massing. The original proposals for a large tower on the corner of Homerton High Street and Ponsford Street seem out of scale with the surrounding neighbourhood... proposals to add an additional storey... would be harmful to the character of the area, and further negatively impact daylight...”*
- *“Height, impact on conservation area, light,”*
- *“Height, noise from road, breeze and light impacts. Make it smaller/lower”*
- *“Hoping to retain our views of central London - especially the Shard”*
- *“I have two small children so am mindful of the importance of play areas and disappointed to see the size has been reduced. I would like more details about the commercial units and to understand why they have been reduced. The height and size of the blocks have materially increased which brings concerns re the impact on light and privacy. Our road is a conservation area so some nods to the adjacent area seems important and that has been lost with the removal of the town houses.”*
- *“I oppose to what has become a design which is simply too big for the plot... adversely affect neighbours, potential new residents and services in the area... reduction of the size of the play area... relocation of the community centre... loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... lack of transparency on the design amendment reasoning and assessments... the council start with the drawings again.”*
- *“I’m deeply concerned at the height proposed. It will completely block out all light to Wintergreen Court and contribute terribly to noise pollution. No account has been taken for the reduced quality of life. It will also be an eyesore!”*
- *“Increased density of the whole project, decreasing the open spaces. The increased height of block C. The change from townhouses to flats in block A adjacent to Link St. The change from two separate blocks E and D to one. The moving of the turning circle, close to Link St and the play area... The new design integrates even less into Mehetabel Rd, which is part of conservation zone... The overall height increase will overshadow even more the gardens on the north side of Mehetabel Road...”*
- *“Increased height and size of buildings. These block light - and indeed any sky at all - and increase overlooking and overshadowing. The tower block in particular is positioned so that it blocks light for all surrounding residents...”*
- *“Increased height on Link St”*

- *“Increased height to the proposed buildings will significantly affect access to light for Bridge House properties”*
- *“Increased heights of buildings, changes of townhouse block to flats, reduction in commercial space, reduction in outdoor space/play area.”*
- *“Low number of social housing, height of block C”*
- *“Nothing”*
- *“Offering areas for pupil congregation / potential issues”*
- *“Overpopulation. Privacy, height, sunlight”*
- *“Previous comments, also the adjustment from town houses to flats on Link Street..... this seems to fly in the face of heritage concerns.”*
- *“Reduction in play area and the relocation of the community centre. I understand the height increase is due to additional plant but why can't we see the light surveys? Very unhappy about change from town houses to flats on Link Street. Creates overlook issues and is not sympathetic to the conservation area. Areas remain in design which are not overlooked... The changes are material.”*
- *“Reduction in size of play area. Increased height and size of buildings as this will block more light and increase the overlooking and overshadowing of properties where I live - Mehetabel Road... It makes no sense to have a massive block of flats right on the boundary line... concerned about the turning area... interested to know what is planned for the community centre... and why the commercial units have reduced from 10 to 4... Will there be any trees or landscaping?”*
- *“Scale and massing. Public realm. Apartments, not homes for families. Tall building. Impact on conservation area and heritage / townscape. Quality of light in affordable homes. Too dense and too big for small, constrained site.”*
- *“It's totally understandable but there seem to be no real supporting cause to the new amendments and it being even bigger, with reduced green spaces without knowing the length of the work and what kinda of business will occupy the complex too.*
- *It's also unclear what kind of community initiatives, green spaces we can expect or the consequences to other residents around the projects. ”*
- *“significant material changes that invalidate the use of section 73 and 96a... height of tower... overmassing... increased massing to the footpath... danger of crossing due to closeness of massing to footpath... loss of green space”*
- *“Size of 13 storey tower”*

- *“The additional size and ‘weight’ of the buildings. The reduction in quality of the public space in and around the buildings. The negative impact on the surrounding area. Relationship to Homerton High Street. Relationship to Link Street and Mehetabel Road.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area... the relocation of the community centre... the loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked... a risky turning area... the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area... the relocation of the community centre... the loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked... a risky turning area... the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 4; increased height and size of buildings blocking light and increasing overlooking / overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of antisocial behaviour as a result of these changes.”*
- *“The amendments to the original design are material and do not best service the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 3; increased height and size of buildings blocking light and increasing overlooking/ overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of increase in antisocial behaviour as a result of these changes. There has been a lack of transparency on the design amendment reasoning and assessments so far e.g. a revised daylight report showing impact to light. My husband and I believe the legal process is unlawful since the design changes to the approved*

planning permission ARE material.”

- *“The design amendments are not minor and will have a substantial impact on the future residents of the proposed scheme as well as existing residents in the surrounding area... reduction in the size of the play area... relocation of the community centre... loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... risky turning area next to a play area... risk of antisocial behaviour... lack of transparency... mutual mistrust... we all want the same thing here more and better social housing but the process, the design, and the journey to get there has been shoddy.”*
- *“The height of building blocking sunlight”*
- *“The height of the building, it’s far too big and will significantly affect the natural light in my home”*
- *“The height of the highest building (why - it looks so odd), the changes to the town houses at the end of Mehetabel Road (not at all in keeping with the conservation area), the open space with benches that will just become hidden and opportunities to commit crime & ASB.”*
- *“The height of the tall tower on the corner of Ponsford St concerns me that it’s too high, especially in comparison to the other buildings close by.”*
- *“The increase of the building height opposite mine by 50%. The lack of commercial units inside the development leading to a sterilized site. Lack of daylight to flats within the development, impact of increases in massing on daylight and overlooking to surrounding community. Reduction in play areas. Reduction of fenestration at ground floor leading to blind corners/risk of ASB. Reduction in accessible routes.”*
- *“The principal concern is the further increase in height from 12 to 13 storeys... A reduced and more consistent scale, together with careful reconsideration of the siting of the community centre, would represent a more balanced and contextually appropriate approach.”*
- *“The proposed changes are significant and should be considered material. Changing the townhouses to flats is not in keeping with the conservation area. The play space is smaller than in the consented scheme, which would reduce the quality of life by comparison with having the larger space.”*
- *“The raised height of buildings which I consider to be a material amendment.”*
- *“The reduction in commercial space... risks reinforcing inactive frontage... The introduction of studio units and the reduction in larger family homes... does not support long-term community stability or the housing needs of families.”*

- *“The tower block: we have not been given information about how it will block daylight from buildings in Homerton High Street and Furrow Lane. Why have the 4 town houses been excluded and 12 flats been put in their place...”*
- *“The tower block is too tall, even accepting that new fire escapes need to be built. It blocks light. In the historic area close by we are not allowed to build higher than our present 3 storeys.”*
- *“The tower is taller and causes even more harm to existing residents and to the heritage Plough Pub. The daylight outcomes are even worse than before... worse for the public realm: narrower footpath along Homerton High Street and a more dangerous junction... smaller playground... less porosity through the development site... reduction in the number of commercial units...”*
- *“Townhouses loss, loss of integrity, community centre moving”*

Elements respondents believe should be reconsidered

Respondents were asked whether there are specific elements of the proposals that should be reconsidered before submission of the planning application.

Summary of responses:

A total of **53 respondents** provided comments in response to this question.

The responses show a strong degree of overlap with the concerns raised elsewhere in the consultation. The most frequently raised issue was the **height, scale and massing** of the amended scheme, particularly the increase in height of the tallest tower and the additional height proposed along Homerton High Street and Ponsford Street. Many respondents argued that these elements should be reconsidered in full, with some suggesting a lower and more consistent height across the site instead.

A second major theme related to the **planning approach and overall design strategy**. Many respondents considered the amendments to be too substantial to be progressed as minor or limited changes, and instead argued that the scheme should be **redesigned more fundamentally** and brought forward through a **new planning application**. Some responses explicitly called for a return to the design principles of the earlier scheme, or for the scheme to be revisited through a fuller process of design review and consultation.

A number of respondents also identified **specific design elements** that they believe should be reconsidered. These included:

- the replacement of townhouses with flats, particularly where this affects the setting of the conservation area
- the relocation of the community centre
- the reduction in play space and green space
- the siting and scale of the turning area

- the reduction in commercial floorspace and active frontage
- the relationship between building footprints and the surrounding streets and pavements

Many responses also emphasised the need to reconsider the likely **impact on neighbouring residents**, especially in relation to **daylight, sunlight, privacy, outlook, noise, air quality and general amenity**. Several respondents asked for updated or fuller supporting evidence, including light studies, sustainability information, viability information, wind assessments, and cumulative noise and air quality assessments, before any application is progressed further.

There were also comments suggesting that the **housing mix** should be reconsidered, particularly the reduction in larger family homes, the overall proportion of social housing, and the relationship between additional units and wider community benefit.

Overall, the responses suggest that those calling for reconsideration are not generally identifying only one isolated amendment, but are instead expressing concern that the current package of changes is too significant in scale and effect, and that a more fundamental review of the scheme is needed before submission.

The responses provided are set out below:

- *“We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback.”*
- *“height of tower, which has increased by a level, needs to be reduced. Overmassing in the Ponsford Street and Homerton High Street intersection has also increased and needs to be reduced. Increased massing to the footpath worsens the public realm and needs to be reduced. Danger of crossing due to closeness of massing to footpath poses significant issue as it is a major pedestrian crossing for at least 6 local schools and visitors and employees of Homerton Hospital. This has been made worse by increased massing at the corner and needs to be reduced. I don’t think a section 73 is applicable since you can’t build the 2020 scheme according to new building regs. You therefore need to redesign and reconsult.”*
- *“1. Highly recommend the scheme is reviewed by DRP at this juncture in the scheme’s history, particularly as it seems to have lacked any meaningful independent design review since its inception, and especially now that the architect is novated to the contractor and without retention of the design architect to oversee design and quality, the scheme is clearly languishing without proper design oversight. 2. The tower is a vanity project and demands to be reconsidered full stop. 3. Consider this report, published 16 March 2026... mid-rise is the way forward for delivering much-needed housing London-wide, not high-rise. 4. Wind study: is there a wind report documenting and reviewing the effect of the tower on ground level pedestrian comfort and safety at the intersection of Ponsford Road and Homerton High Street? 5. Financial viability: is there a financial viability report confirming the viability of the development in its latest incarnation? 6. Legality: is it a lawful use of Section 73, in conjunc-*

tion with Section 96a, to force through significant changes without the due procedure of a full new Planning Application?”

- *“1) The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area, the relocation of the community centre, the loss of commercial units from 10 to 4, increased height and size of buildings blocking light and increasing overlooking and overshadowing, the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked, a risky turning area, the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light. 2) We believe the planning and consultation process has been conducted in bad faith with a lack of transparency, and we believe the legal process is unlawful since the design changes to the approved planning permission are material. 3) We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback. Imani”*
- *“Additional height and overlooking and overshadowing onto Link Road. Replacement of former town houses.”*
- *“All of it.”*
- *“All of it. The changes benefit the deliverables for HC, but do not benefit the community.”*
- *“All of the above, however if I were to focus on two aspects, I believe the height increase of block C and the change in design of block C should be reconsidered. Overall though, I believe the whole project should be redesigned, taking into consideration the new building regulations and costs, rather than creating a Frankenstein version of the first plan which is now no longer viable. Quality housing and local residents should not be sacrificed in order to build a lower quality”*
- *“All of the above. The result of the Gorton and Denton by election.”*
- *“As noted above”*
- *“Community centre relocation, height and width of the corner complex, disproportion of buildings”*
- *“Definitely.”*
- *“Every effort needs to be made to keep the building within the envelope of the consented plan... I accept that building regulation changes do require a redesign, but for the Council to tell neighbours of the site who had accepted the previous*

schemethat the need for changes means they must lump it and live alongside additional bulk, with further reduced sunlight and more overlooking from a scheme that was already recognised as somewhat marginal in those respects is unreasonable... I also believe the impact on the Conservation Area has been ignored... Finally, there have been attempts by Councillors to guilt trip people into accepting the new designs because of the level of child homelessness...

- *“Everything. Return to drawing board like a new brief. Apply for planning permission.”*
- *“From the information provided to date, the amendments associated with the Marian Court scheme appear to include, among other matters: changes to building height and massing, changes to the number and arrangement of units, changes in building typology including townhouses replaced by flats, alterations required to comply with updated fire and building regulations, changes to servicing and circulation arrangements, and changes to community, commercial and plant areas. These are not minor or incidental alterations... It is therefore difficult to see how these changes could properly be regarded as non-material.”*
- *“height, massing, light - these are not minor changes”*
- *“Height of block C”*
- *“Height of block C”*
- *“Height of 2 tower buildings, location of community hall and play area, town houses into flats with balconies”*
- *“It needs a full planning application to consider the scheme as a whole given the extent of changes proposed. This rushed consultation feels like a smokescreen to get through a design which the council knows is sub standard.”*
- *“Link Street height”*
- *“Mainly the height of the buildings”*
- *“Minimise impact on existing Hackney Council residents”*
- *“Please see in addition to my comments above various emails written to the council as well as the presentation we gave in January outlining a considerable number of issues although not all. I believe you already have a copy of this.”*
- *“Previous comments.....return to elements of the original approved proposal.”*
- *“Removal of additional storeys”*

- *“The scheme is too big. Excessive density for this site, way beyond London density norms... Conservation area impact... light impact on surrounding buildings... amenity impact e.g. turning circle... the revised scheme is ugly... the process followed by the Council is predetermined and legally wrong...”*
- *“ mostly height of buildings, there should be a light report so residents on Mehetabel can be reassured their existing light will not be lost or compromised. Full report on sustainable design should be reported. Otherwise why does Hackney keep saying it’s one of the greenest boroughs? For brand new social housing projects, this should be a priority and be embedded into the core design. Light, green, water, energy - all need to be considered fully with evidence that they have been integrated. Reintroduction of town houses to reflect the fact that Link Street is part of a conservation area.”*
- *“see above - the revised suggestions to the original planning permission which should be resubmitted.”*
- *“Play area - size and position - really small and not within the community but on outer edge. Turning area - size is impractical for a development this big. Height of buildings increasing significantly. Change from townhouses to flats. We are concerned with the lack of transparency and have sadly had experiences in this area of the council doing this before.”*
- *“Size of block c”*
- *“Tallest tower to be reduced with the extra floors being accommodated on the other areas of the site, creating a more uniform height along the whole design. Buildings footprint in relation to the closeness of the existing road”*
- *“The additional storeys to the towers facing Homerton High Street. Or at the very least the location of these new homes.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area, the relocation of the community centre, the loss of commercial units from 10 to 4, increased height and size of buildings blocking light and increasing overlooking and overshadowing, the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked, a risky turning area, the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area, the relocation of the community centre, the loss of commercial units from 10 to*

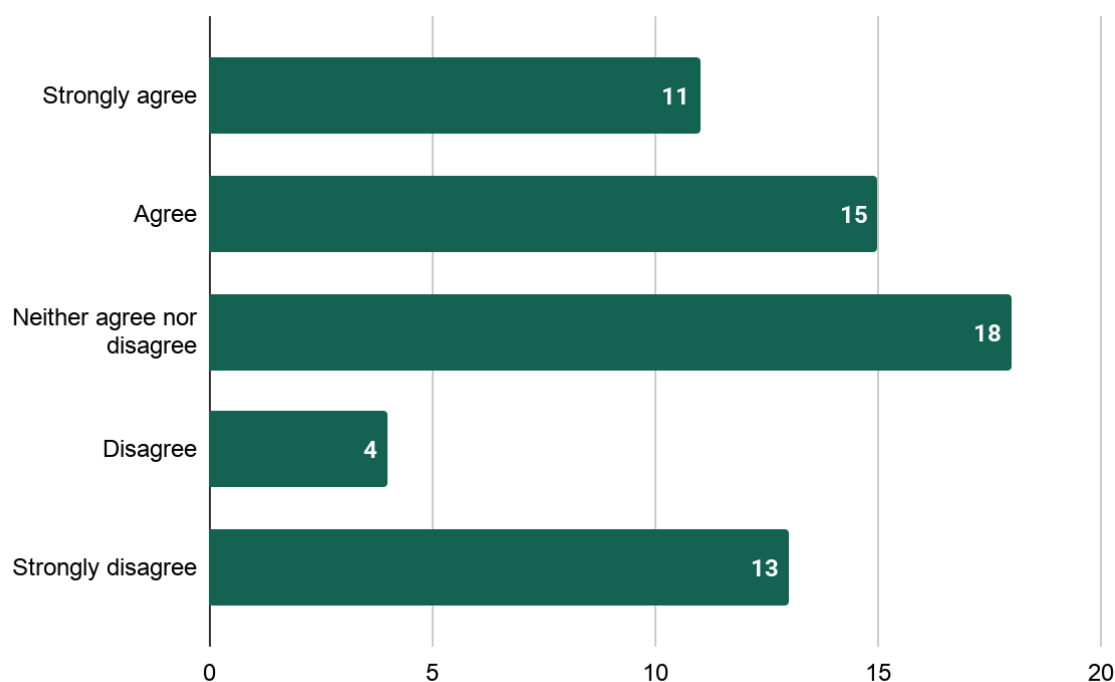
4, increased height and size of buildings blocking light and increasing overlooking and overshadowing, the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked, a risky turning area, the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.”

- *“The C2 block has been an anomaly for the landscape from the beginning, people living in 17 Homerton High Street were never consulted until the last stage when it was already too late in the process. I am opposed to the addition of a new floor to this tower as it will affect even more my ability to see the sky, my right to light and privacy. I am opposing to this new floor now in case that further down the line construction is delayed again and a new amendment is made to add more floor. These flats will be sold to an upper class in detriment of people who were already living there.”*
- *“The changes are not minor. Re-think the design and re-submit for planning permission.”*
- *“The density. The light impact on future and existing residents. The changing of the town houses to flats will have a material impact on the house on Mehetabel Road opposite the proposed design. This new design will have a material impact on the social housing on Link Street. Are those residents, many with complex needs, being properly consulted with. The number of social housing units has not risen proportionately to the number of additional housing units proposed. Why?”*
- *“The designs chosen for this site are boring, monotonous, graceless and depressing. There is no concession to the area it will abut. A redesign is badly needed.”*
- *“The height of the 13 storey tower. The amount of homes and scale of project”*
- *“The proposed new height of the tower. The proposed new height of the buildings along Homerton High Street. The proposed new height of the buildings along Ponsford Street. The reduction of 10 commercial units to 4. The removal of the inside and outside flow of these units. The reintroduction of the Poor Door. The financial implications of this project need to be defined.”*
- *“The reduction in commercial floorspace should be reconsidered where possible. Active ground-floor uses are extremely important on Homerton High Street and along routes that connect into it. Retaining or strengthening commercial frontage would help support local businesses and create a safer, more active street environment. The housing mix, particularly the reduction in larger family units, should also be reconsidered. Increasing the number of studios while reducing 3 and 4 bedroom homes risks undermining the long-term social mix of the neighbourhood. The safeguarding of connections to the railway arches is fundamental and should be established with a robust legal agreement as part of any revised consent.”*

- *“The tower height”*
- *“The whole design should be reconsidered as a fitting neighbour to a historical area. More character, more interest, less hard lines.”*
- *“Yes - The flats rather than townhouses. The reduction in the play area. The heights of the new buildings”*
- *“Yes - as per question 9.” (Answer given: The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area... the relocation of the community centre... the loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked... a risky turning area... the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.)*
- *“Yes, the building should be reduced to its previous height”*
- *“Yes. The height of the blocks - specifically the tower block and the block in the middle of Homerton High Street - both of which block daylight for residents on Homerton High Street, Furrow Lane and Bridge House.”*
- *“Yes. The proposed increase in height from 12 to 13 storeys should be reconsidered in full. An additional storey at this scale is not a minor adjustment... The introduction of a community centre on the road frontage should also be reconsidered... Before any Section 73 submission, the following should be reviewed and reassessed: the overall height strategy and justification for exceeding 12 storeys, whether a reduced and more consistent mid-rise form has been properly tested, the siting of the community centre and whether a less noise-sensitive location within the site is possible, updated cumulative noise and air quality assessments reflecting existing baseline conditions...”*

6.6 Views on the Need for Amendments

Respondents were asked to what extent they agree that changes to previously approved schemes may sometimes be necessary in response to updated building regulations, safety requirements and financial viability considerations.



Responses to this question were mixed. A total of **26 respondents (42.62%)** either *strongly agreed* or *agreed* that changes to previously approved schemes may sometimes be necessary in these circumstances. This included **11 respondents (18.03%)** who *strongly agreed* and **15 respondents (24.59%)** who *agreed*.

A further **18 respondents (29.51%)** selected *neither agree nor disagree*, indicating a substantial proportion of respondents took a neutral or undecided position on this question.

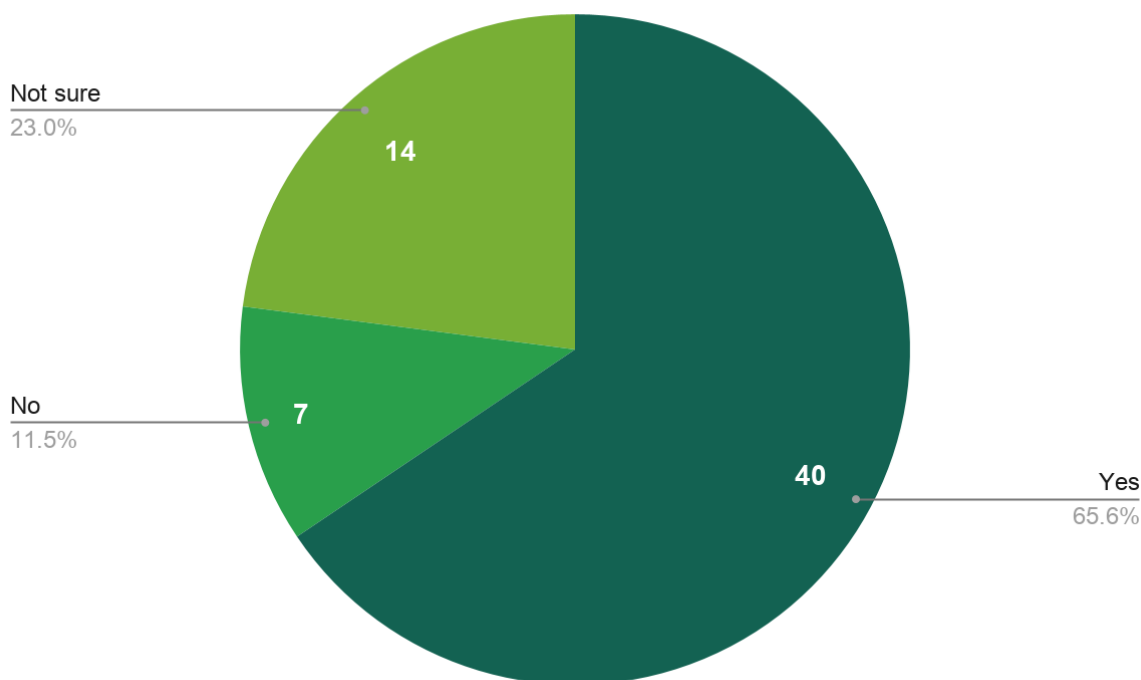
In contrast, **17 respondents (27.87%)** either *disagreed* or *strongly disagreed*, including **4 respondents (6.56%)** who *disagreed* and **13 respondents (21.31%)** who *strongly disagreed*.

These results suggest that while a larger proportion of respondents accepted in principle that changes to approved schemes may sometimes be necessary in response to updated regulations, safety requirements and viability considerations, views remained mixed overall, with a notable proportion either neutral or opposed.

6.7 Future Engagement

Intention to comment on planning application

Respondents were asked whether they would intend to comment on the proposals during the statutory planning consultation.



The majority of respondents indicated that they would be likely to engage further at the planning application stage. A total of **40 respondents (65.57%)** stated that they would intend to submit comments as part of the statutory consultation process.

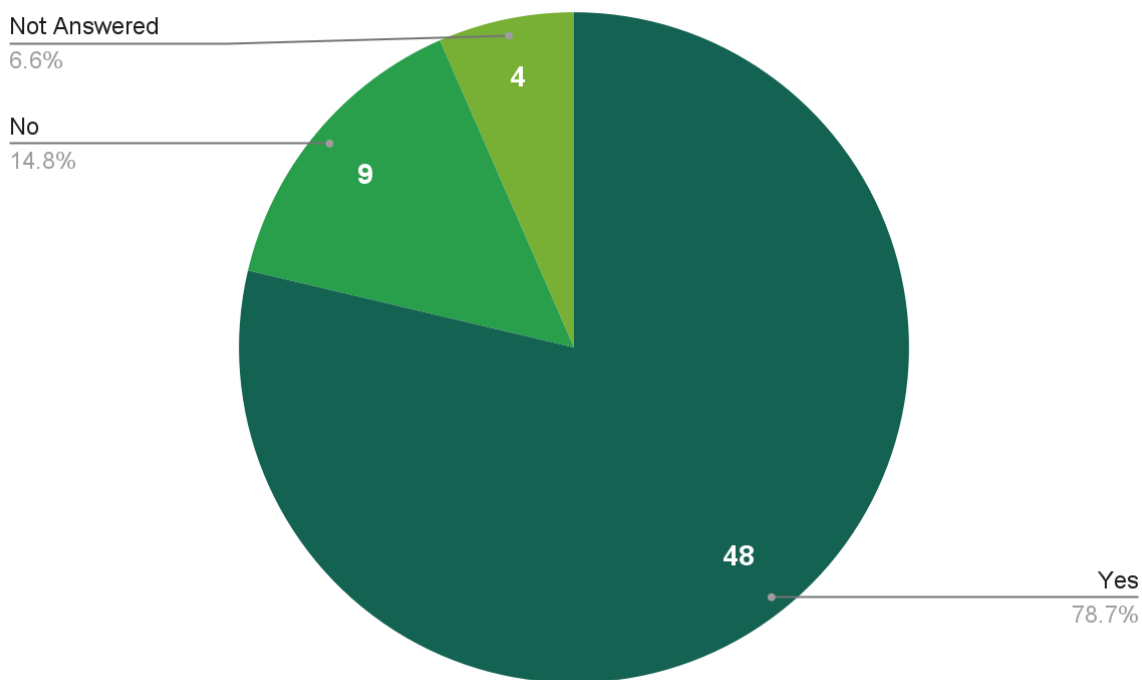
A smaller number, **7 respondents (11.48%)**, indicated that they would not intend to comment, while **14 respondents (22.95%)** selected *not sure*, suggesting some uncertainty about future participation.

No respondents skipped this question.

These results indicate a strong level of ongoing interest in the proposals, with a clear majority of respondents intending to remain engaged through the formal planning

Request to receive updates

Respondents were asked whether they would like to receive updates about the project.

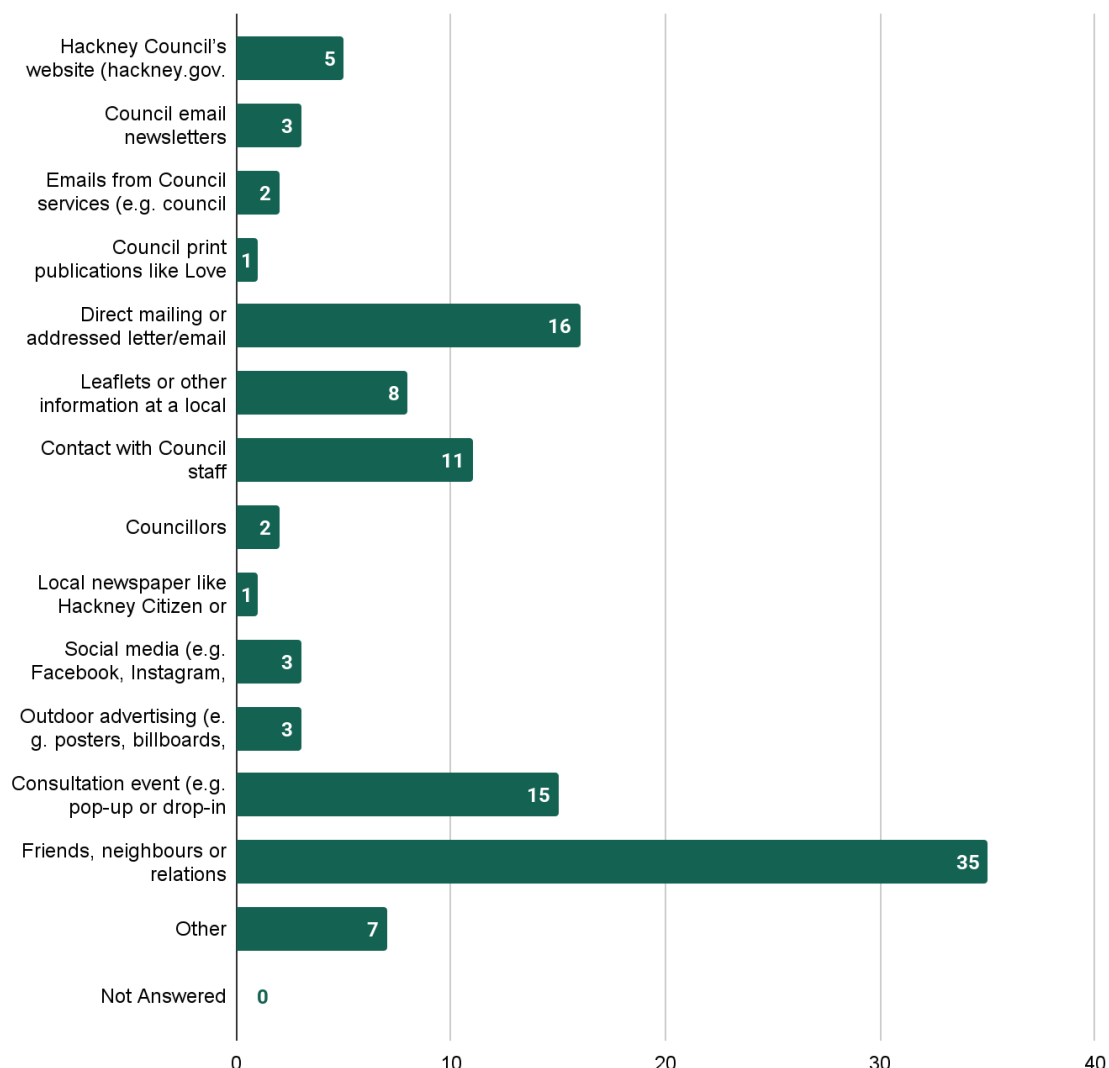


A total of **48 respondents (78.69%)** indicated that they would like to receive updates. These respondents will be added to the project mailing list to receive future communications and updates as the project progresses.

A smaller number of respondents, **9 (14.75%)**, indicated that they would not like to receive updates, and **4 respondents (6.56%)** did not provide a response.

6.8 Consultation Reach

Respondents were asked how they heard about the consultation. Multiple selections were available.



The most common way respondents heard about the consultation was through **friends, neighbours or relations**, selected by **35 respondents (57.38%)**.

This was followed by **direct mailing or addressed letters/emails from the Council (16 respondents, 26.23%)** and **consultation events** such as pop-up or drop-in sessions (**15 respondents, 24.59%**).

A notable number of respondents also became aware of the consultation through **contact with Council staff (11 respondents, 18.03%)** and through **leaflets or information available at council-run facilities (8 respondents, 13.11%)**.

All other channels, including the Council's website, social media, newsletters, councillors, and local media, were selected by a smaller proportion of respondents.

No respondents skipped this question.

6.9 Equalities Monitoring

Respondent Profile

Equalities monitoring questions were included in the questionnaire to help the Council understand the profile of respondents and consider how different groups may have been represented. These questions were optional, and some respondents chose not to answer them. The findings are set out below.

In terms of gender, responses were broadly balanced, with **43.64% identifying as male** and **41.82% as female**. A further **5.45% preferred not to say** and **9.09% did not respond**. No respondents identified as non-binary or selected another gender category. The majority of respondents (**80.00%**) indicated that they are not transgender, with no respondents identifying as transgender. A combined **20.00%** preferred not to say or did not answer this question.

The age profile was weighted towards working-age adults, particularly those aged **35–44 (27.27%)** and **45–54 (23.64%)**, with fewer responses from those under 25 or aged 65 and over. A combined **16.36%** preferred not to say or did not respond.

In relation to disability, **3.64%** of respondents identified as disabled and **78.18%** as not disabled, while **18.18%** preferred not to say or did not respond. Just over half (**50.91%**) reported no caring responsibilities, with **21.82%** identifying as parents or carers of children under 18, and smaller proportions reporting other caring roles.

The ethnic profile of respondents was predominantly White, with the largest groups identifying as **White English (29.09%)** and **White British (18.18%)**, alongside smaller numbers from other White backgrounds. A small number of respondents identified as being from mixed or Asian backgrounds. A combined **41.82%** either preferred not to say or did not answer this question.

In terms of religion or belief, the largest group identified as having **no religion (38.18%)**, followed by **Christian (12.73%)**, with smaller numbers identifying as atheist, agnostic or other faiths. A combined **23.64%** preferred not to say or did not respond.

Regarding sexual orientation, **56.36%** identified as heterosexual or straight, with smaller proportions identifying as gay or lesbian (**3.64%**) or bisexual (**1.82%**). A combined **38.18%** preferred not to say or did not answer.

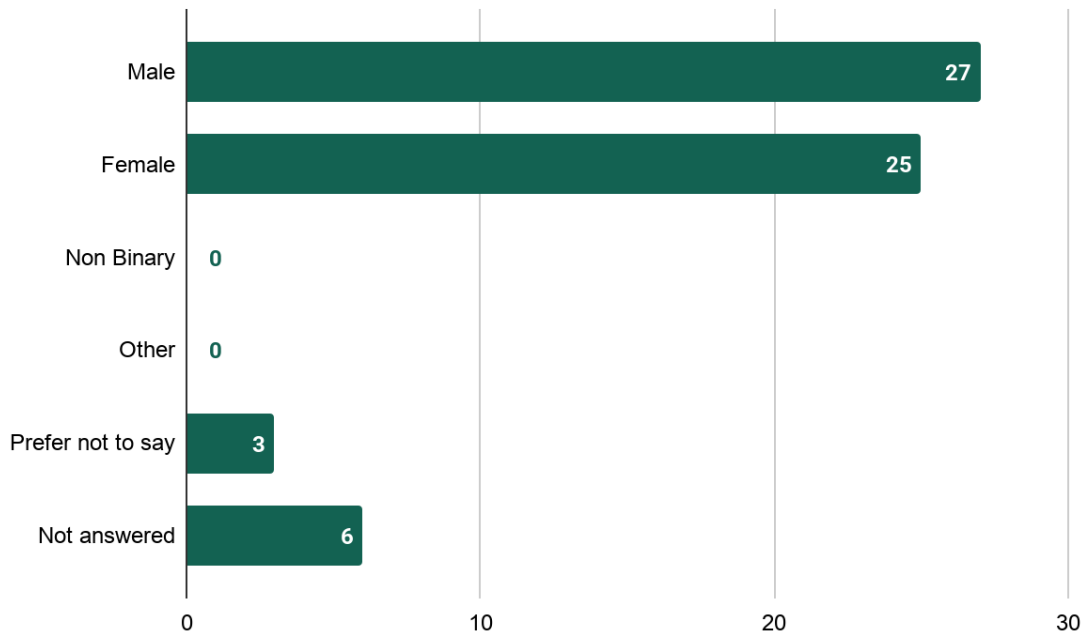
In terms of housing tenure, the largest group were owner-occupiers, including **38.18% with a mortgage** and **20.00% owning outright**, alongside **14.55% in shared ownership**. Smaller proportions were renting from the local authority or privately, while **18.18%** did not provide this information.

Overall, the respondent profile suggests that feedback was primarily received from local residents, although the sample may not fully reflect the diversity of the wider community.

The full results for each equalities monitoring question are set out below.

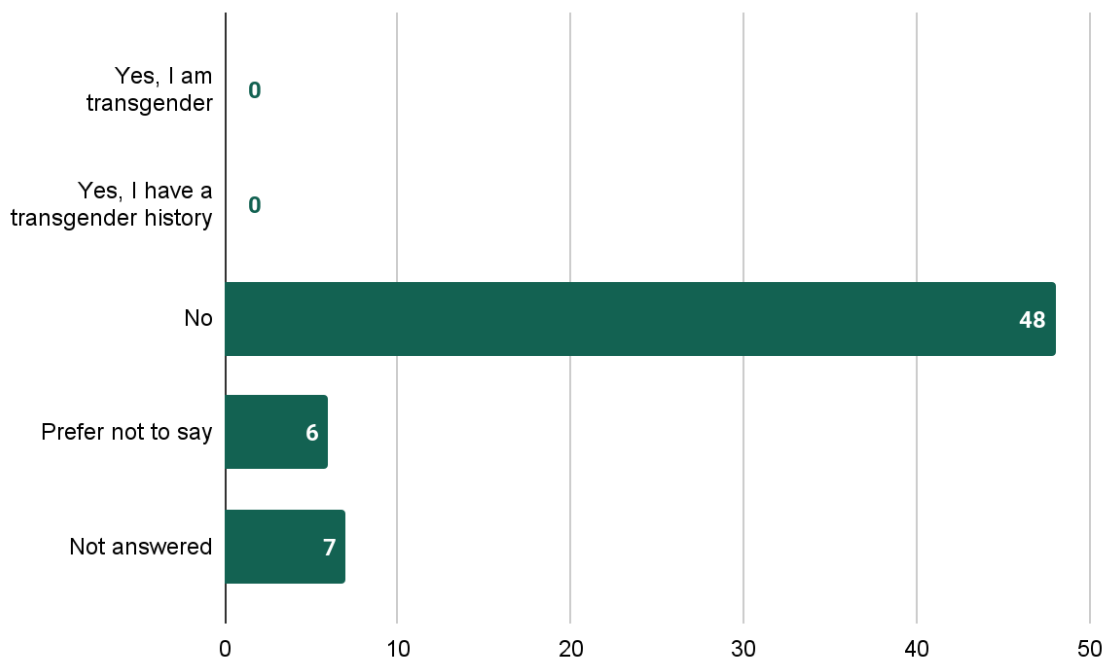
Gender

Respondents were asked to indicate their gender.



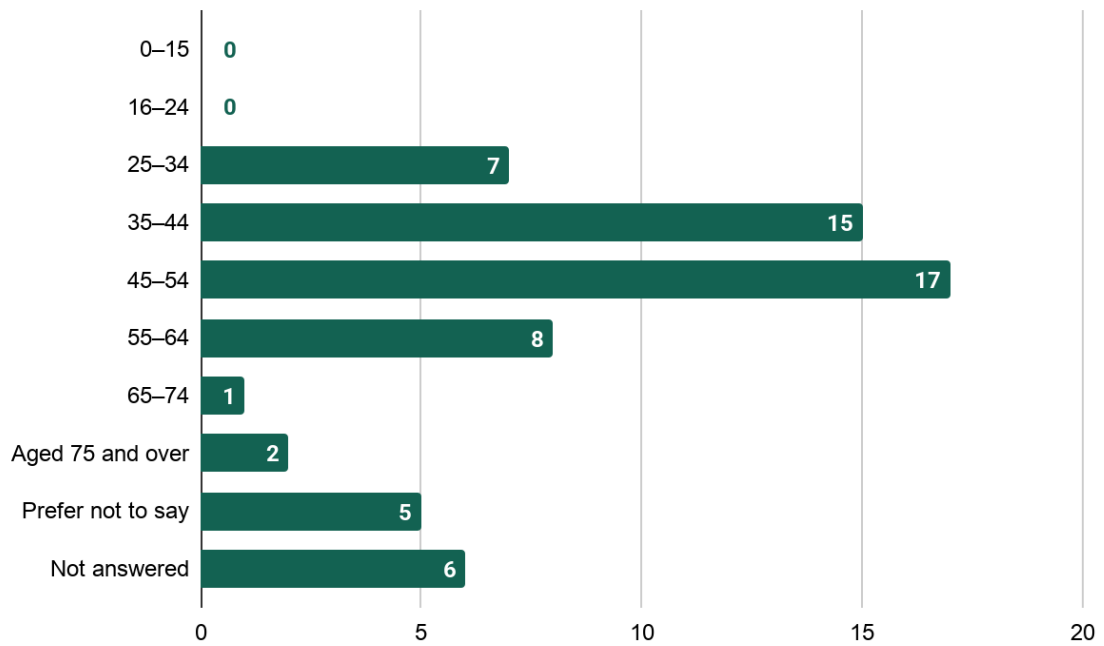
Transgender status

Respondents were asked whether they are transgender, or have a history of being transgender.



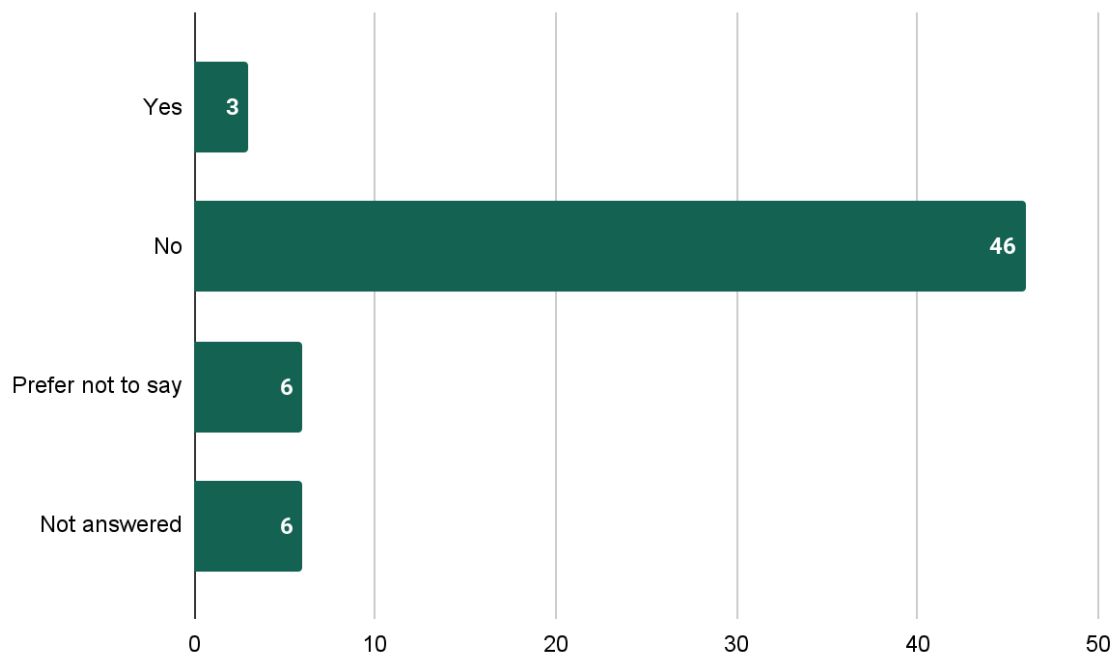
Age

Respondents were asked to indicate their age group.



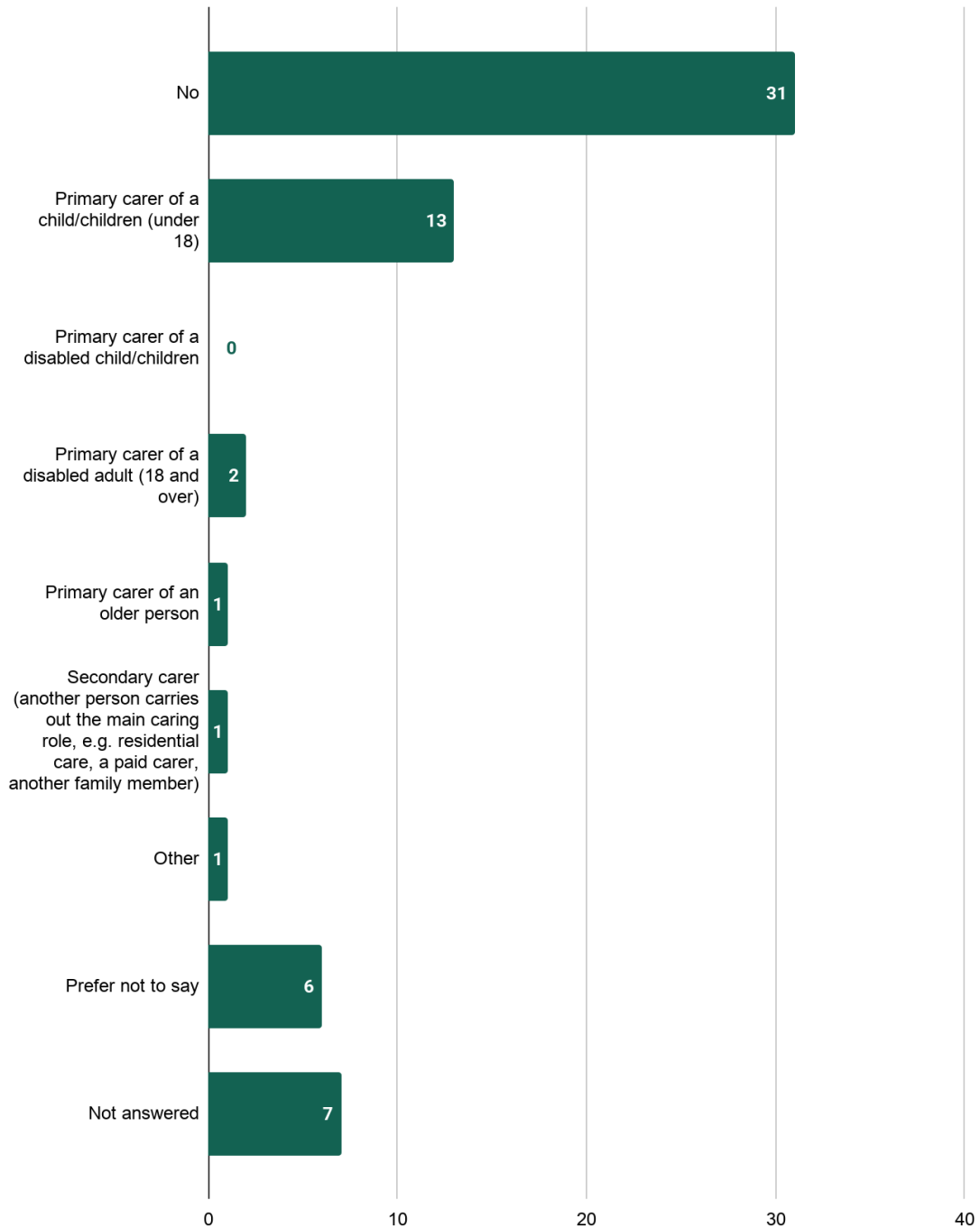
Disability

Respondents were asked whether they consider themselves to be disabled.



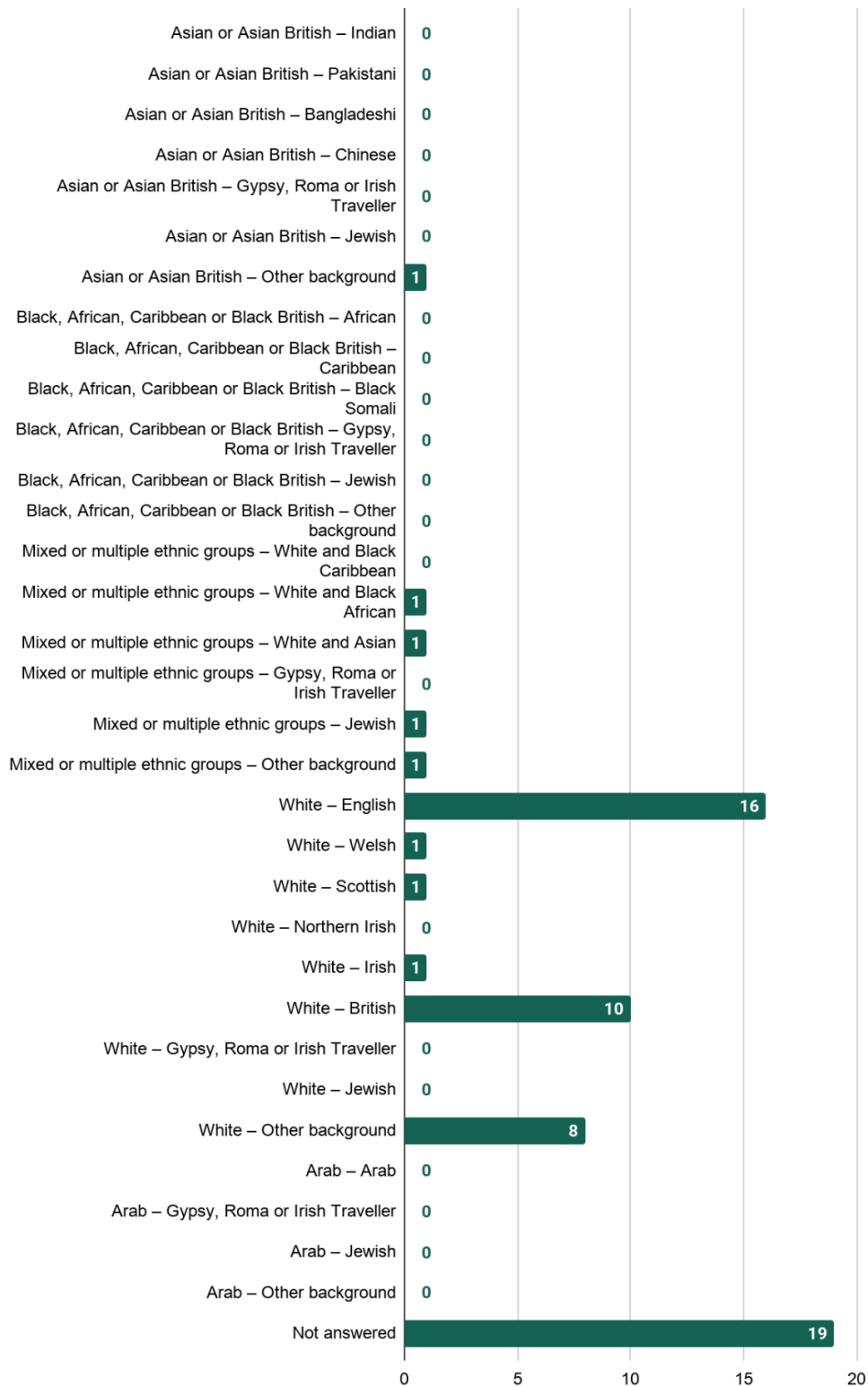
Caring responsibilities

Respondents were asked whether they have caring responsibilities and were able to select more than one option.



Racial or ethnic origin

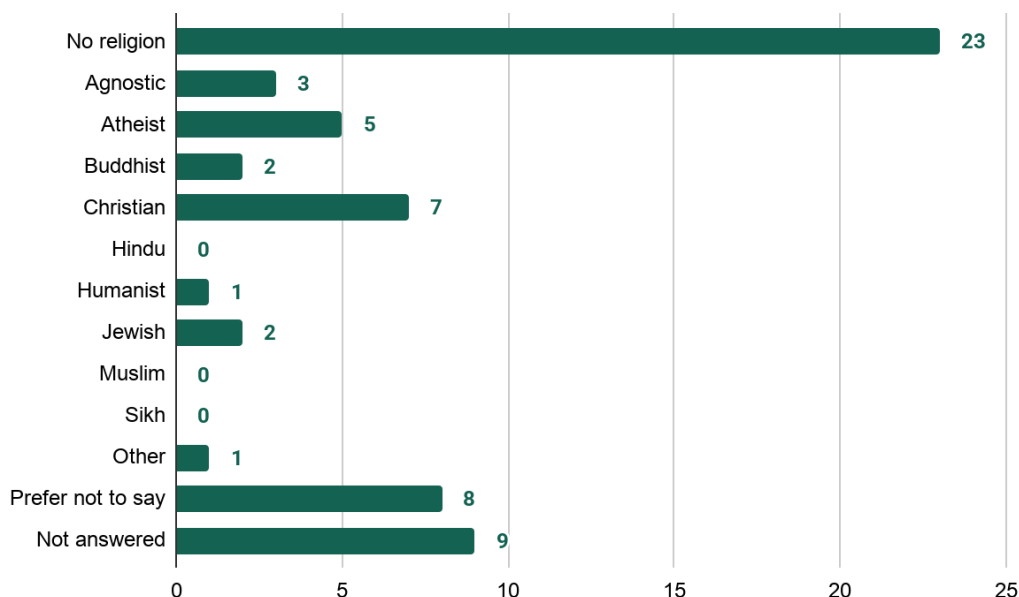
Respondents were asked to indicate their racial or ethnic origin. In the Citizen Space report, this question is presented across several grouped categories. The responses recorded were as follows.



Where respondents selected “**White – Other background**” or “**Asian or Asian British – Other background**”, further detail was provided in some cases. These included: “*British*”, “*Caucasian*”, “*European*”, “*French*” (two responses), “*Latin American*”, “*New Zealand*” and “*South African*”. These responses reflect a range of self-identified ethnic or national backgrounds that do not fall within the standard listed categories.

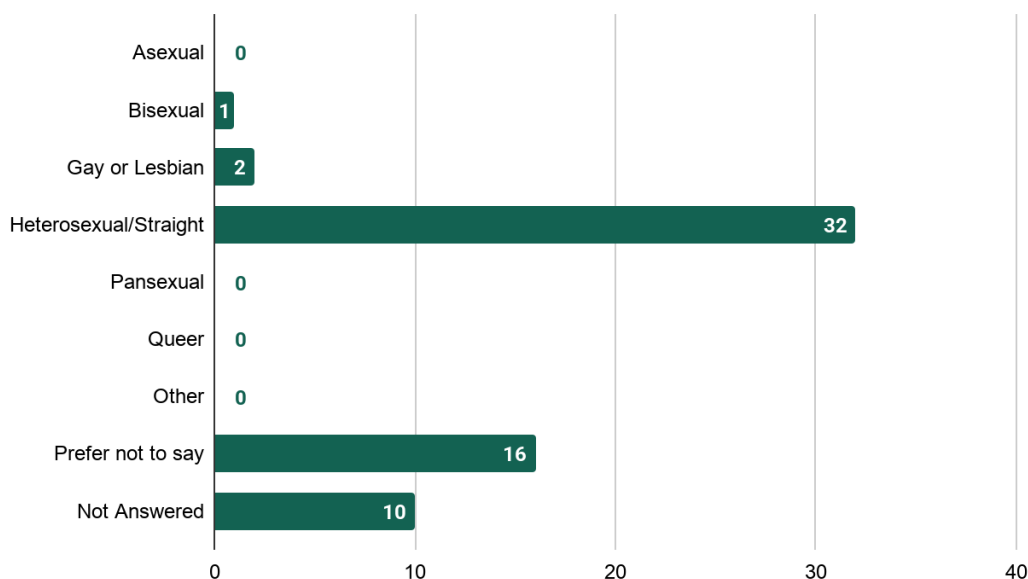
Religion or belief

Respondents were asked to indicate their religion or belief.



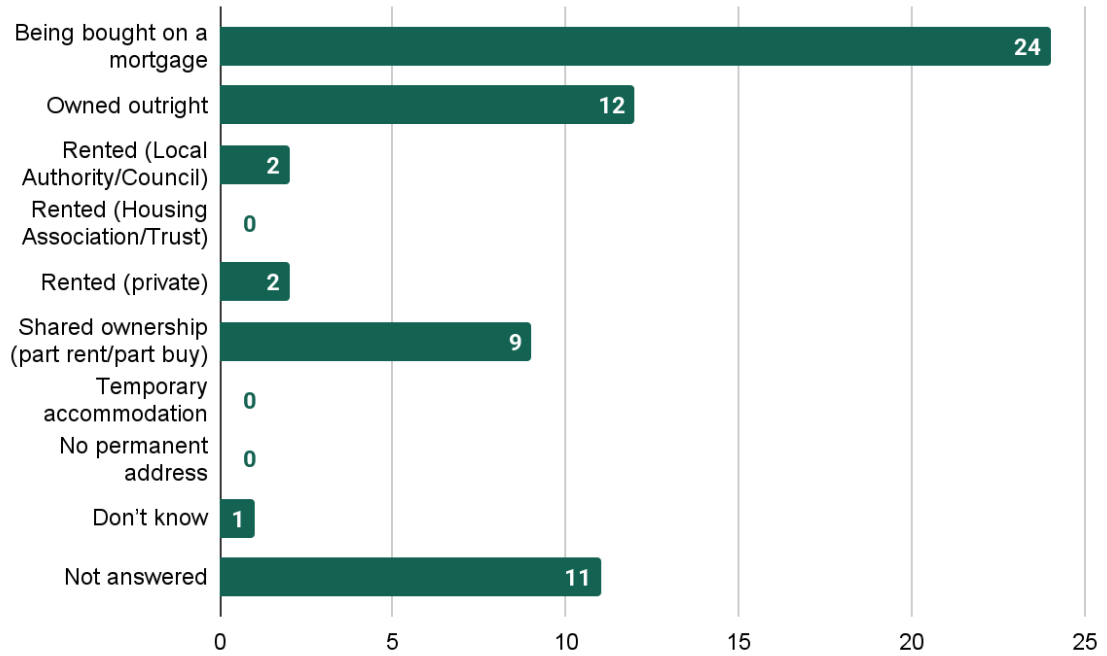
Sexual orientation

Respondents were asked to indicate their sexual orientation.



Housing tenure

Respondents were asked which of the listed options best describes the ownership of their home.



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