

# Greater Carpenters Neighbourhood Forum

## Consultation Statement

May 2019

The Consultation Statement provides details of who was engaged with the proposed Neighbourhood Plan at each stage of its preparation, how they were engaged, the main issues and concerns raised and how these were addressed. It provides summaries of the representations received on the Pre-Submission Neighbourhood Plan and how the Neighbourhood Plan was amended.

### Contents

1. Designation of the Greater Carpenters Neighbourhood Forum and Neighbourhood Area – P.1
2. Consultation on vision and 1<sup>st</sup> draft of the Neighbourhood Plan – P.2
3. Consultation with key local stakeholders – P. 7
4. Community consultation during the preparation of the Neighbourhood Plan – P.8
5. Evidence base review - P.12
6. Meetings with London Legacy Development Corporation (LLDC) – P.16
7. Meetings with London Borough Newham – P.19
8. Pre-submission consultation – P.20

### Appendices

- A. Time Line – P.29
- B. Carpenters Community Plan – P.29
- C. Planning consultations by LLDC and Mayor of London – P.32
- D. Pre-submission survey form and publicity - P.33-36
- E. Full table of comments made during pre-submission consultation – P.37

## 1. Designation of the Greater Carpenters Neighbourhood Forum and Neighbourhood Area.

The Greater Carpenter's Neighbourhood Forum (GCNF) and the Neighbourhood Area were designated by the LLDC in July 2015.

The Greater Carpenters Neighbourhood Area is bound by Stratford Station, the High Street, the Waterworks River and the railway tracks alongside the Olympic Park.

It is also aligned with Local Planning Authority's boundaries of the Greater Carpenters District (London Legacy Development Cooperation: Local Plan, Sub-area 3).



This was the culmination of the publication of the Carpenters Community Plan in 2013 (see Appendix B), a household survey and a series of meetings in 2014 and 2015 to gauge opinion on key themes for local residents, agree the Neighbourhood Plan area, write a constitution and set up a website. Public meetings took place on 22 July 2014 and 11 November 2014, both at the Building Crafts College. Each meeting was widely publicised. The Carpenters Tenant Management Organisation (TMO) and London Tenants Federation kindly printed 6000 leaflets for this purpose and volunteers ensured some 1100 households within the area received an invitation through their letterbox. Leaflets and posters were also placed at the local school, the Builders Arms pub, the Dockland Centre, the Tesco, the TMO and the Doctors Surgery. Further invitations went to all shop/local businesses.

The inaugural AGM took place on the 4th February 2015 at the Carpenters Primary School. An A4 invitation flyer went out to the current membership and local organisations via email with encouragement to spread the word. Additionally, thousands of flyers were printed and distributed to households across the proposed Neighbourhood Plan Area. Social media was used to publicise the event as well. Speakers from two established Neighbourhood Forums: Grove Park, Lewisham and Camley Street, Camden provided inspiration.

Membership at the time of the application for designation included residents, local businesses, voluntary and community sector representatives and a London Assembly member. A local councillor joined at a later date.

To promote the application for designation a four-page colour GCNF newsletter was published in June 2015 (see inset) and distributed to each household in the Neighbourhood Area and to local businesses and other stakeholders.

It also advertised a planning event that was held at Carpenters Primary School on 24<sup>th</sup> June 2015. This was an important event for introducing residents from the wider Greater Carpenters area. Children from Carpenters Primary School entered a competition to design a logo for the Neighbourhood Forum.

## **2. Consultation on vision and 1<sup>st</sup> draft of the Neighbourhood Plan**

In January 2016 GCNF drafted a vision for the Neighbourhood Plan which was emailed to members and included in the GCNF newsletter of April 2016. Forum members were also working at this time with UCL on water and energy infrastructure (detail in section 5) and listing assets of community value (see Neighbourhood Plan) and began to plan for a key consultation phase in late spring and summer 2016 to inform a first draft of the Neighbourhood Plan. Membership of the forum had reached 100 by this time.

The following email comments and proposed amendment / additions were incorporated into the draft vision.

- Sustainable enhancement of existing homes, jobs, environment and community facilities
- Ensuring genuine gain from the Legacy of the Olympic Games;
- Inclusion of revitalising and vibrancy of the community;
- Will achieve a healthy, caring, supportive and empowered community;
- Working together in decision-making and creating a model for other communities.

## Two key consultation events were held in May and July 2016.

These had exhibition boards on key theme areas with suggested objectives and questions. Workshops on the following themes were held across the two events:- economy and employment, energy and water infrastructure, green space, biodiversity and community gardening, housing refurbishment and sensitive infill, health and wellbeing, transport, connections and movement, community ownership, empowerment, education and skills, community culture and assets of community value, meanwhile uses and heritage and legacy.

**Table 1: Issues raised at early consultation event 28 May 2016**

Themes	Key comments
<b>Energy and water infrastructure</b>	<ul style="list-style-type: none"> <li>- Water collection butts across the area – to collect water for watering gardens and green space and washing cars.</li> <li>- Water saving measures like dual flush toilets and have better insulation for new and existing homes.</li> <li>- There should be a strong push to reduce water usage from 180 to 100 litres per person per day. Toilets could be flushed with grey water.</li> <li>- Water collection for communal buildings for flushing toilets is technically feasible in low rise blocks and could be done in retrofitting homes.</li> <li>- Sustainable drainage could be good.</li> <li>- There could be different surface uses including where there is car parking.</li> <li>- Smart meters would be good.</li> <li>- Insulation is not particularly good on the Carpenters Estate, especially the tower blocks.</li> <li>- We could look to reduce CO2 emissions. We need a baseline.</li> <li>- Solar panels could be installed on some roofs and could reduce current energy demand by 10%. A co-operative could be set up to manage this.</li> <li>- Linking in combined heat and power, air source pumps and ground source heat pumps.</li> <li>- Costs need to be considered especially for home owners.</li> <li>- Embodied energy could be mentioned.</li> </ul>
<b>Green space, biodiversity &amp; community gardening</b>	<ul style="list-style-type: none"> <li>- We need to have someone look at the green space on the Carpenters estate to see how it all fits together and ensure it is all utilised – with wild flowers, children’s play spaces, outdoor gym and community gardening.</li> <li>- Utilise the What If’s plans for the Carpenters Park.</li> <li>- Adopt sustainable drainage proposals.</li> <li>- Look at having bird boxes.</li> <li>- More trees should be planted on Wharton Road to help reduce CO2 emissions and remove pollution by intercepting airborne particles.</li> <li>- Identify places to grow food and place boxes already made.</li> </ul>
<b>Health and well-being</b>	<ul style="list-style-type: none"> <li>- There is evidence about the relationship between health and environment.</li> <li>- Some people just want to feel safe walking around in the locality.</li> <li>- There are lots of mental health problems in the area, moving people off the estate has not helped; its reduced local support networks &amp; increased isolation.</li> </ul>

Themes	Key comments
<b>Health and well-being continued</b>	<ul style="list-style-type: none"> <li>- We should adopt CABE's sustainable places for health and well-being. This notes the beneficial impact through supporting green infrastructure and sustainable transport networks; incremental improvements and renovation (not necessarily redevelopment); health and well-being are interdependent and prevention is as good as a cure; facilitate physical activity – it's good for treating depression; have green routes and encourage people to walk them; minimise energy and resources to make bills cheaper; uses sustainable materials and exploit planting to increasing cooling and water run-off; use passive design; have good public transport and access to bikes in the area.</li> <li>- Health infrastructure also needs to be accessible – there are some things that we don't have at the local practice – such as blood tests.</li> <li>- The Liberty Bridge Centre in the Olympic Park is good – but accessibility is difficult - you have to get a bus to Stratford and then another to the centre.</li> <li>- We could have a bike project.</li> <li>- It would be good to have a pharmacist in the area.</li> <li>- Could we have a place in the GCNF area where we could have a pharmacist, and other medical facilities?</li> <li>- The former TMO building could provide a new building for a library and community rooms and support integration.</li> <li>- We need to look at what we have and upgrade.</li> <li>- Lifetime neighbourhoods should be mentioned.</li> <li>- A children's centre would be good.</li> <li>- Outdoor gym would be good as its popular with all ages.</li> </ul>
<b>Housing refurbishment and sensitive infill of new housing</b>	<ul style="list-style-type: none"> <li>- In addition to refurbishment of the Carpenters Estate, we need - supported housing for older people and those with special needs.</li> <li>- It would be good to integrate this on the Carpenters Estate.</li> <li>- There is quite a lot of intermediate housing in the GCNF area, including in Meridia – mostly one and two bed homes – but with little social cohesion.</li> <li>- Halo is mostly buy-to-let with short term lets. One Eighty, High St is the same.</li> <li>- Adrian House, Jupp Road is 10 years old but a lot of water collects on balcony areas where there are no down pipes; some retrofitting may also be required.</li> </ul>
<b>Site allocations</b>	<ul style="list-style-type: none"> <li>- The former TMO building, garages and parking area. This could have a range of community facilities, health and education amenities and housing above. It might also pay for some refurbishment.</li> <li>- The newsagents and police station. These could be kept on the ground floor with new homes developed above.</li> <li>- Gibbins Road – possible mixed development with workspaces on the ground floor level and homes above. Stratford Wire Works has been closed / empty for some time and likewise the BMA building.</li> <li>- The BT building and garage sites?</li> </ul>
<b>Community culture and assets of community value</b>	<ul style="list-style-type: none"> <li>- It's good that we have four of the six proposals for listing assets of community value agreed by Newham Council.</li> <li>- We could also look to list the kick about space and green area by Lund Point.</li> <li>- The former TMO building could be a very good community hub and meeting point.</li> </ul>

<b>Community culture and assets of community value</b> continued	<ul style="list-style-type: none"> <li>- Don't lose any of the existing social and community infrastructure.</li> <li>- There is a lack of activities for young people in the area. Some young people use the Forest Gate Youth Zone but there is a need to have more activities for young people locally.</li> <li>- The kick-about pitch is well used (football) from 6 am in the morning.</li> <li>- The pitch near to Biggerstaff blocks and Lund is also well used.</li> </ul>
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**Table 2: Issues raised at early consultation event 2 July 2016**

Themes	Key comments
<b>Economy and employment</b>	<ul style="list-style-type: none"> <li>- The objective to support local businesses staying in the area - to grow and expand is good, but the Neighbourhood might be too small for a 'local economy' area.</li> <li>- Repopulating the estate would support local businesses.</li> <li>- Making transport links more accessible will help to get local people into jobs – particularly for example IT. It would be good to encourage this and provide links. I'm interested in how people might get into IT.</li> <li>- We should have something on wages, but this might be difficult for start-up businesses.</li> <li>- We need a mix of jobs locally and it may be best to keep quiet on wages.</li> <li>- We need to know that we keep people's enthusiasm for the Plan by showing that we are seeking to benefit local people.</li> <li>- There should be no disagreement with trying to ensure local businesses pay the London Living Wage.</li> <li>- The distance people might have to travel to work is important, being able to walk or cycle to work is important.</li> <li>- Looking to use environmental regulations to support local businesses could be good.</li> <li>- Look at local supply chains and local business connections to reduce distance goods are transported.</li> <li>- Can we get local businesses together to make sure they have a say on the Plan?</li> <li>- A business association and directory might be good.</li> <li>- This may not work without a worker. A directory would be good.</li> <li>- A local card – as they have in Lewisham might be good.</li> <li>- We need to focus on the role of education &amp; training re local employment.</li> <li>- There could be an Education, Training and Business Forum for GCNF area.</li> </ul>
<b>Education and skills</b>	<ul style="list-style-type: none"> <li>- GCNF members are keen to provide and enhance opportunities to access education and lifelong learning – though supporting existing education establishments in the area and linking with those outside the area.</li> <li>- How will employers link with this?</li> <li>- There is a model in Canary Wharf of a federation of businesses that do community outreach, provide corporate sponsorship for several London charities, for national UK youth work and grants for projects in schools.</li> <li>- Local companies could provide work experience to school children.</li> <li>- Achieving close relationships between employment and education would fit better with the vision for community ownership and business.</li> <li>- We need to know the skill that are important to local people and businesses.</li> <li>- There needs to be more engagement with the local universities &amp; colleges.</li> <li>- Need to separate education and what might be a leisure pursuit.</li> <li>- Research and surveying needs to be done around all this.</li> <li>- We should link with the time-banking groups in Stratford too.</li> </ul>

	<ul style="list-style-type: none"> <li>- Could we look at more projects with the Carpenters Primary School?</li> <li>- There are a number of local secondary schools (outside the area).</li> <li>- We need to ensure enough pre-school places are provided.</li> <li>- It could be part of adult learning.</li> <li>- We could promote interschool learning.</li> </ul>
	<ul style="list-style-type: none"> <li>- The objective to improve walking, cycling and public transport connections with the surrounding area to benefit residents, local businesses, services and amenities looks good.</li> <li>- Easy access to rail services is really important.</li> <li>- GCNF area looks a bit like a backwater &amp; access to surrounding areas not good</li> <li>- There could be problems with football fans once the Gibbins Rd entrance is opened. It may bring anti-social behaviour.</li> <li>- The Carpenters Arms may benefit.</li> <li>- Need for signage throughout the area.</li> <li>- Defining designated walking and cycling routes would increase use.</li> <li>- Need cycling racks for hire and for people to leave their bikes when visiting the Carpenters and Docklands Centre.</li> <li>- Create no dog areas where possible.</li> <li>- Create a small station entrance leading to the Jubilee line near the walkway / bridge to the station.</li> <li>- It is very difficult for people to get access to bus stops on the other side of the High St and difficult to connect with the 276 buses to Homerton Hospital.</li> <li>- The tunnel at the end of Carpenters Road makes it difficult to increase the number of busses. It would only be possible for single decker bus to go through here or make a slope down and back up in the road.</li> <li>- There should be a 278 bus. Suggested route: Stratford-Carpenters Road- Olympic Village-North London-Hackney-Camden Town</li> <li>- 205 bus could continue after Bow Church and go along Carpenters Road.</li> </ul>
<p><b>Legacy and Heritage</b></p>	<p><b>LEGACY</b></p> <ul style="list-style-type: none"> <li>- Sport particularly important in terms or Legacy. Statistics show that the Growth Boroughs are failing to meet targets around sports activity – more so with women than men.</li> <li>- NB proposal for outdoor gym equipment is positive.</li> <li>- Sports activities that might be more attractive to women are netball, dance, self-defence classes, cycling and swimming.</li> <li>- The kick about space on the Carpenters Estate is used a lot by young people.</li> <li>- The Carpenters and Docklands Centre has sports activities but not so much now for young people.</li> <li>- The Forest Gate Youth Zone could be replicated in GCNF area.</li> </ul> <p><b>HERITAGE</b></p> <ul style="list-style-type: none"> <li>- Industry – but much of it has gone</li> <li>- The Carpenter’s Company – has a long history (since 1886 this area). A number of the streets in the area were named after previous Masters of the company including Rosher and Warton Roads. Biggerstaff tower block on the Carpenters Estate is also named after a former master of the company.</li> <li>- The Channelsea River which skirted the estate provided an important access route in the past.</li> <li>- The close-knit community of the Carpenters Estate is part the area’s heritage.</li> <li>- There could be a heritage trail through the area.</li> </ul>

A total of 37 people attended these events, some attending both. This included residents from Carpenters Estate, Adrian House, Ward Rd and Meridia Court social, private and intermediate housing, representatives of five voluntary and community sector groups and one local councillor.

### 3. Consultation with key local stakeholders

Between December 2016 to August 2017 one to one discussions were held with 22 stakeholders, only four of whom had attended any of the Forum meetings.

**Table 3: Interviews with key local stakeholders**

Stakeholders meeting dates	Comment	Follow up and changes to Neighbourhood Plan as a result
<b>Community Centre – Dec 2016</b>	<p>Provided a written letter of support for plans for ‘careful redevelopment of the area’ but maintaining homes on the Carpenters Estate. Ultimately hope that GCNF, LBN and LLDC can work together to develop a plan and future for the estate that takes into account need for social housing and the considerations of residents and businesses already established on the estate. Believe that Docklands Settlement is an integral part of the community and want to remain a pillar for it for many years to come.</p> <p>There were on going consultations with officers around the possible redevelopment of the centre (relating to the NP’s site allocations – to provide them as requested with additional community space and a green / pitch on the roof (supported by some proposed housing development).</p>	<p>Details included in proposals for site allocations – produced by AECOM (funded by Locality)</p>
<b>Small business Rowse Close – Jan 2017</b>	<p>Development of new homes could occur along the stretch of businesses adjacent to the railway line – retain space for businesses with housing above. This could be quite high.</p>	<p>Included in site allocation.</p>
<b>Small business, Rowse Close Feb 2017</b>	<p>Want to stay in the area – keen for Forum to consider this and what happens to them if any redevelopment is to occur.</p>	<p>Site allocation retains sufficient employment space to include existing businesses.</p>
<b>Publican Feb 2017</b>	<p>Contributed to the Carpenters Community Plan and supports GCNF. Is a member. Supportive of the community and aims to prevent demolition of their homes, family and friends live on the estate. Particularly supports NP’s policy for refurbishment of existing homes.</p>	
<b>Publican Feb 2017</b>	<p>Contributed to Carpenters Community Plan, can’t get to meetings but reads info via email (as a Forum member) on development of Neighbourhood Plan and is supportive. Delighted at the Forum getting pub listed as asset of community value. Gets lots of good custom through West Ham moving to stadium.</p>	

Stakeholders meeting dates	Comment	Follow up and changes to Neighbourhood Plan as a result
<b>Shopkeeper/ leaseholder March 2017</b>	Contributed to the Carpenters Community Plan, is member of the Forum and generally continues to support refurbishment of Carpenters Estate and its repopulation – which your hugely support his business. Pleased that the forum got his shop listed as asset of community value and made comment for GCNF's March 2017 newsletter.	
<b>Shopkeeper March 2017</b>	New Forum member – difficult to get to meetings – but supportive. Doesn't like roads being shut off when there are West Ham matches as fans provide him with good custom.	
<b>Garage – freeholder – March 2017</b>	Contributed to the Carpenters Community Plan, and as a member of the Forum is supportive of the draft NP. Is annoyed about the development at Duncan House, road being cut off and council (as always) failing to discuss anything with them about things like this or generally about their proposals for the Carpenters Estate.	
<b>Carpenters Company – March 2017</b>	Pleased that the NP talks positively about the Building Crafts College and other assets that they support (Carpenters Primary School and Docklands and Carpenters Centre. Would be happy to be involved in the Neighbourhood Education Partnership.	
<b>Carpenters Company – August 2017</b>	<p>Discussion via email – still pleased that the forum remains keen to support the BCC and retain it on the Estate. This is very much CC's aspiration, discussed previously. Note that they want to consolidate the Buildings Crafts College into one site. The BCC teaches construction skills using a considerable amount of noisy machinery and – it is not possible to have homes close to it.</p> <p>Info provided by AECOM emailed to CC.</p>	AECOM provided some research on combining employment and residential - from the GLA and a good 'worked example' case study of integrating industry and residential, Albert, Swedish and Comleys.
<b>Nathaniel Litchfield – telephone discussion – March 2017</b>	Re Winfield House, Warton Road. Interested in the Neighbourhood Plan. Winfield House needs to be shown on site maps. NL have had some discussions with the owner about making a reapplication for plans for commercial space on the ground floor and housing above (about 35 flats)	Wharton Road site added.
<b>Carpenters Primary School. April 2017</b>	Keen that school is able to expand – possibly up one level and some possible of some rearrangement of the internal layout of the school (as a refurb option).	
<b>TFL - Planner (East) borough planning and officer of TFL Bus Network</b>	Support any enhancement to the Jupp Road Footbridge. There is not justification for more than one new entrance to the SW of the station – because of costs and staffing requirements.	Removed proposed entrance to Stratford Station at Jupp Road entrance.



<b>Development Team. – April 2017</b>	There would need to be increases in demand to make the business case for new or diverted services (but as the area is repopulated this can be re-examined). The NP could highlight areas where there are current issues and possible solutions – e.g. where improvements are needed / could be made, potential bus stands.	Improvements to the landscape, lighting and design of pavements and roads added.
<b>Newham Cycling Co-ordinator – April 2017</b>	Current map in NP is wrong – the cycle route should be identified as being from the High Street, Wilmer Lea Close, Hutchings Close and coming out at the end of Carpenters Road (before the bridge). It would be good to have signage for walking and cycling routes. Cycling routes need to be separate to walking routes.	Map changes made.
<b>Academy of Excellence, High Street - April 2017</b>	Would be happy to be involved in the education partnership. Don't know how long they will be able to stay in current accommodation.	
<b>JLL (Managers of One Eighty, High Street) April 2017</b>	Don't think many of their residents would likely engage with the Forum about development of Plans. They are young and relatively transient. Will forward the draft NP to the owners.	
<b>Genesis Housing Association April 2017</b>	Generally, supports improving and enhancing green spaces. Supports having additional community spaces and would like to be involved in the Education Partnership. They are keen to support refurbishment as new build and retention of social housing.	Support noted in NP.
<b>Hotel Manager, High Street – April 2017</b>	GCNF member. Would like to see improvements. Is concerned about the differences between GCNF and LBN and timescales in getting any improvements carried out. Noted that Stratford High Street is in the Stratford BID. NP should make references to the BID and make links with. Education Partnership might also include local businesses. Airbnb a problem and has negative impact on the Hotel.	Stratford BID mentioned in addition to the NP.  Local businesses added to Education Partnership.
<b>Board member of Stratford BID – April 2017</b>	Highlighted links that could be made between GCNF and Stratford BID.	As above.
<b>UCL East – communications officer April '17</b>	Likely UCL East would support the Education Partnership.	
<b>E Thames HA – April 2017</b>	Willing to support with community activities.	
<b>Artist – from Studios Rowse Close</b>	Want Forum / Plan to ensure they remain within any developments.	
<b>Artist – from Studios Rowse Close</b>	Keen to ensure no loss of housing or low-cost workspace. Type of space needed for artists doing large sculpture needs to be included.	

#### 4. Community consultation during the preparation of the Neighbourhood Plan

Four further drafts of the Neighbourhood Plan were produced. A second more detailed draft in late September 2016 version, a February 2017 draft which included some maps and illustrations with support of UCL students, a May 2017 draft which separated out policy and supporting text and the pre-submission version, which was published for consultation in October 2017. Amendments were made following meetings with the LLDC, one to one meetings with a range of stakeholders (see above) forum meetings and comments made in response to a summary of the third version published in the newsletter.

In an attempt to get a wider view from across the GCNF area questionnaires were also distributed to housing association dwellings (mostly from blocks where there had been no input at the two events). These comprised social and private rented homes and intermediate housing) from Adrian House, Azure, Maridia, Odelia and Sapphire Courts and block on Ward Road. 23 were completed.

**Table 4: Comments made at Neighbourhood Forum meetings and community workshops 2016-2017**

Community comment
<p><b>Forum meeting August 2016: Agreed:</b></p> <ul style="list-style-type: none"> <li>- <b>Five theme policy areas for the Plan.</b> Health and wellbeing should be included in all themes. Education and training to be added to Employment and local economy and some environmental issues included with housing refurb etc. Community ownership could include things such as assets of community value, solar power, heritage and legacy.</li> <li>- <b>A ‘project list’ should cover non-policy items</b> discussed in spring / summer consultation</li> </ul>
<p><b>Sept 2016 workshop (transport) 2016:</b></p> <ul style="list-style-type: none"> <li>- 1<sup>st</sup> paragraph – improved access to Greenway. No easy solution, will have to cross main road to access it from here. In future, people could hire Santander bikes from station, is there better way to Greenway than crossing Stratford High Street (twice)? After discussion, agreed we could word it, ‘<b>a very clear and accessible cycle route</b>’.</li> <li>- 2<sup>nd</sup> paragraph – two new entrances to Stratford station mentioned. Problems of football fans ASB on estate discussed.</li> <li>- 5<sup>th</sup> para. – discussion about what bus routes would we like to see through estate. <b>Agree a 276 extension like during Olympics as mentioned.</b> There is a possible site for another bus stop on Carpenters Road.</li> <li>- <b>A bus to Sir Ludwig Guttman Centre would be very good, at present it requires a change of buses, bad for ill or frail people to face.</b> Liberty Bridge in Olympic Park has no parking.</li> <li>- 205 route suggested extension from Bow Church to Carpenters Road, it could follow its N205 route along Warton Road, as bridge is high enough there, but problems with crossing road there, one pedestrian way leads to dead end. Improved landscaping, lighting, design to enable pedestrians to avoid walking alongside traffic.</li> <li>- 20 mph speed limit often ignored, no bumps, cameras, only signs (on Warton, there are on Carpenters).</li> </ul>
<p><b>September 2016 workshop (housing):</b></p> <ul style="list-style-type: none"> <li>- 1<sup>st</sup> para. – may not be able to easily isolate flats to do first. The blocks are largely empty, better to prioritise wider estate? But blocks could be colder now they’re mostly empty.</li> <li>- There may already be enough special provision for older people. Genesis flats have 65 units. New builds will have student accommodation, so more young people. <b>‘New homes will support the housing needs of the area’</b> used.</li> </ul>
<p><b>September 2016 workshop (employment)</b></p>

## Community comment

### Forum Oct 2016:

- (Transport) A selection needs to be made on which of the bus route options GCNF members would like. It was noted that some of the green spaces in the GCNF area have not been identified. **(Proposal map added)**
- (Employment) Garages for workshops – may need access to water, toilets electricity and heating. Need to look at the construction – roofs may have asbestos. Many are empty and used for storage. Wording agreed - **existing garages as a location for low cost workspaces, using shipping containers above the garages, or conversion or demolition of some of the garages.**
- (Housing - site allocations) Discussion on parking spaces. UCL students suggest that provision of multi-storey parking could provide spaces for construction of new homes / space under James Riley House. Agreed that cost of development and maintenance could be high.

### Forum November 2016

- Discussion on fast food takeaways – with agreement that the Plan should read **‘No fast food takeaways will be permitted in the plan area’**. The reference to the High Street may need amending as the main concern in previous discussions had been the opposite side of the High Street which is outside the Neighbourhood Plan area. There could be a separate section in the plan about the wider impact area which picks this up. **A map showing schools in and near the GCNF area and outer buffer zones** should be provided in the Plan.
- **Map showing existing garages** should be included. Spaces are quite small and may need to be joined together.
- Proposed wording saying that ‘developments must provide car free housing’ should be changed to say that parking is permitted (as it is acknowledged that we hope aim to have families back in the area) and say instead that **‘parking is permitted but with encouragement of low carbon and diesel free cars.’**
- At present the plan talks of creation of a youth zone. These are usually part of a borough provision and could well be very expensive. Agreement that the hub must be described as **‘multi-purpose’** to include all ages of community (albeit with some specifically for young people). **It could also meet multi-faith needs.**
- Proposed sites for new housing were discussed, including some early analysis carried out by UCL students. **More discussion and analysis needed on site allocations and numbers of homes each might accommodate.**
- Some discussion held on the ‘project’ list.

### Comments at AGM, March 2017

- I grew up here when there was an active social club and youth club – hope (as proposed) that this can be remade.
- If the area were repopulated Carpenters Primary School would need to be extended. Policy changed / text added - Major developments will be expected to make provision for appropriate community facilities in the area such as new school places, particularly for primary pupils, **by refurbishment of Carpenters Primary School and an extra form.**
- Is it planned that refurbished homes on Carpenters Estate would remain social rented?
- Issues raised on ASB & poor maintenance of the estate by LBN

### Additional changes made from discussions at meetings and email comments

- To text (4.1.10) – add as start of paragraph **‘Shops and services that are needed in the neighbourhood will be identified through Social Impact Assessments’**.
- Policy G1 last paragraph – change wording to say that **in some circumstances**, development may result in green space loss and that this will only be permitted **if replacement is of enhanced quality, quantity**

**and accessibility.**

- G2 – change first paragraph change to communal green spaces **‘have been identified’** rather than ‘will be designated’.
- G3 – change to **‘in exceptional circumstances’** development may result in loss of habitat or trees and this will only be permitted if there is **replacement of enhanced quantity, quality and accessibility.**
- G5 – remove first sentence.
- G5 supporting text note that food growing space is mentioned in delivery chapter.
- H2 – paragraph 3 add **for sites providing more than 10 units**
- Community facilities, ownership and empowerment – paragraph 4.5.5 add ‘all community facilities **should** include community representatives’ and note that this is a **best practice approach to community engagement.** Add bullet point **encouraging the developer to resource a ‘planning for real’ in preparation for the masterplan** and delete **‘requiring the developer to pay for independent technical support’**. Delete last bullet point and replace with **‘inviting GCNF to provide a briefing to members ahead of the Planning Committee. This would be an extension of the practice of developers offering briefing sessions to members.**

- Detailed delivery section discussed and agreed via email with GCNF members in August 2017

## **5. Evidence-based work (UCL Engineering, Max Fordham Sustainability Matrix and AECOM site allocations).**

These documents were made available as part of the pre-submission consultation.

### **UCL Water and Energy Infrastructure Study**

Between September 2015 and March 2016, UCL Engineering, supported by the UCL Engineering Exchange, worked on a water and energy infrastructure planning project for the Carpenter’s Estate. The project compiled detailed solutions for both water and energy infrastructure for the GCNF, taking into account community objectives, sustainability and long-term capacity of the Carpenters Estate.

UCL students undertook discussions at two GCNF meetings and a drop-in involving 23 members and a sample survey of 20 residents. They conducted preliminary studies of water and energy infrastructure options for the estate; performed site visit and selected house visits; carried out detailed assessments for water and energy options and incorporated these with residents’ aspirations to produce a community influenced report, with short-term, medium-term and long-term strategies developed.

During the community engagement process, the following were observed: the current condition of the estate means that refurbishment and the Neighbourhood Plan is an urgent matter and should be of top priority; infrastructure options that reduce bills were preferred; the possibility of enhancing green spaces through the project was positively received as residents related this with community cohesiveness, residents were more concerned with energy infrastructure solutions when compared to water infrastructure and water metering was strongly opposed (on the basis that those who need to use more water (including those with disabilities) and those on low incomes are most disadvantaged).

Table 3. Energy and water options characteristics

Strategy	Infrastructure	Option	Indicative Cost <sup>1</sup>	Bill saving	Carbon emission saving
Short term	Energy	Energy efficient appliances, lighting and fittings	£300+/unit for refrigerators, £225+/unit for washing machines	£34.02/year	
		Storage heaters	£700/unit	£200/year	
		Cavity wall insulation for low rise homes	Terraced houses: £370/house; low rise houses: £330/house		
		Boiler replacement with efficient technologies	£2.6 million/scheme		1,500kg CO <sub>2</sub> /unit/year
		Energy meters and behavioural change		2-3% reduction in energy	
Medium term	Energy	Solar photovoltaics	£1.4 million/scheme		455 tones /year
		Insulation for high rise homes			
		Combined heat and power plant	£3.2 million/scheme		Reduce the CO <sub>2</sub> emissions by 60% compared to conventional gas boilers
		Heat pumps	Air source: £6,000-10,000/unit; ground source: £13,000/installation		Air source: 11,400kg CO <sub>2</sub> /year (replacing electric storage heaters); ground source: 2,000kg CO <sub>2</sub> /year
Short term	Water	Simple rainwater harvesting system	£100-300/unit	£25.2/year	1,433kg CO <sub>2</sub> /year
		Water displacement devices	£2-3.50/unit	£6/year	Depends on carbon intensity of the mains
		Water efficient toilets (e.g. dual flush)	£300/unit	£54/year	
		Low flow showerheads	£30/unit	£187/year	
		Intermediate rainwater harvesting system	£2,000-3,000/unit	At least £108/year	1,433kg CO <sub>2</sub> /year
Medium term	Water	Sustainable urban Drainage Systems and Permeable Pavements	£295,000		Alleviates strain on existing drainage infrastructure, minimising flood risk whilst maximising green space and enhancing biodiversity across the CE.

<sup>1</sup>subject to resources prices in 2015

## Max Fordham Sustainability Matrix

In 2017, UCL Engineering Exchange supported the commissioning of Max Fordham to produce a Draft Neighbourhood Plan Sustainability Matrix overlay report. Produced in May 2017, this contained suggested amendments to the draft Neighbourhood Plan.<sup>1</sup>

Table 5: Changes to the Plan arising from the Sustainability Matrix

Max Fordham comments/ recommendations	Changes
The Neighbourhood Plan is very comprehensive in addressing the wider sustainability impacts relating to community, landscape and biodiversity and water. In no places are the requirements less than those of the Regional and Local planning requirements. Where the Neighbourhood Plan directly addresses the requirements of the Local planning authority, the requirements are either met or exceeded. In some cases, the Neighbourhood Plan does not make reference to the local planning criteria.	
Consider stating a preference for use of the Home Quality Mark for new builds. Ratings range from 1 star to 5 stars. A 2-star rating would provide a good base level whilst minimising the cost impact. It should be noted that Local Authorities are no longer allowed to set requirements along these lines as part of their planning documents.	All new homes will aim to achieve a 2-star rating on the Home Quality Mark added.
Consider changing Lifetime Homes requirements to Category 2 Part M requirements to align with LLDC Policy BN.5: Requiring inclusive design	All new homes to achieve Category 2 Part M requirement added.
It is recommended that the Neighbourhood Plan changes new build energy performance standard to one of the following two options:	CO2 targets that align with the London Plan added.

<sup>1</sup> Subject to resources. Prices at 2015.

<ul style="list-style-type: none"> <li>- CO2 targets that align with London Plan requirements and additional fabric standards (such as targeting Best Practice Fabric Standards as set out in the Matrix)</li> <li>- Introducing an energy efficiency target for the whole dwelling – this would incorporate fabric and systems efficiencies but would not consider low carbon delivery.</li> </ul>	
<p>The largest cost uncertainty is likely to resort around the extent to which the existing buildings can and should be refurbished. This will require a structural surveyor carrying out a condition survey. As the approach may need to be bespoke to the building, age and condition, an architect may be required to conduct a feasibility study around the refurb options to provide sufficient detail for costing.</p>	<p>Commission a full and up-to-date survey of the condition of blocks on the Carpenters Estate and develop a refurbishment plan for Carpenters Estate - identifying what needs to be done immediately and what in the future - included in the Delivery section of the NP.</p>
<p>The site sits very near to The Olympic Park District Energy Scheme (OPDES) as shown below. The LLDC will be looking for a connection to be made on the Carpenter’s Estate as part of any large development proposal. While it is nearby to the existing network the railway is a significant barrier which will increase the cost of connection. It should also be noted that while the OPDES is likely to facilitate low carbon heat in the future compared to a traditional gas boiler system the infrastructure is costly compared to many systems. The heat price is also more costly than burning gas.</p> <p>Development of an energy strategy should ensure running costs are taken into account. If the recommendation is made to not make a connection to the OPDES a good case will need to be made to LLDC.</p>	<p>New developments will provide a combined heat and power scheme, with research undertaken into the benefits and feasibility of connecting to the Olympic Park District Energy Scheme. It is important that the benefits of the Olympic legacy spread to the Greater Carpenters area. However, a key consideration is that the running cost for residents is cheaper than the existing heating costs’ added.</p>

**AECOM assessment of proposed site allocations in the GCNF area.**

Through the Department for Communities and Local Government Neighbourhood Planning programme, Greater Carpenters Neighbourhood Forum (GCNF) requested technical support via Locality to assist them with a capacity exercise for selected sites. This was carried out by AECOM as Locality’s technical consultants. This technical support aimed to provide GCNF with information (evidence) relating to the possibilities of sensitive infill of housing within the sites suggested.

This document brings together the baseline position based on primary data (from site visits and consultation with Locality) and secondary data (previously collected by LLDC). It also builds upon the work already carried out by GCNF independent planning consultants that formed the brief for this report. The proposed sites (six in total) that formed part of the brief were reviewed and a site C was removed due to initial feasibility issues.

**Development Site A : Carpenter’s and Docklands Centre**

Site A is situated on the North-East corner of Greater Carpenters neighbourhood on 98 Gibbins Road. The existing site is occupied by a two-storey building used for community, leisure and sports facilities.

The community centre is an asset for the community and highly used, although the site is under-utilised owing to its prominent location next to Stratford Regional station. Although the site can be redeveloped to capitalize on prominent location and provide more accommodation on it, the community centre will need to be re-provided on the lower floors. The existing community center also houses some businesses that will be re-provided on site within the new development.

### **Development Site B : Gibbins Road**

Site B is situated along the North edge of Greater Carpenters neighbourhood, to the East of Carpenters road. The existing site consists of two to three storey buildings occupied by storage facilities serving as warehouses . Some of these have been converted into commercial/ retail frontages with model-makers, gyms etc. as occupants. An extension of the Building Crafts College is also housed in the building on extreme east. The college site consists of a building with open space used to experiment with building material and construction technology.

### **Development Site D: Former Carpenters Estate Tenant Management Org. Ltd office/Community centre**

Site D is very central to the neighbourhood situated on Carpenters Road. The existing site is occupied by a one-storey building used for estate management purposes and a community facility.

The community centre is an asset for the community and highly used, although the site is under-utilised owing to its prominent location next to main street connecting North to the Olympic Park. Although the site can be redeveloped to capitalise on prominent location and provide more accommodation on it, the community centre will need to be re-provided on the lower floors.

### **Development Site E : Rowse Close**

Site E is situated on the North-edge of the neighbourhood. The existing site is occupied by a one to two-storey buildings commonly used for storage facilities. These either serve as warehouses or industrial units such as a car repair shop. The buildings are not in the best condition and some of them previously abandoned-are being used as artists' studios currently.

Owing to its location, on the edge of an elevated rail line, the buildings tend to back on the North. The frontage on Rowse Close is not very good with walls and fences separating the properties. The access road is then divided from the rest of the area by a wall.

Recent new developments on the West edge of the site, fronting Warton Road are evidence that there is potential for this area to be redeveloped to provide more accommodation in the form of residential uses. The employment and industrial uses could be re-provided on same sites or other sites, as appropriate.

### **Development Site F : Wingate House**

Site F is situated on the edge of Waterworks river fronting Warton Road.

Existing site is occupied by a dilapidated, vacant, unused building. This is an opportunity to complete the river frontage on the North by redeveloping the site for residential with commercial/ retail ground floor frontage towards the river. The open space next to the building is occupied by leisure and community uses such as football, handball cages.

There isn't any existing residential provision on the five selected sites. Two community centres on sites A and D will need to be re-provided. The employment/ commercial uses, currently serving as warehouses, storage, MOT and a few other retail uses will also need to be re-provided as appropriate.

During its preparation there were discussions with Forum members, local businesses, the Carpenters and Docklands Centre and the Carpenters Company. AECOM's final report was published October 2017<sup>2</sup>. The GCNF designated these sites from A to F in a table and diagram in the Neighbourhood Plan.

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<sup>2</sup> <https://greatercarpenterscouk.files.wordpress.com/2017/10/site-allocations-options-report.pdf>

## 6. Meetings with London Legacy Development Corporation (LLDC)

Meetings took place in December 2015, October 2016, February 2017 and April 2018. Key points made in the first three are highlighted below and follow ups highlighted in bold.

**Table 6: Meetings with London Legacy Development Corporation (LLDC)**

**Meeting December 2015** focused on areas where LLDC will provide support including:

- **Overview of the LLDC's responsibilities to support the Forum.**

Discussion focused on

- Responsibility of LBN to consult early regarding any proposals for the GCNF area. LLDC not aware of when LBN will be ready to engage in a pre-application process.
- Supreme Court judgement 2014 about consultation with local communities – regarding Newham plans for the estate.
- Decisions on whether to accept or not any applications will be based on relevant policies in the LLDC's Local Plan.
- Possibility of the LLDC being an intermediary in any discussions with LBN.
- Clarification - LLDC Local Plan housing targets are for the whole sub-area not just GCNF area.
- LLDC tall buildings policy.

**Meeting October 2016 – regarding early draft Neighbourhood Plan**

Comments from LLDC officers:

- There is already planning policy in place – the LLDC Local Plan and the London Plan. The Forum will need to show that the policy in the NP is required and not already in these two documents. E.g. relating to employment. The LLDC already has quite a lot on low-cost space and micro-businesses – consider what is specific to the GCNF local area and what is not already in the Local Plan. Be specific in the Plan about when and where.
- Later the NP will need to separate out policy and supporting text.
- The Neighbourhood Education Partnership sounds good, to what extent has this been discussed? **Discussions / consultations with a number of organisations later took place.**
- Generally evidencing support from stakeholders will be important on all policy issues. **One to one discussions were organised.**
- Delivery and viability is important to consider.
- While some issues – such as apprenticeships are difficult to express in planning policy terms, there is no reason GCNF should not express a desire for this and can also include in the Plan a list of 'projects'.
- Currently the NP has lots of objectives – LLDC initially had 14 and reduced to five. The Forum could consider reducing. Delivery will be key for the inspector.
- It will be good to have stakeholders and landowners supporting the Plan.
- The idea of tying in zero carbon is good – but the Forum will need to have conversations with LBN to get the right people involved. **Sustainability Matrix carried out by Max Fordham and changes made to the Plan as a result.**
- What is distinctive about the Plan is the emphasis on refurbishment – but more needs to be done on sensitive infill – where will this occur and how much? **More was done on this post this meeting – with UCL students and later AECOM.**
- It would be good to think about context and character. **Referred to in introduction – added later.**
- Confirmation - bringing back long-term empty homes is considered in delivery monitoring.
- On community ownership, the Forum should consider carefully what it wants to achieve, how it justifies its policy positions and how with aligned parties this will be achieved (it can't say the LLDC 'will'). **Proposal of a memorandum of understanding with LLDC later added to the plan.**
- A local planning authority must provide advice and assistance to a NF as required by the Town and Countries Planning Act.



- The LLDC is required to assess whether the NP may have any significant environment effects. Where this may occur, an environmental assessment and report must be prepared.
- LLDC will advertise consultation on its website. There may not be a formal examination – but rather something based on written representations and a report from the inspector. The LLDC will appoint the inspector.
- Forum advised to look at other Neighbourhood Plans.

#### Meeting 21<sup>st</sup> February 2017

- GCNF will need to submit a request to the LLDC will ask a consultant to carry out an SEA screening option. There will be a 5-week consultation on the screening option, which will be posted on the LLDC website. **This was done shortly after this meeting.**
- Discussion on timetable for pre-submission NP. There will be a period of consultation. The Plan will need to be on the Forums website along with the time period for consultation and how people may respond to the consultation.
- Post consultation GCNF will need to submit the Plan to the LLDC with a consultation statement (a report on consultation and how the plan may have been altered as a result of consultation) and a map identifying the area. There will need to be a statement on how the plan meets basic conditions – having appropriate regard to national policy, contribute to sustainable development, be in general conformity with strategic policies in the LLDC Local Plan, compatible with EU obligations and meet human rights requirements.
- Tricky areas for the forum – justifying refurbishment of homes. GCNF would need to justify not only that refurbishment was possible but also deliverable.
- There are not formal processes for the LLDC to give views until after the examiner has determined the NP to be sound or not. GCNF members felt it would be good to get an informal view early rather than later. Offer from LLDC officers provided to explore informal routes to finding out the views of the board. **Forum considered this and requested that LLDC officers explore.**
- Comments on the draft Plan – section on community ownership need to be more explicit and housing sites and numbers of homes been to be tested. What options have been assessed? Numbers of units needs some assessment of viability and feasibility. **Forum used AECOM to assess.**
- Contribution to sustainable development – GCNF will need to show proportional evidence and most sustainable option.
- Forum will need to engage with TFL. **Meeting was set up with contacts provide by LLDC.**
- Engaging with people outside the Neighbourhood Area, stakeholders and other parties is important. **Forum distributed consultation surveys and information about where and when public meetings were to be held to households neighbouring its boundaries.**
- Setting out different options and conclusions you have made in terms of the Plan policy is important and will be helpful in an examination.
- It would be helpful if the forum approached Newham Council for a meeting (a three-way meeting – involving LBN, GCNF and LLDC may be possible). **This was followed up – meeting arranged with LLDC and LB Newham. Meeting took place in May 2017.**

#### Specific changes to policy following discussion with LLDC

- Policy E2 – add ‘as well as new businesses’ (after protect and support the growth of existing businesses)
- To supporting text (4.1.5)– add ‘**The developer is required to produce detailed evidence of the existing local economy including a record of interviews with business owners in order to establish these needs on the ground. Drawing upon the experiences of other London Boroughs target rents will be 50%.**
- To text (4.1.7) – add ‘as well as supporting new businesses’
- Supporting text 4.5.5 added relating to a memorandum of understanding with LLDC in respect of GCNF aspiration to have ownership of the NP in its delivery and implementation.

#### SEA Screening Assessment Screening Option

LLDC commissioned ARUP to carry out an SEA Screening Option for consultation in April 2017 and the final screening option was published in July 2017.<sup>3</sup> TFL, Environment Agency and Natural England replied saying no need for a full assessment

**Joint meeting with LLDC and LB Newham took place in May 2016 (see section below)**

**Comment from LLDC Board November 2017**– LLDC Board agreed a report requesting that the GCNF pause in the Neighbourhood Plan preparation and that the most practical way forward would be for the GCNF to work with Newham council and the joint venture partner once appointed.

#### **Letter from LLDC 4<sup>th</sup> December 2017**

There is a significant potential challenge to the Neighbourhood Plan meeting its Basic Condition Tests at examination stage. In particular, that of general conformity with the adopted Local Plan which identifies the potential for extensive mixed use redevelopment and seeks the optimising of housing delivery. As written, the Plan also remains in opposition to the Council's plan of a joint venture approach.

Response from GCNF (letter 13<sup>th</sup> February 2018): The draft Neighbourhood Plan is in general conformity with the Local Plan. Its aim to build new homes whilst recognising the importance of safeguarding existing homes and amenities seems to better conform to the Local Plan than Newham Council's intentions. Working with the Council and its joint venture partner would be abandoning the aspiration of refurbishment of existing homes plus sensitive infill of new homes and instead accept the Council's wish for wholesale demolition of Carpenter's Estate.

#### **Meeting with LLDC 24<sup>th</sup> April 2018**

The main purpose was to consider drafts of the Consultation Statement, Basic Conditions Statement and comment on revisions to the Neighbourhood Plan made in response to the pre-submission consultation.

LLDC suggested the Consultation Statement should:

Include copies of the consultation material and full details of the responses at pre-submission consultation  
Consider how individual details are dealt with (data protection)  
Integrate the proposed revisions into the Consultation Statement

All of these have been acted on and included.

The LLDC suggested the Basic Conditions Statement:

1. Focus on housing delivery and optimising sites (GCNF recognised this had to be covered, but did not agree this should be prioritised above the achievement of sustainable development)
2. Include up to date evidence of housing need (GCNF considers this is provided by regional and local SHMA's)
3. Provide more details on how each of the Neighbourhood Plan policies meet the policy requirements of the Local Plan, 2016 London Plan and draft new London Plan.
4. Provide more information on how the Neighbourhood Plan contributes towards sustainable development.

(GCNF has added material to the Basic Conditions Statement in response to points 3 and 4.)

**At the meeting, LLDC said there were no issues with the revisions that had been made. The LLDC also said that the request for a pause did not mean putting the Neighbourhood Plan on hold for too long but it was important to explore the process with Newham Council.**

<sup>3</sup> <http://www.queenelizabetholympicpark.co.uk/-/media/lldc/planning/neighbourhood-planning/consultation-screening-opinion-10-july-2017.ashx?la=en>

## 7. Meetings with London Borough of Newham

**Meeting held November 2015** regarding LB Newham's plans to demolish Carpenters Estate and replacing with 2,000 new homes. Following the meeting, members prepared a statement for the LB Newham's Cabinet meeting of 19.11.15 highlighting

- Failure to engage GCNF before publication of the cabinet paper
- Failure to provide up-to-date evidence to support demolition – referring to comments made in the Planning Inspectors report of the EiP of the LLDCs Local Plan and potential net loss of social rented homes and proposed refurbishment and sensitive infill of new homes.
- GCNF's request that Newham take an open and transparent approach to working with the Forum to consider more widely supporting community aspirations.

### **Meeting with LLDC and LB Newham 16<sup>th</sup> May 2017**

Key points:

- GCNF members and LB Newham officers provided information on their respective plans. LB Newham plans (agreed by its Cabinet in December 2016) still proposed demolition of existing homes on Carpenters estate and delivery of 3,000 replacement homes.
- LB Newham said that the GCNF's Plan chimes with LB Newham's wishes around educational opportunities, expanded skills academy, nursery provision, green spaces, better transport. New entrance to Stratford station is already approved. They would aspire to a community hub. Much is agreed, but not whether refurbishment or development.
- LLDC officers noted that the LLDC board would seek opportunities for the two pieces of work to be brought together.
- Forum members highlighted that the Forum's aims are immediately feasible while the LBN's are speculative and failed previously (with UCL plans).
- LLDC highlighted that either LB Newham or GCNF's plans might meet LLDC Local Plan requirements. Problems for the forum are delivery.
- Forum members noted the Inspector's report of the LLDC Local Plan - highlighting that there had not been up-to-date refurbishment options. Could LB Newham collaborate with this and give the Forum access to the tower blocks? It would be good to set up some smaller thematic discussions between GCNF and officers on various issues e.g. community hub, educational partnership, transport, but who to talk to is unclear. Perhaps LLDC could host discussions with LBN and GCNF on the housing options.
- LB Newham said that the work on Plan gives the Forum clarity on what's wanted, so can build on that to influence schemes Newham puts forward. The cabinet is convinced that their approach is right.
- LB Newham officer to send a letter explaining the market information that strengthens their views against refurbishment. LB Newham officer said that she did not support a ballot of tenants and residents and that metropolitan areas are not so suitable for Neighbourhood Plans as parish council areas.
- LLDC officers will seek to get a view from LLDC board members (through a board meeting discussion).

### **Letter from LB Newham 27<sup>th</sup> June 2017**

- Asserts that from a planning perspective 3,000 new homes are achievable and around 1000 would be affordable.
- Presents history of proposals for the Carpenters' estate and anticipation that a preferred 'joint venture partner/s will be identified by 2018. **NB new Mayor has said that she will terminate the proposed Carpenters Estate Joint Venture scheme.**

- Provides a critique of the May version of the draft Neighbourhood Plan. (i) Analysis of opportunities, weaknesses and threats would provide a stronger narrative and justification for the approach taken, providing a more solid sustainable development approach. (ii) Improvement of connections referred to in the LLDC Local Plan are not carried forward in the NP. (iii) Unclear why garage sites are not considered as development sites. (iv) Rationale for community spaces/ hubs is dispersed rather than clustered. (v) the 333m measurement of takeaway exclusion – 400m would be standard.
- Re conformity – no reference is made to the high level of transport accessibility and through this potential number of homes that might be delivered. Building densities and heights are out of step with emerging character. Argues that retention of low rise homes does not fit with policy SA3.4 LLDC Local Plan.
- Re deliverability – not engaged with and some policy proposals go beyond the remit of planning policy (restriction of chain cafes for example)
- Summary and conclusion – while the plan has marshalled a range of ideas, much hangs off a central presumption of retention rather than demolition of existing. While this presents a strong vision it has not been fully developed in the round.

As a result of the request from the LLDC, GCNF spent many months seeking a meeting with the new Mayor of Newham. This was not forthcoming. Instead finally a meeting was held with senior officers on 4<sup>th</sup> March 2019 and following this a letter was received from Newham Council on 26<sup>th</sup> March 2019. This quoted the LLDC letter of December 2017 and said the fundamental issues it identified had not been addressed.

Response: The LLDC letter had referred to the approach taken by Newham Council with its joint venture company and estate demolition. Though the joint venture company had been cancelled by the new Mayor, the Council letter suggested that the approach taken by Newham Council had not changed.

## **8. Pre-submission draft Neighbourhood Plan consultation**

GCNF consulted on the pre-submission version between 30 October and 18 December 2017. The Forum made strenuous efforts to contact every household and business in the GCNF area. Below is a list of the methods used to promote the consultation. This covers publicity (survey forms, flyers), access points (exhibitions, pop-ups, door knocking and drop off boxes), events (public meetings) and activities (family fun afternoon). Appendix D shows the pre-submission survey form and publicity.

- 10,000 survey forms (4 sides A4) and 10,000 fliers advertising consultation events were distributed to homes, small businesses and amenities across the GCNF area and neighbouring areas. Piles of each were also left in community centres, local shops / newsagents, Carpenters Primary School, the Docklands and Carpenters Centres and artist studios in the GCNF area.
- People were able to leave their survey responses in boxes at the Carpenters and Dockland Centre or the address of the GCNF treasurer and in the Library when the exhibition was held there.
- Forum members door-knocked on all homes and small businesses in the area and provided additional surveys where there were multiple people in households who were interested in responding.
- One and two-hour pop-ups were arranged on two days at Carpenters Primary School and one at a local supermarket – where forum members encouraged people to submit survey responses.
- An exhibition of the plan designed to fit on display boards was situated in different buildings over the six-week consultation period two in the Neighbourhood Area and two outside the Neighbourhood Area. This included five days at the Carpenters and Docklands Centre, three days in St John's Church, six days at Stratford Library and one evening (combined with a drop-in), in the entrance of a housing association block.
- A family fun afternoon with African drumming, face painting, balloon model making and arts and crafts activities relating to the Neighbourhood area at the Docklands and Carpenters Centre. Despite

being a very wet and grey day around 60 adults and children attended over the course of the afternoon.

- Two public meetings were held – with a presentation provided and discussion held. Attendance was 12 at one event and only four at the second.
- A two-hour drop in was held at Genesis Housing Association Halo. Two forum members had one to one discussions with around 25 people – taking them around the exhibition. Many passing through did not stop as they were mostly private (short-term) tenants.

#### **Statutory consultees:**

**Responses were received from LLDC, Transport for London (TfL), Historic England, University College London (UCL). No response was received from London Borough Newham as part of the pre-submission consultation.**

**Transport for London (TfL)** responded that the inclusion of policies within the NP that seek to increase sustainable travel and improve the public transport, walking and cycling infrastructure are supported by TfL.

#### **Specific comments were made as follows:**

On **T1**: **TfL supports the principle of a new access to the Stratford Station** (highlighted in the draft plan as a linkage in need of improvement) subject to confirmation of the business case and would **also support enhancement to Jupp Road footbridge** (which is owned by Newham Council). Also, TfL is currently undertaking a study to analyse the congestion problems affecting Stratford Station to identify potential capacity enhancement interventions.

On **T2**: about ensuring that the number of walking and cycling journeys increases to and from the area and also within it. The draft neighbourhood plan seeks to do this by ensuring cycle storage be provided in all new residential and commercial development. **TfL supports the principle of this action, although the wording of it should reflect that cycle storage provision be at a rate of equal to or better than the new draft London Plan minimum standards.** These are shown in Table 10.2 Minimum cycle parking standards, available here:

<https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-10-transport/policy-t5-cycling>.

**Transport for London (TfL)** support the principle of extending cycle hire scheme **However, full assessment of the financial viability of the extended scheme would have to be completed by TfL, prior to outright support.** Sees Policy T3 as linked to T2 and supports the linking up of green space so as to increase their use in line with Healthy Streets agenda.

Re 4.4.6 and Figs 4.7 and 4.8. (on buses): TfL says there **would need to be an increase in demand to help make the business case for new or diverted services and more services into the estate would have to take account of factors such as additional journey time, inconvenience to other passengers and operational cost.** Ditto, **road space re-allocation should not cause detriment to road space for public transport.**

On improving signage, 'Legible London signage could be extended into the neighbourhood' – further information on location and costs from TfL.

**TfL Response continued:**

Change in response to consultation (underlined)

**Transport connections and movement**

**4.4.2:** These are supported in principle by TfL, subject to confirmation of the business case.

Reason – consultation letter from TfL

**4.4.3:** ... which is owned by Newham Council.

Reason – information from TfL

*Policy T2 Sustainable Transport:*

Cycle storage must be provided in all new residential and commercial development, equal to or better than standards in the London Plan.

Reason – requested by TfL

4.4.5: TfL supports the principle of extending cycle hire schemes, subject to assessments being undertaken.

Reason – consultation letter from TfL

4.4.6: The Neighbourhood Forum will have an on-going dialogue with TfL about these aspirations.

Reason – TfL letter lists various requirements if bus services to be extended.

*Policy T3 Walking and Cycling Routes: Road space reallocation to create additional space for dedicated walking and cycling routes but not to the detriment of public transport services.*

Reason – requested by TfL

**Historic England**

Advises that as the plan area falls within a **Tier 2 Archaeological Priority Area** with a potential for deep buried archaeological finds, any new development should assess and mitigate harm to archaeological remains.

Change in response to consultation (underlined)

**4.5.3a** The plan area falls within a Tier 2 Archaeological Priority Area, with a potential for deep buried archaeological finds. Guidance will be sought from Historic England on how to value the historic elements of the area.

Reason – letter from Historic England

## UCL

Finds that the community led nature of the process and the proposals made, which reflect the collaborative projects that UCL students have worked on with GCNF since 2013, are exemplary. Finds the plan comprehensive in addressing all the key elements in local place-making and neighbourhood planning. Is keen to build on existing partnerships so that local people can use new campus facilities and UCL can collaborate with and support local groups. [Letter from Professor Andrew Brown, Pro-Vice-Provost, dated 15<sup>th</sup> December, 2017]

### Summary of responses

In all there were 256 responses (227 on paper, 26 via online survey and 3 from agencies). Of the 253 responses to the questionnaire, 199 (79%) self-identified as stakeholders (live or work in the GCNF area) and 54 (21%) failed to indicate if they were stakeholders.

The results show that over **95% of respondents answered ‘yes’** when asked if they supported the policies, with one exception, where support was **85%**. Below is a summary of the responses, the comments made and **revisions made to the Greater Carpenters Neighbourhood Plan** as a result of the consultation responses. The changes are underlined. The questionnaire can be seen in full at Appendix E.

### ECONOMY & EMPLOYMENT

#### **Policy E1: Education & Training, Policy E2: Encouraging Local Businesses and Local Employment, Policy E3: Diversity of Retail Provision**

Q.1 & Q.2 **99%** of respondents favoured the priority of **Support for Existing and New local Business** and **98%** the **Provision of Low Cost Workspace Targeted at Young People**. Forty-five added supportive comments emphasizing the importance of local workplaces for apprenticeships, investment, motivation and local economy.

**Q.3 & Q4: Target Rents for Low Cost work spaces** and an associated register were overwhelmingly supported by **97%** and **96%** respectively, with 62% of respondents interested in registering. The 17 comments demonstrated that the policy as a good way to encourage new business & especially help young people with start-ups. Only reservations were that low rent advantage be undermined by high business rates and that wage growth or business turnover or after tax salary might be a better basis for rent increases. One wished to restrict to small local business through lease terms, to limit branches of large chains and to prove community connection/benefit, but another disagreed with this.

One comment concerned potential for illegal subletting, (preferring 75% of market rent) or that low rents would just benefit outsiders/newcomers displacing social housing tenants, in which case land would be better used for social rented housing.

*Change in response to consultation (underlined)*

*low cost workspace, with “genuinely affordable” rents targeted at young people and start-up businesses with a local connection;*

*Reason – to avoid low rents attracting people from beyond the local area*

**Q.5 & Q.6: Workspace in/over garages** was supported by **86%** of respondents. There were 47 comments of which 18 welcomed use for creating jobs and employment of which 4 specified potential benefit for young people. Loss of residents' car parking worried 4 respondents and one thought the space should be converted into a car park to raise income from football supporters.

Eleven had concerns for unsightliness and property devaluation, while feasibility, design, need for consultation with nearby resident was thought important. Other uses such as offices, a nice shop, coffee shop or local market or use the space for homes were mentioned in five comments. One comment concerned workability of low cost scheme and suggested that a non-profit group manage the facilities. One comment suggested a lightweight wooden structure rather than shipping containers which might allow more than 1 storey of workspace.

Change in response to consultation (underlined)

4.1.4 ....using shipping containers or lightweight structures above the garages...These must be well designed and maintained and best endeavours made to identify a non-profit group to manage the facilities. Consultation with nearby residents will be important.

*Reason – these possible problems with shipping containers above the garages were raised at consultation.*

**Asked what shops were missing:** Facilities listed were: Supermarket/grocery store/mini-market; café/coffee shop (non-big brand), pharmacy/chemist, laundry/laundrette, Takeaway/fish shop, Ethnic/Asian food Late night shop, Post office, Barber/hairdresser, Children's centre, Community or learning hub, Dentist, Health Centre, Affordable gym and a total of 39 people mentioned a wish for a **mosque or prayer facility**, in the general comments.

Change in response to consultation (underlined)

4.1.10: Shops and services that are needed in the neighbourhood have been identified through consultation as a pharmacy, laundrette, post office, and hairdresser. Further evidence will be provided by the Social Impact Assessment (see Policy C1).

## **GREEN SPACE, BIODIVERSITY AND COMMUNITY GARDENING**

### **Policy G1 Green Space Policy G2 Enhancing The Social Qualities Of Green Spaces and Policy G3 Biodiversity**

**Q.7: 97%** agreed that all Green Space should be retained or replaced. Thirty-nine comments on the subject cited the importance of green spaces to physical and mental wellbeing of adults, children and wildlife, to environment in relation to drainage, air quality, biodiversity and carbon. Small losses of some green spaces could be traded for other improvements. One was concerned re subsequent upkeep of green spaces.

Change in response to consultation (underlined)

4.2.1 Green space is a high priority in the Plan because of its positive effects on health and well-being and its contribution to sustainable development.

*Reason – neighbourhood plans need to contribute to the achievement of sustainable development.*

### **Policy G4 Trees:**



**Q.8:** Tree Planting & Greening was supported by **99%**. Other areas for greening/tree planning suggested in the 43 comments were Carpenters Road, Dennison Point, Kennard Road, Jupp Road, Rosher Close, James Riley Park, in front of Londis and the houses; everywhere & on site of (demolished) high rise blocks. Some mentioned roadside planters, roof gardens, green/brown walls and vegetable growing. One mentioned importance of upkeep and resources to clear leaves.

*Change in response to consultation (underlined)*

*4.2.5 Tree planting carried out to a high specification where feasible will improve the environment on Warton Road, Kennard Road, Jupp Road, Rosher Close, Carpenters Road, the Square by the shops and other locations ....*

*Reason - Question 8 asked for suggestions where trees could be planted.*

### **Policy G5: Local Food Growing and Community Gardening**

**Q.9.** Community Gardening and Q.10 in support of Food growing were supported by **95%** and **92%** of respondents, while 88% supported the idea of a register for accessing food growing space.

## **HOMES, REFURBISHMENT & SENSITIVE INFILL**

### **Policy H1 Refurbishment of Existing Homes**

### **Policy H2 New Homes**

### **Policy H3 Environmental Standards for New Housing**

**Q.11:** **96%** agreed with the highest priority of draft Neighbourhood Plan being maintaining and refurbishing existing homes. There were 60 comments that were overwhelmingly for maintaining the existing community and improving what is there, against 'poverty-cleansing' to provide 'new homes for wealthy middle class'. Current policies seen as old-fashioned land grab on a once well thought-of and thriving estate. No objection to new and better homes as long as sustainable, providing for the current community as well and in making best use of land and buildings to meet needs of those overcrowded or needing age appropriate homes.

Themes included 'regeneration no good without homes', maintaining and refurbishing is genuinely sustainable, balanced environment with green spaces; getting empty homes occupied is more important than total refurbishment as many homes are in good condition and of good size with potential for small flats for elderly residents x 12 and 'Mayor of London should save existing affordable homes before trying to build more 'affordable' homes'; as long as retrofitting achieves same environmental standards; small scale intensification okay and some flats need to come up to standard.

**Q.12:** set a target to build 500 new homes, in blocks of no more than 8 storeys high. **85%** agreed with the proposed targets and there were 72 comments. Some wished to keep building as low as possible, expressing concerns that high rise living was not desirable, concerns about the needs of elderly people, the need for light. Others did not want to risk losing support for the scheme or were aware of London Plan policies and context of high-rise developments nearby.

Over half the comments mentioned heights, with 16 in favour of going above 8 storeys and 13 opposed to going higher. Some commented on the number of houses. While 4 were willing to go to 1000 houses and a further 7 above 500 homes, 9 were unhappy to go above 500. A few commented that they did not know how to decide, but overall, the need to improve existing and create additional housing was a high priority.

Changes in response to consultation (underlined)

**4.3.1** These priorities were identified in the research report UCL: Water and energy infrastructure (a separate evidence base document).

Reason – LLDC asks for more evidence of the policies. The UCL report was an evidence base document in the consultation.

Policy H2 New Homes:

The target is to provide 650 new homes and bring 300-350 empty homes back into use. This will be in addition to the existing 2,200 homes in the Greater Carpenters neighbourhood area. The presumption is that the new homes will be in blocks of up to 8 storeys. This policy will achieve extensive mixed use development that includes additional community facilities and employment space.

Reason – The consultation gave 85% in favour of the policy proposal, compared with 95% + for all the other policies. Many comments were made, with a majority in favour of having more than 500 homes. A small increase in the target is proposed in line with Figure 4.6.

All new homes will be required to contribute to sustainable development and

Reason – neighbourhood plans need to contribute to the achievement of sustainable development

**4.3.2a:** The housing target and site allocations are based on research by AECOM (a separate evidence base document). The Home Quality Mark is evidenced in the supporting document Max Fordham: Sustainability Matrix

Reason - LLDC asks for more evidence of the policies. These reports were evidence base documents in the consultation.

**4.3.3a:** CO2 targets are evidenced in the supporting document Max Fordham: Sustainability Matrix.

Reason - LLDC asks for more evidence of the policies.

**Figure 4.6:** shows the preferred option that will achieve 650 new homes, with no loss of business/employment space and with additional community space.

Reason – figure 4.6 said that a preferred option would be identified following consultation.

## **TRANSPORT, CONNECTIONS AND MOVEMENT**

### **Policy T1: Improving Connectivity and Accessibility**

### **Policy T2: Sustainable Transport**

### **Policy T3 Walking And Cycling Routes**

**Q.13, Q.14 & Q.15:** Encouraging walking and cycling and to improve accessibility across the area to benefit health and well-being and improve our links with the surrounding area. Improving landscaping, lighting and design of pavements and crossings on Carpenters and Warton Roads. Extension of the 205 bus from Bow roundabout or a return to the pre-Olympic 276 route. These were supported by **98%** of respondents.

The 42 comments called for pedestrian and cycling friendly environment, with routes to the High Street, the railway and the river; better lighting and landscaping at Warton, Lett and Jupp roads; a direct and simple access to Stratford Station & Westfield from Kennard/Jupp/Gibbins Roads and CCTV on the bridge. Better bus connection to Ludwig Gutman Health Centre, to Homerton Hospital & Bethnal Green and the re-opening of the Greenway and extension of Santander Bikes to Stratford.

Most changes were made in response to the comments made by TfL (see above). In addition:

#### *Policy T3 Walking and Cycling Routes*

- *improvements to landscaping, lighting and the design of pavements on Lett Road, Jupp Road, Carpenters Road and Warton Road.*
- *pedestrian crossings on Carpenters Road and Warton Road.*

*Reason – suggestions made during consultation.*

## **COMMUNITY FACILITIES, OWNERSHIP AND EMPOWERMENT**

### **Policy C1: Community Empowerment**

### **Policy C2: Community Facilities**

**Q.16, Q.17 & Q.18:** on the importance of engaging the community in design and delivery of any schemes for the area; the former TMO building on the Carpenters estate being developed into a multi-purpose community hub with activities for young and old; and having developers make provision for community services in the area (eg improvements to existing centres and refurbishment of Carpenters Primary School) were thought important by 92%, 95% and 97% respectively of respondents.

There were 31 comments calling for skating facilities, staffed community hall, retention of artist space and for enlargement and redesign of school with a nursery. A need for a range of spaces and places, that are fixed but dispersed around the estate, including IT centre, youth club. Use should be made of the Docklands centre, the TMO building (which should have residential accommodation above it).

#### *Change in response to consultation (underlined)*

*4.5.3: ... with a variety of activities for all, including indoor sports, leisure and multi-faith activities. Specific activities will be available for young people, older people and women.*

*Reason – consultation responses that specific activities are needed for women.*

**Policy C2: vii prayer facilities** *Reason – 39 people mentioned a wish for a mosque or prayer facility.*

### **General Comments**

There were 90 general comments: 4 supported the NP process and related work. Eight long-term residents said how good the neighbourhood is for variety of homes (including non multi-storey houses) and importance of not undermining that by pricing people out or demolishing homes. Need to get on with building more social housing/ adopt the plan. A further seven supported improvements but dreaded 13 years of noise, pollution and disruption/ didn't know this was planned when recently bought home/worried about ability of NF to follow through, worried about Heygate Estate style mass expulsions of existing communities, fearing demolition would displace current residents/ destroy their homes. A further seven criticised current state of upkeep of the estate/dumping and rubbish collection/ disorder of West Ham fans who are not allowed go through Westfield/Abandoned building in Warton Road a danger to children/lack of information.

One thought it a good idea to build on North of estate so shadow falls on railway. Another thought it okay to demolish high rise and replace with new flats but three opposed demolition or CPO of privately-owned homes/ unless financially compensated at full replacement cost.

Thirty five mentioned permanent Mosque/prayer space/ for all religions needed, including good facilities for women. Four mentioned additional facilities for women – gym, fitness or swimming classes and more communal areas specifically for women. One suggested a 'repair café' for environmental and social benefits. Two supported existing studios and asking for secure tenancies and good access/ proper consultation.

Seven thought better use could be made of open space: a public garden, playground, allotments & organic food – perhaps in partnership with primary school, green space for children.

One thought that architecture of local area should be preserved and understood and another wants to bring the *Livery Company of Carpenters* in to help since historically their land gives this district its name.

One thought that house owners, given they have ownership or control over the land, should have more say, and proposed to include the three tower blocks as potential development sites, increase the floors of the low rise blocks, and put an extra floor or rebuild the primary school to increase housing capacity.

## **Appendices A-E**

### **Appendix A: Time line**

**2004** Newham Council agrees decant and demolition of James Riley Point

**2009** Newham Council agrees to decant and demolish Lund Point, Dennison Point and 80-86 Doran Walk

**2011** Newham Council signs Memorandum of Understanding with UCL for University led demolition and redevelopment of the Carpenters estate

**2011** Carpenters Against Regeneration Plans (CARP) formed by residents living on Carpenters to save the estate from demolition

**2012** Olympic Games – top floors of 2 tower blocks act as temporary media centres for BBC and Al-Jazera

#### **2013**

UCL withdraws from redevelopment of the Carpenters estate  
Carpenters Community Plan published

#### **2015**

Inaugural AGM February 2015 of the Greater Carpenters Neighbourhood Forum  
GCNF actively participates in the examination of the LLDC Local Plan  
Newsletter June 2015  
Planning event at Carpenters Primary School  
Designation of Neighbourhood Forum by LLDC July 2015

#### **2016**

Drafted a vision for the Neighbourhood Plan  
Newsletter April 2016.  
UCL study on water and energy infrastructure  
Listing six (6) Assets of Community Value  
Key consultation phase late spring and summer 2016 to inform a first draft of the Neighbourhood Plan.  
First draft of the Neighbourhood Plan produced 5<sup>th</sup> September 2016

#### **2017**

GCNF Newsletter published in March 2017 and summarised 3<sup>rd</sup> version of the Neighbourhood Plan  
AGM March 2017  
Pre –Submission consultation October – December 2017

#### **2018**

Pause to Neighbourhood Plan requested by LLDC

#### **2019**

AGM agrees to make submission of Neighbourhood Plan April 2019

## **Appendix B: Carpenters Community Plan**

The precursor of the Greater Carpenter's Neighbourhood Plan, was the Carpenters Community Plan published in September 2013. The community plan was developed as an alternative to top down plans produced by Newham Council, which at that time involved demolition of the estate, surrounding businesses and social and community infrastructure to be replaced with a UCL campus.

Carpenters Estate residents, small businesses and stakeholders were supported in producing the Plan by London Tenants Federation, Just Space and some masters students and a PhD UCL student through a grant awarded by Antipode (an international Journal of Geography) to Professor Loretta Lees, Geography Department, Kings College London.



### **Preparation for the Community Plan included the organisation of:**

- **three walkabouts** three walkabouts (focused on mapping local businesses / economy with residents and other stakeholders; (i) local businesses / economy, (ii) green and open spaces and (iii) access, transport and links with the surrounding area.
- **four workshops** (i) with facilitated discussion on the values important to estate residents, what might be included in a vision statement (looking ten years ahead) and themes of the Community Plan; (ii) provision of information and facilitation of discussion on housing tenure and management and community ownership of housing and assets; (iii) mapping exercises being carried out on the estate, compilation of a list of stakeholders in the area and discussion on the local economy and green and open spaces; (iv) discussion on interviews carried out with local businesses and stakeholders; the access and transport walkabout; research on refurbishment v demolition and the exhibition /outreach activities.
- **an exhibition of the 'draft' community plan**, held in four different venues in the Carpenters locality - St Johns Church, the Carpenters and Docklands Community Centre, PA Finlay's and the Carpenters Arms;
- **an extensive consultation exercise** in which residents and other stakeholders completed consultation papers; either a long survey (containing a summary of the draft plan text and 21 questions relating to the text) or a short survey (asking residents and other stakeholders which of the 10 key objectives of the Community Plan they supported);
- **one-to-one in-depth interviews** with 11 local businesses. This provided information on the number of people they employed and their history of involvement in the area, showing the existing local economy to be diverse, with a mixture of long-established businesses and new start-ups and a variety of economic activities. This included construction and refurbishment, artists' studios, small consultancies and entrepreneurs, and providing goods and services for the local population. Businesses shared their views on the strengths and weaknesses of the area and made suggestions for its improvement which fed directly into the proposals presented in the draft Community Plan.

**In total**

- around 60 residents and stakeholders engaged in the
- preparation work;
- 186 individual responses were completed by 157
- residential households and 15 businesses and other
- stakeholders. Of these, 106 completed long surveys
- or added comments to the short ones (which listed
- key objectives for consultees to indicate which
- they supported);
- the remaining 80 consultees just indicated which of
- the 10 key objectives they supported.
- many completed both the short as well as the long
- survey;
- the vast majority supported 10 key objectives; an additional 27 said they supported eight or nine of
- them and only six of those responding supported a smaller number.
- A large majority of those who responded positively to a question on the potential development of a
- Neighbourhood Forum.



<p><b>Vision</b></p>	<ul style="list-style-type: none"> <li>- Existing community is a diverse but strong and supportive community that wants community benefit from the Olympic Legacy.</li> <li>- Locality (in Stratford) good public transport, and there is potential through the estate’s, green and play spaces social and community facilities and amenities.</li> <li>- Community feels under threat from top down plans – causing them damage.</li> <li>- Vision for community-led, sustainable improvements that will build on solidarity and provide wide benefit to all, in terms of health, employment, refurbished homes, amenities and improved links with the surrounding area.</li> </ul>
<p><b>Housing and environment</b></p>	<ul style="list-style-type: none"> <li>- Make the case for and to analyse the benefits (including environmental and social) of refurbishment of existing homes.</li> <li>- Retention of family housing.</li> <li>- Seek to access combined heat and power.</li> <li>- A right to return for already dispersed tenants and negotiate best costs for leaseholders.</li> </ul>
<p><b>Social and community facilities &amp; amenities</b></p>	<ul style="list-style-type: none"> <li>- Reference to strong sense of community derived from historic roots in the Worshipful Company of Carpenters and the Company’s continued support of the local primary school, Carpenters and Docklands Centre and Building Crafts College. Existing amenities – such as those already listed, plus doctors, local shops and pubs are valuable to the wider area as well as the estate.</li> <li>- New facilities desired - multi-faith chapel, gym, pharmacy, dentist, permanent doctor, library, launderette and café.</li> <li>- Aims to: facilitate better links and access to surrounding facilities; retention and renovation of existing facilities and amenities, community ownership; development of a new community hub to host a range of activities for young and old and improved links with Newham voluntary and community sector.</li> </ul>
<p><b>Green and play -spaces</b></p>	<ul style="list-style-type: none"> <li>- Description of existing green and play spaces.</li> <li>- Aims to improve green space and communal gardens, creation of a village green as a space for young people, an outside gym as part of a range of sports facilities, increased numbers of trees, improved play facilities, creation of food growing spaces and decorative planting; spaces suitable for dogs and improved access/links to the Olympic Park and other Newham green spaces.</li> </ul>
<p><b>Transport, access and security</b></p>	<ul style="list-style-type: none"> <li>- Aims to improve links, access and connections with surrounding are for the benefit of local residents, businesses and services, to encourage wider use of facilities and amenities in the locality to support their long-term viability.</li> </ul>

	<ul style="list-style-type: none"> <li>- Use of intimate local knowledge to improve - access in and out of the estate to discourage anti-social behaviour, maintenance, lighting and access to the canal.</li> <li>- Improved links/access to the canal, Olympic Park and the Greenway.</li> <li>- Provision of cycle storage and bike hire.</li> </ul>
<b>Local economy</b>	<ul style="list-style-type: none"> <li>- Strength of the local economy, with provision for start-up businesses, concentrations of businesses in construction, maintenance &amp; refurbishment along with the Building Crafts College and artists' studios is acknowledged.</li> <li>- Aims to encourage development of stronger links between local education, training and jobs; retention and support of local small businesses and light industry; improved links with E London University and Building Crafts College; more apprenticeships, work placements and up-skilling of local residents; more workplaces, encouragement of local hotels and retail stores to have local employment policies and pay London Living Wage and re-establishment of links between homes and jobs.</li> </ul>
<b>Community ownership</b>	<ul style="list-style-type: none"> <li>- Aims to ensure community voices are heard, community knowledge informs development proposals, there is genuine bottom up regeneration, community ownership (community-led housing association-op or community land trust</li> <li>- Community ownership</li> <li>- A Neighbourhood Plan (as it has legal weight).</li> </ul>

### **Appendix C: Planning consultations with LLDC and Mayor of London**

Before designation, forum members were also involved in a wider network of residents, community groups and small businesses, established and supported by LTF and Just Space. The network was engaged in trying to influence the developing London Legacy Development Corporation's Local Plan. This helped Forum members in understanding the local planning policy context for their Neighbourhood Plan and provided them with contact from other voluntary / community sector groups, including CPRE and Friends of the Earth, Friends of Queens Market and Games Monitor who have provided support and advice for the Forum in developing its Neighbourhood Plan.

Residents, representatives of voluntary and community sector groups and small businesses working in the Neighbourhood Area (12 in total), engaged in the Examination in Public of the LLDC Local Plan in spring 2015.

In September 2015 two Forum members were invited to join the LLDC's Park Panel.

GCNF engaged in the LLDC consultations on its SPDs on carbon off-setting and community infrastructure levy. The Forum also responded to the London Mayor's good practice guide on estate regeneration consultation.

GCNF included as a good practice case study in this documents and Mayor clear that ballots in estate regeneration schemes where demolition is proposed, will be required.

### **Appendix D: Pre Submission Consultation Survey**



# DRAFT GREATER CARPENTERS NEIGHBOURHOOD PLAN

Consultation Version October 2017



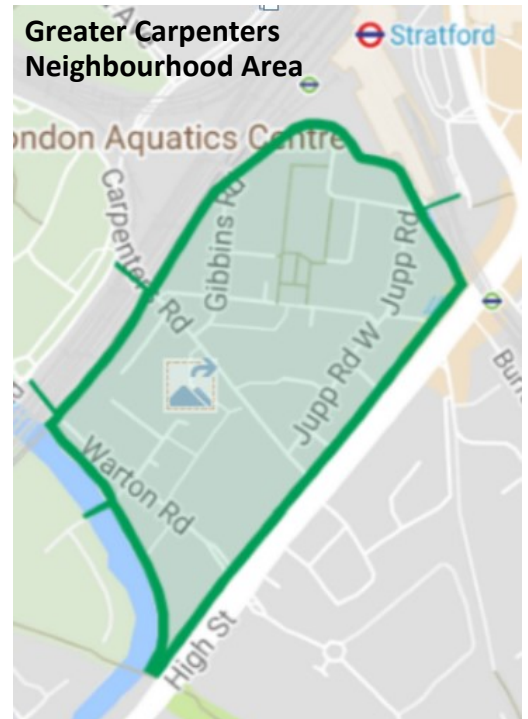
## SURVEY

Greater Carpenters Neighbourhood Plan has been drafted by Greater Carpenters Neighbourhood Forum, a group of local residents and stakeholders who want more control over development that takes place in our area. Informed by local views, it proposes a vision for how our neighbourhood will develop over the next 10 years. We believe it will help to achieve a secure, healthy and active future for us all.

The Plan is now at the 'consultation draft' stage and we need your feedback to make sure that it is fully supported by the local community. By completing this survey, you will provide valuable information to help us improve the plan.

You can put your completed survey, **or written response**, in boxes at any of our exhibition venues (venues times and dates on insert). Or drop them in or post them, to either Greater Carpenters Neighbourhood Forum, c/o Carpenters and Docklands Centre, 98 Gibbins Road, London E15 2HU or to 50 Gibbins Road, London E15 2HU

If you prefer, you can complete the survey online, which, with the draft Neighbourhood Plan can be found on <http://Greater-Carpenters.co.uk>. Written responses to the consultation can also be emailed directly to [greatercarpentersforum@gmail.com](mailto:greatercarpentersforum@gmail.com)  
**The deadline for responding is midnight Monday 18th December.**



### Economy and employment

1. The draft Neighbourhood Plan policy E1, (page 10 of the Plan) aims to protect and support the growth of existing local businesses and provide new employment opportunities for local people, through having low cost workspace, temporary use for micro enterprises, local apprenticeship schemes and work placements. Do you support this policy? **Please circle: YES or NO** If you want to, please tell us why or add other comments on this.

2. Policy E2 (page 10 of the draft Plan) says that proposals should require low cost work space, with genuinely affordable rents targeted at young people and start up businesses. Do you support this? **Please circle: YES or NO**
3. Drawing upon the experiences of other London Boroughs, target rents (for low cost work spaces) would be 50% market rents. Inflation linked increases will ensure low cost workspace is retained in perpetuity. Do you support this? **Please circle: YES or NO**  
If **NO**, how would you define 'low cost' [work space] ?

4. Would you support there being a register for accessing low-cost workspace in GCNF area? **Please circle YES or NO** Is this something you would be interested in registering for? **Please circle YES or NO**
5. We feel there is potential for some of the existing garages on the Carpenters Estate to be used as a location for low cost workspaces, using shipping containers above the garages, or converting garages to workspaces. Do you agree with this? **Please circle YES or NO** Do you have further comments about this idea?

6. What shops and services do you feel are most lacking or needed in the neighbourhood?

### Green space, biodiversity and community gardening

7. Our draft Neighbourhood Plan recognises the importance of green space to our health and well-being. Policy G1 (page 13 of the Plan) prevents any loss of green spaces in developments unless they are replaced with space of improved size, quality and accessibility. Do you agree? **Please circle: YES or NO** If you want to, say why you think so (in box below):

8. Policy G4 (page 14 of the draft Plan) requires developments to support tree planting and maintenance as an important part of re-greening the neighbourhood and bringing benefits such as capturing air pollutants, cooling and shading. We feel Warton Road could benefit from this. Do you agree? **Please circle: YES or NO**

Where else in the area do you feel might benefit?

9. Policy G5 (page 14 of the draft Plan) supports community gardening. Do you support this? **Please circle: YES or NO.** If YES please provide contact details below).

10. Policy G5 also requires developments to provide space for food growing. Do you support this? **Please circle: YES or NO** Do you feel these should be a local register for accessing food growing space? **Please circle: YES or NO**

### Homes refurbishment and sensitive infill

11. Do you agree with the highest priority that the draft Neighbourhood Plan policy H1 (page 17 of the Plan) gives to maintaining and refurbishing existing homes? **Please circle: YES or NO** It would be helpful to know why / why not:

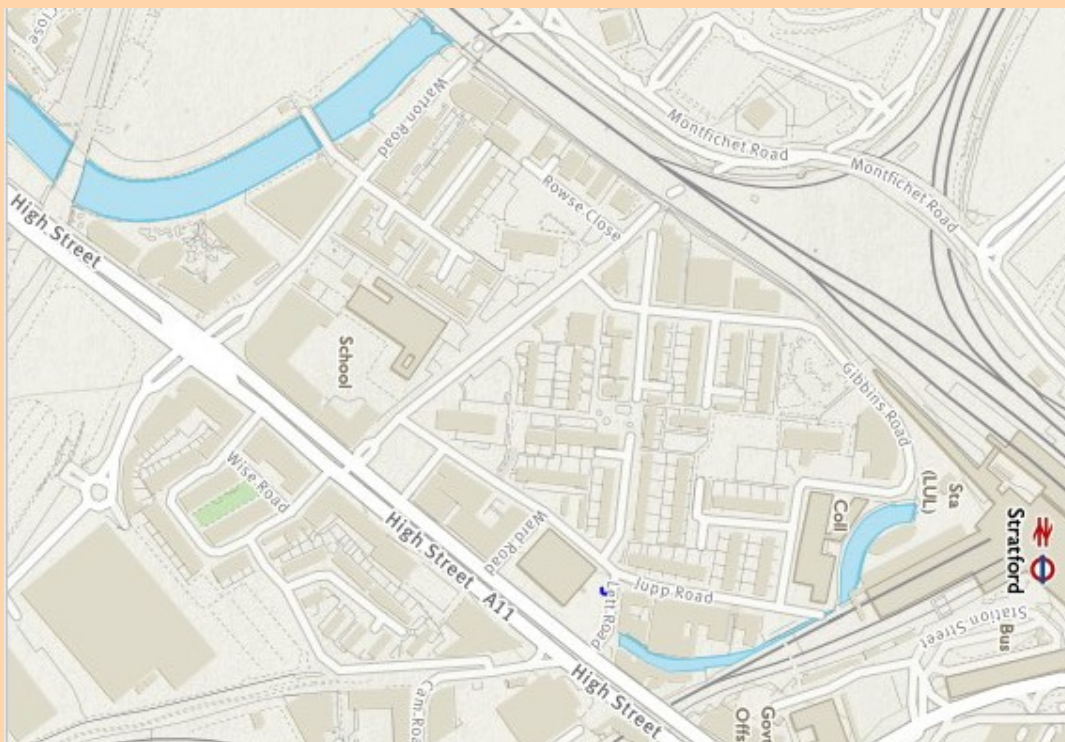
12. We have also set a target to build 500 new homes in policy H2, (page 17 of the draft Plan), in blocks of no more than 8 storeys high (map on page 19). Do you agree with this target, or would you be happy to have a larger number of new homes built? **Please circle: YES / NO** If **YES** what should the target be set for? For example 550, 600 or more? Would you support any new developments being higher than 8 storeys high? (Please respond to these questions below)

## Transport connection and movement

13. We want to encourage more walking and cycling and to improve accessibility across the neighbourhood area to benefit health and well-being and improve our links with the surrounding area. Policies T2 and T3, pages 20 and 21 of the draft Plan propose: improved landscaping, lighting and design of pavements and crossings on Carpenters and Warton Roads and extension of the 205 bus from Bow roundabout or a return to the pre-Olympic 276 route. Do you agree? **Please circle: YES or NO** Do you have other comments or suggestions about these policies?

14. If you live in the GCNF area, which of the following do you walk daily, or at least most days of the week? Please circle - (i) to and from home to work; (ii) to and from shops, community centres or schools in or at the edge of the Neighbourhood area (iii) to and from home to Stratford station or other 15 - 20 minute walking journey?

15. If you live or work in the Greater Carpenters Area, please draw on this map the walking route that you would most regularly take.



## Community facilities, ownership and empowerment

16. Policy C1, page 27 of the draft Plan requires developers to work with the Forum to engage the community in design and delivery of any schemes for the area. How important is this to you on a scale of 1 to 10 (10 being very important)?
17. We want to see the former TMO building on the Carpenters Estate developed into a multi-purpose community hub with activities for young and old (policy C1, page 27). Do you support this? **Please circle: YES or NO**
18. Developers would have to make provision for community services in the area (policy C2 page 28 of the draft Plan). This could include improvements to existing centres and refurbishment of Carpenters Primary School. Do you support these proposals? **Please circle: YES or NO**

Have you any other comments or suggestions on these proposals?

**If you have any other short comments please add them here. Please feel free to add additional pages - but attach them securely to the survey.**

**Thank you for completing the survey.** Your response will be treated confidentially and you could choose to remain anonymous. Providing us with your address though, will help us to know how well we are reaching across the neighbourhood and surrounding areas.

Name:	Email:
Home, or work (if you work in GCNF area) address:	Tick if you live <input type="checkbox"/> or work <input type="checkbox"/> in the GCNF area If you live or work in the Neighbourhood Forum area and would like to join the forum, please tick here <input type="checkbox"/>

Following the consultation we will review the results and comments made and update the Neighbourhood Plan before submitting it the London Legacy Development Corporation. There will then be a statutory consultation period and an independent examination of the Neighbourhood Plan. **Results (anonymously) of the consultation will be posted on the GCNF website.**

**Email:** Greatercarpentersforum@gmail.com **Website:** <http://Greater-Carpenters.co.uk>  
**Facebook:** Facebook.com/GCNForum **Twitter:** @GCNForum

**APPENDIX E: Table of comments made during pre-submission consultation**

*Each comment is preceded by a three-digit identifier, for audit or checking purposes.*

**1. Policy E1 aims to protect and support growth of existing local businesses and provide new employment opportunities for local people, through low cost workspace, temporary use for micro enterprises, local apprenticeship schemes and work placements. Support this policy? If you want to, please tell us why or add other comments.**

107. Because we live in safe place.

112. The existing workspaces and businesses should be maintained.

115. This community needs a change of scale and the existing open spaces.

116. Yes, it provides much needed opportunities for local people!

118. We need growth in our youth to find opportunities locally.

123. Because it is a way of keeping our community together.

141. Thriving community spirit needs to be supported and sustained.

148. I agree fully with this statement.

149. Because it's suitable place for small businesses and takes up less space.

151. Neighbourhood needs local businesses, as it would help local people living in area to have a workplace or local college to have option for apprenticeship.

160. It will create a more community environment and the local people and business will benefit with employment and business.

163. Local people only got labouring jobs on Olympic Park development, all the trade jobs went to all the northern companies & had their own tradesmen work down here and stay down here while it was being built.

164. I support this because we had many thriving businesses before in our Forum area before the Olympics and I would like to see that return.

166. I support this because I am looking for local employment.

171. Because people need jobs.

172. Very grateful to see only people who live locally instead of bringing people from other boroughs.

173. With all the new buildings and public spaces created around Stratford and the upcoming disruption to residents & artists near Fish Island, there is a massive draw to a new hub.

183. To promote & support the area where my business (my livelihood) is based.

185. I would like to keep all the existing businesses here and for them to employ local people.

186. Not when it means people have to be made to leave their homes that they have lived in many years. For the use of new work places, why? This is occurring too much!

194. This is a residential area. *[against proposal]*

200. It shouldn't be much of a burden on developers to provide apprenticeships and work placements for local people.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

206. Attract investment, which will lead to creation of jobs.
207. Improve the look of the area.
208. It will benefit the local residents.
209. Will motivate local people and help property prices.
213. Post Brexit it sounds ideal.
254. It should give residents a first offer of jobs opportunity.
271. Yes. The age and expansion of our community lies in the way we improve our own microeconomy by introducing new enterprises and employment opportunities.
275. Unemployment is on the rise and with this plan it will reduce the effects on the area.
276. Because they are all positive contributions to wellbeing.
282. Work for the youngsters.
288. Yes because local business need an infrastructure. They cannot compete with large firms.
291. I think it's important to provide employment opportunities for local people and promote local business.
312. Yes, but only if said businesses are structured, well placed and organised.
324. The whole area seems to be part of a large gentrification plan. There is no support for the local youths or budget business startups since the Olympics.
331. It is important that the neighbourhood maintains a local connection with the residents and reflects their character rather than being full of global brands and poor quality jobs. Small offices, workshops and shopping areas would be stunning.
336. I work in the artists studio at #Rowse Close, rented from Acme.
338. I think low cost workspaces would be beneficial to the area and fully support local training initiatives.
339. Developing existing community is important for the legacy of the area.
342. New independent businesses need safe lower cost spaces to incubate and thrive. Losing so much in Fish Island/Hackney Wick means that this is even more important.
344. Employment, keeping local jobs in the area is very important.
346. I believe this creates a community. It reminds us that Stratford is not just about high rises and money, but about the people who live here.
351. The idea of re-using garages is a good idea on paper - there is a precedent nearby ([www.poplarharca.co.uk/fashioningpoplar](http://www.poplarharca.co.uk/fashioningpoplar)). I would suggest that this idea should be more ambitious - losing the garages as parking spaces entirely & creating 'working yards' in front of each unit. Shipping containers are not cost effective or functional as work units. Lightweight wood-framed structures are cheaper to construct and more flexible. DDA compliance needs consideration if the spaces are designed to be any other than temporary. This means level access and lift access to upper floor. I would suggest 3 or 4 storey schemes where appropriate to maximise the footprint.
353. I support this because as an artist I depend on a low-cost workspace at Acme Studios. I have been able on several occasions to provide work placements teaching sculpture skills and also paid

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

employment for studio assistants at above London Living Wage. The Rowse Close studio is ideal for making sculpture, which is becoming rarer due to gentrification in this and the surrounding areas. I was forced to move out of a studio in Hackney Wick a few years ago due to huge rent increases. Losing my current studio would be devastating to my artistic business.

### **3. Drawing upon the experience of other London Boroughs, target rents (for low cost work spaces) would be 50% market rents. Inflation linked increases will ensure low cost workspace is retained in perpetuity. Support this? If No, how would you define 'low cost' work space?**

107. I don't know.

112. Business rates might still be too high and thus make the whole rent affordable.

148. This is a very compassionate cause.

149. It gives a lot of young people the chance to start a business of their choice without paying a large amount of money.

151. No one likes higher rents.

163. Does not work for locals only outsiders. Waste of time, build new homes on wasted ground e.g. TMO office.

178. 30% [of market rent].

186. Why make these comments, does it make a difference to us? We have been informed they will demolish our houses etc. Where does all this leave us? Are we making these comments for the sake of new people who will take over and move in!

200. Yes, but it may be fairer to link to average wage growth rather than inflation, so with that qualification, yes.

213. It sounds a good idea.

312. Because ambiguity of question!*[note: disagrees]*.

324. Low cost would be a reasonable percentage of a person's income or business turnover, 10% of salary after tax would be reasonable, as even 50% of market rents is too high for many low income earners.

330. 50% is too low and would encourage illegal subletting. 75% better.

331. The workspaces need to be restricted to small & local business as part of the lease. People who have a connection to the area by living here or serving the community. Branches of large chains should be prevented from occupation. Rent free starter periods would be great to encourage new businesses.

336. I can't afford what I've got at the moment.*[note: disagrees]*.

339. Important for start up business.

344. As far as I know this sounds reasonable.

**5. We feel there is potential for some of the existing garages on the Carpenters Estate to be used as a location for low cost workspaces, using shipping containers above the garages, or converting garages to workspaces. Do you agree? Do you have further comments?**

101. But what size are these containers?

113. As long as it didn't detract from the look of the area.

114. Very imaginative. Could provide a model for use elsewhere.

121. We would not like them at the front of our house, they would not look nice and would make parking worse that it is now. And make property value lower.

122. Yes, it would be great for keeping young people motivated.

123. This is a great opportunity for young people in the community.

125. I am 18 years old and feel like this would be great for me and my peers.

126. Anything to help improve employment for the young and local people, must be a good thing.

141. Maximizing usage of space is a brilliant idea and will support Mayor's blueprint.

148. Yes because they come to no use these days.

149. The garages can be given a more purposeful use and can also help to save a lot of space.

151. This could give local community a work place, thus increasing employment.

160. Convert the garages into workspaces and small businesses to generate income and employment.

161. Residents need somewhere to put their car.*[disagreeing]*

163. Would you like to live opposite shipping containers and have them as your outlook. I don't think so, we're not the docks!

164. I think it is important to allow starting and small businesses to have access to low cost workspaces and would welcome the use of shipping containers above the garages and the garages being converted.

173. Great idea. Central location as opposed to at View Tube nearby.

184. Better to have garages - people need to have their cars near to their homes.

200. I'm a little sceptical about shipping containers, but if they could maintain a comfortable temperature, then yes.

211. The space could be used for something else e.g. homes.

213. Put these workspaces into corners so that they do not dominate.

271. Space and area are limited resources and currently scarce. By maximising the utility we can derive from a certain space or area within our estate will enable us to be more efficient and productive.

275. Turn them into car parks so when people come to watch West Ham play, they can rent a parking spot for the day.

276. Great idea.



## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

291. There is lots of potential in those garages. A nice shop or coffee shop or a local market.
301. This is a great idea, but a budget must be maintained to allow appropriate care & maintenance going forward.
310. In my opinion I would disagree because the estate would not be helped, only seen as an industrial site rather than an estate.
311. Not ideal for the area.
312. No! We do not need to turn estate into industrial estate.
313. Make the estate look more messy.
314. Not good idea.
318. Parking is becoming a problem on the estate, so the loss of garages will only exacerbate this problem.
323. I think the space would be underutilised and taking the space plus a small adjacent area could build a 3-4 storey retail/office unit with top floor apartments.
324. Building above the garages may affect the view from residents' homes, so needs to be consulted on.
326. The estate shouldn't be turned into an industrial estate. What we had before was okay.
328. Why not? But presumably a developer will decide if that is cost-effective?
330. May not be feasible as walls are thin and foundation may not be adequate for extra weight.
331. Parking is a big issue in the area so I am keen that we do not take away scarce parking spaces. However, given that car ownership is on the decline and public transport is exceptionally good here, I could be convinced.
334. The garages may need to be demolished and rebuilt.
337. We believe that garages need to be kept for parking as there is already a limited supply of garages.
339. Yes, better use of space.
340. Unused garage space should be made available to be converted to workspace.
342. Great use of space if not already being used.
343. Great idea.
344. Good idea. Keep employment space in the estate.
346. It would be wonderful to bring this diversity to Carpenters Estate. Bringing creative opportunities can only benefit the area.
351. Linking rent levels to market rents is a slippery slope - who determines? Estate agents? Zoopla? We would prefer affordability to be determined by the end user and the space managed by a charity (or not for profit/CIC) dedicated to keeping rent levels low. Rent increases should mirror affordable housing & use RPI as an index.

**7. Policy G1 prevents any loss of green spaces in developments unless they are replaced with space of improved size, quality and accessibility. Agree? If you want, say why you think so.**

101. Tree planting is environment friendly, reduces pollution.

105. I support policies that seek to absorb & mitigate the effects of pollution because motorist-bashing hits poor people hardest. Also, green space lets rainwater back into the earth instead of funnelling it into drains.

112. Currently the green spaces are dull and therefore easy to maintain i.e. cheap. Any landscaping needs maintenance.

116. Green spaces are crucial to the community.

141. This will help reduce the cost on NHS as people will be empowered to take responsibility for their well-being, which includes physical and mental wellbeing.

145. We should plant more trees too for obvious health reasons but aesthetics too.

148. Yes, for kids' play area, kids' gym with soft mat underneath for safety and adult gym.

149. Variety of kids playing area and an outdoor gym for kids and adults. Variety of equipment.

151. Green space is important for growing children in the neighbourhood.

160. Some of the green spaces can be used for accommodation or low cost housing as on Doran Walk.

163. It has to be maintained because our estate is being run down. How will all this be managed if we keep the green space?

164. It is important to retain our green spaces. New developments tend to remove them and replace with artificial green spaces.

179. Need places for kids to play.

181. It's nice for the area to see wildlife and have space for children/adults to enjoy in summer months, plants, trees.

184. It's being taken away everywhere - we need to keep it.

194. There have been many high rise buildings with no green space. More green space.

200. Yes, but we could allow a small loss in some cases, if quality otherwise improved.

213. Read the newspapers, where regular stories feature how green spaces result in sanity.

271. Green space is vital to our mental and physical health, and is great for our youth to enjoy growing up with.

275. Some of the green spaces are not used at all, more houses could be built on some of the spots, generating more income.

276. Tree = Life.

278. We have flats built constantly in our area leaving very little green. We need green for clean air.

291. Green places are very important. There is not a nice well kept green space in the estate.

293. Definitely need more green spaces.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

301. Especially the Olympic Park which is approaching 100% build at an increased rate.
304. It creates a better living environment for the community.
312. There should be no reduction to existing green space, quite the contrary, with all new building projects it should be increased.
315. This is a community not an industrial site, I do not agree.
316. Greenery is important for carbon exchange. People need a sense of space for mental health. The green areas have been used by children to play on for 45 years and is a valuable asset to the whole community.
328. But these are all very polarized questions.
330. Green spaces should be retained as they are enhancing.
331. We live in an area surrounded by rivers & canals, the opportunity to further add to green spaces that make safe places for children to play, for residents to walk and cycle in and to grow food is exciting.
334. Local green space is vital for our health and well-being. For us all, but especially for older people and children. There won't be much left if Newham Council builds 3,000 homes on the Carpenters estate.
338. I support protecting and re-establishing green spaces in Carpenters.
339. Good for the wildlife and for quality of life in a high traffic environment.
342. This is very important to residents' physical and mental health as well as biodiversity and carbon sequestering.
344. Our surroundings have a profound impact. Looking onto green space or living nearby green space is beneficial to health.
346. We are surrounded in buildings and they seem to be encroaching onto our green spaces. This brings more people and more cars. Thus more pollution. This coupled with dust from construction....we must balance this with more green spaces.
348. I think the fenced-off green space on the corner of Rowse Close would make an excellent community garden.

### **8. Policy G4 requires developments to support tree planting and maintenance as an important part of re-greening the neighbourhood and bringing benefits such as capturing air pollutants, cooling and shading. We feel Warton Road could benefit from this. Where else in the area do you feel might benefit?**

101. The vacant area near Dennison Point, e.g. the play park.
105. *[Trees on]* all main roads for national security purposes (if trees along the edge of the road, it stops terrorists from driving on the pavement).
112. Everywhere! Kerbside planters, wildflower meadows.
122. Children, families, elderly.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

141. Around all the green spaces in the estate e.g. Carpenters Road and by Dennison Point.
142. Existing areas or landscapes can be remodelled to create community gardening. Part of it can be used as a plot for veg growing.
145. Kennard Road. Jupp Road. Rosher Close.
146. Everywhere.
149. In front of the local Londis and in front of houses.
151. Trees not only capture air pollutants but also stop noise from busy Stratford High Street. More trees.
160. There are enough trees within the estate and it's quite adequate for the landscape of estate.
163. Tree planting is excellent but only if there are people to pick up the leaves when winter arrives, because it's all very well having them but we need them to be looked after.
164. The closed James Riley park area.
165. An outdoor gym in one of our green spaces.
166. The closed James Riley park area.
171. Everywhere.
178. [*indecipherable*]Carpenters Road - through to the park.
181. High rise blocks to be destroyed, put in place green area.
184. It would make it look nicer.
185. We need good lighting in Warton Road.
192. All around.
193. Everywhere.
200. A few extra trees here and there throughout the neighbourhood would be beneficial.
213. Theme your trees per street. I am impressed for instance by the set of bowl shaped trees on the H section of the inner Oxford Centre bypass and the red blossom chestnut trees on the A316 (?) into London past Twickenham r. football stadium.
254. Rick Roberts Way.
262. Gibbins Road.
269. Wherever there are no trees! Consider fruit trees and edible perennials.
271. Kennard Road. Carpenters Road. Rosher Close.
275. The bridge that crosses the train lines, the entrance to the bridge is all messed up.
280. Wherever there is space. Roundabouts. Public areas.
291. More trees and flowers are always welcome.
293. Definitely more trees to help improve air quality.
304. Jupp Road.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

312. I agree, plus many other areas.

323. All redevelopment should prove it has a net positive effect on greening. All new units should make use of roof gardens & green/brown walls where appropriate.

324. The square by the shops. Jupp Road. Carpenters Road.

328. Don't know.

329. Everywhere on the estate - dig out some portions of the pavement to plant trees.

330. Carpenters Green.

331. More trees please.

339. Reducing pollution is key, increasing good air flow and quality if vital.

340. There is definitely a lack of greenery on Warton Road. Addressing this would greatly improve this environment, which is popular for sport and play among young residents.

341. I agree but I am not sure where on Warton Road these trees would be planted. The High Street may also benefit from the same.

346. Stratford Centre.

### **11. Do you agree with the highest priority that the draft Neighbourhood Plan policy H1 gives to maintaining and refurbishing existing homes? It would be helpful to know why / why not.**

101. All over this nation, people want a roof over their head. It's criminal to have empty blocks and flats empty! I was forced out of Dennison Point! There is nothing wrong with the block! When I lived there, I loved that block!

103. To develop existing infrastructure. As there are already too many high rise flats in Stratford. It's good to work [*walk?*] to old Stratford.

105. I bought in the area because the Council told the seller & estate agent that they would leave the low-rises well alone. They're perfectly serviceable buildings and need nothing major doing to them.

112. Local homes for local people. More social housing, no 'luxury development' especially anything marketed overseas. The existing towers could be refurbished! It is criminal that these are empty, with people sleeping on the street.

113. I think priority should be maximising affordable, quality homes for more people. If this means redeveloping old houses into flats then this should be the priority.

114. The full environmental cost should be taken into consideration in any proposals.

115. Existing homes are a good mix of traditional houses (aspirational) and social housing for rent.

123. It would be great to keep the community together as most members of the community have lived here for a long time.

126. I feel it's important to keep the community together, especially one that works well together.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

138. Because these are well built houses and should be maintained.
145. With all the developments and constructions around the neighbourhood, we should be keeping up with developing our own homes - to our modern life styles.
146. All homes deserve refurbishment.
147. All homes need improvement, council or freeholders.
151. The towers could be refurbished to current standards and more people could move in.
160. Some of the homes need refurbishing and some need coming down. A mixture of new and old [*indecipherable*] would be good.
161. People shouldn't have to leave the estate if they have always lived here.
163. Again only if it is not at the expense of the houses as refurbishing existing homes means the flats & low rise flats. Nothing wrong with the houses, flats have been left to be run down (shame).
164. This should be a priority, maintaining and refurbishing existing homes will ensure that people who live here are not pushed out of the area because they can't afford the prices of new so called 'affordable' rents of new homes.
165. The existing homes are old and falling apart, a refurbishment is needed.
179. Aware [?] needs to be rebuilt.
181. Homes are old and in bad condition, which affects everyday living standards for tenants.
184. Don't want homes demolished.
185. No demolition - people like me have been here a long time (25 years) and some 40 years, and we want to stay here in my home.
186. Most properties are in good condition and need to remain.
192. All homes need to run efficiently and consider the environment, thus all homes both Council owned or freeholders should have refurbishment.
193. Existing homes should be developed so as to keep a balance for new homes.
200. Refurbishment not demolition seems the wish of virtually all of the many people I've spoken to, both on the estate and the wider neighbourhood. Loss of social housing homes is bad. Danger of inadequate compensation to leaseholder & freeholders is bad. Scattering a community is bad. Architectural monoculture is bad.
204. Because rather than demolishing their homes they would appreciate it being refurbished as they are happy with what they have.
213. Houses based on streets form a real community and do not isolate people. Besides, after the Grenfell fire scandal, who will trust a builder with a skyscraper from end to end of Britain?
269. Don't know. Depends on whether alternatives are better for residents.
271. Council homes and those that have faced heavy wear & tear over the decades deserve to be renovated, refurbished and maintained in order to ensure longevity.
275. They look run down and make the place look like a ghost town. Living conditions would be way better too.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

278. We need cheaper homes. Expensive apartments are being built all over our area no one in this community can afford.

282. The 3 tower blocks are in good order and just need updating.

291. The three tall buildings are not fit for purpose. Not many people live in them. If knocked down there will be more space to create a green well kept space. The small flats and houses will need a good refurbishment in and out.

293. They should be maintained as part of the local heritage.

299. Strongly agree. I live here for very long and want to continue living here.

300. Yes - as long as this avoids obligatory purchase of freeholding houses (privately owned by people).

301. Stratford needs focus on the buildings deteriorating before our eyes.

302. Because the majority of homes on the estate are strong houses and with refurbishment will stand the test of time.

312. Yes! The houses on estate are built to a far superior construction to new types of housing. Whatever happened to the carbon footprint, which a Tory government endorsed!

318. Maintenance and refurbishing of local homes is paramount to wellbeing and feelgood of local residents. Including wall insulation.

322. Current homes give the neighbourhood history, character and charm which would be sacrificed.

323. But I don't think small scale densification should be ruled out as part of a refurb/retrofit e.g. new unit in existing garden and both get roof gardens.

324. The houses are a good size and now very rare in London. The flats are also much larger than new build equivalents. The estate actually had very sensitive planning with small flats for elderly residents in key locations to include them in the community. The design also represents everything positive about post-brutalist estate design.

326. Didn't do Decent Homes work here. Tenants put in new baths 20 years ago. Council & TMO didn't do what they were supposed to do.

328. (Can I put my joker on this question? [this is a BBC 'It's a Knockout' reference, from the 1970s or so. It means the answer counts double.]) To thwart LBN's 'regeneration' (= community destruction & social cleansing) fetish; to put a line under it. To allow poor people of the borough back into social housing, that the spiteful council has deprived the 'people' of the area for a decade.

329. Homes are suitable and many do not need much refurbishment work to make them usable.

330. It depends upon the extent of refurbishment. The priority should be getting the empty homes occupied and a full refurb is not necessary to achieve that objective.

331. We really need to maintain and enhance the area so as to provide a balanced environment.

332. It would be good if some of the green spaces could be prioritised too as this will benefit all residents, not just those whose homes will be refurbished.

334. There is no sound reason to demolish homes on the Carpenters Estate. Newham Council is just intent on moving working class people out of the borough. It's cheaper and more environmentally friendly to refurbish. Homes that could be lived in NOW have been left empty with huge loss of income to Newham council - who then complain they have nowhere to house homeless people.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

337. The priority is on more homes to house the many families in multi-occupancy homes which is not beneficial for children and their families. Whichever is most cost-effective.

338. I feel that you need a no comment answer here. Whilst I do not disagree with housing refurbishment and infill from a business perspective our main priority would be to urgently revitalise the housing estate. So for us a consensus between the parties involved would be the main priority. At the present the parties' plans seem so far apart it is difficult to see an agreement coming soon. So what we would like is a plan everyone agrees on. If this is it then we are happy to support it.

340. I don't see a problem with replacing the existing stock of housing if social housing is included in the new developments (and local people should get top priority to take newly generated social housing).

342. Yes when retrofitting can achieve the same environmental standards.

343. I want people who already live here to be able to remain living here. I would like to maintain a sense of community.

344. Too often default estate regeneration means the loss of existing without replacement, loss of the current population. With the starting point of maintaining and refurbishing, this conforms with genuinely sustainable development.

345. This has always been just an old-fashioned land grab. For more than 10 years the people of the Carpenters Estate have had to endure, both prior to and post the 2012 Olympics, the systematic running down of what was once a well thought of, thriving and homely estate. Newham Council chose to do this for its own purposes - be it just a vanity project, some London-wide greater design, or more likely just that someone had realised what we who have lived on the Estate all our lives have always known: that this is a valuable piece of land and a convenient place to live. How Labour councillors can justify their actions in wrecking the homes and the lives of people who, by and large, vote for them and more importantly, how the destruction of the Carpenters Estate fits in with Labour's current housing policy is hard to see. What has gone on here is nothing short of a scandal. The current ongoing attempt to simply steal this land comes now under the banner of 'regeneration'. Well, as is obvious to point out, what's the point of regeneration when the people who 'supposedly' require the regeneration have their homes destroyed and are moved out so that the usual suspects - the wealthy middle classes - can reap the benefits of a largely taxpayer funded regeneration. There seems no point in regeneration projects when the beneficiaries are always the same group of people. Perhaps regeneration projects can be renamed as 'areas we didn't care about until money was made available for them to be beautified for the benefit of sons and daughters of people who live in areas that never require regeneration.' Catchy, huh? And perhaps the Mayor of London should first set about saving the destruction of these affordable homes before he gets to work on his target of building more 'affordable' homes.

346. Maintaining the existing community should be a priority. There are new builds everywhere...It feels like they want to cleanse the area of diversity and just fill it with rich people and investment property owners. It is all about money and it is disgusting.



**12. We have set a target to build 500 new homes in policy H2, in blocks of no more than 8 storeys high. Agree? If No, what should the target be set for e.g. 550, 600 or more? Would you support new developments being higher than 8 storeys high?**

101. No, 8 storeys I feel is high enough. People need to live lower ground where one gets to know their neighbours. High block cuts you off of making friends. I feel that the maisonettes are very good living homes.

102. Will be good to first refurbish existing ones. I see big buildings are empty.

105. Not enough expertise to know what a realistic number is.

111. No building please, more trees please.

114. The London Mayor has increased targets and I think it would be fine to have blocks of 10 storeys rather than 8, which will increase numbers a little. I like the 10 storey blocks on the former athletes' village with town houses below & flats above.

118. 500

141. If Council is proposing to build 3,000 houses we need to raise this figure so we are seen to be realistic. This figure is too low - 1,000 would be more reasonable and comparable.

142. 1,000 with 10 storeys.

143. In comparison to Council's proposal this is too low. 1,000 would be reasonable and comparable, 10 storeys.

144. In comparison to Council's proposal this is too low. 1,000 would be reasonable and comparable, 10 storeys high would resolve this matter.

145. 500 can be met with higher storeys, with less builds, covering less land, to keep space free for green space.

151. Only if this does not affect anyone that already lives in the neighbourhood.

152. Some old buildings can be demolished like by Warton Road.

153. Some can be refurbished or demolished and rebuilt.

162. More homes are required and space is a premium so why not go up higher the same as the rest of Stratford.

163. 500 new homes is quite a lot so where would you build these new homes? By knocking down existing homes? If the answer is yes then I totally disagree, homes already here should be put first.

172. But needs low floor houses for elderly people.

175. Too many flats being built, need more houses.

178. 10-15 floors - more accommodation OK and possibly more homes.

179. 4 storeys max.

181. More than 500 would be better. Not higher than 8 storeys.

182. Build as many as possible. No higher than 4-8 storeys.

184. Not higher than eight storeys.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

185. We have enough high rise homes here. There were people happy here from Lund Point that used to meet and go shopping together - they have moved them out to Leytonstone High Road & they are unhappy.

194. Developments should be three storeys high.

200. I think even up to 650 is fine. There is pressure on London Plan for more new builds. I believe accepting more than 500, and over 8 storeys could improve viability of our Plan. Personally, I think why not up to 16 storeys, though I know most estate residents don't seem to agree.

204. None.

213. Absolutely not. Even the Peabody block of flats at Forest Gate are too high but at least they have a trustworthy landlord with a gold standard record.

231. High rise developments over 12 storeys will have far greater attraction/appreciation with only airspace the only expense.

257. Indecisive.

261. 500 is good.

275. Any higher than 8 storeys and the place will end up run down once maintenance slows down.

280. Providing this is affordable housing for people who work in the area.

287. Because you're killing the environment and the animals that live there.

288. Not sure.

291. I will not support any new development higher than 8 storeys. Ideally not any higher than 4 storeys, so more homes but not many storeys.

293. No more than 500. 8 storeys too high.

294. No more than 500.

295. But only 500 extra or it will be too crowded.

296. Low rise is preferred so people have access to natural sunlight.

297. No more 500 homes.

298. Only 500 extra or it will be too crowded.

299. I don't want my home (owned by me) being destroyed to erect new buildings.

300. I am strongly against demolishing existing houses (freehold only) to build new homes!

301. A reduction in the 8 storey buildings is welcome.

302. First priority is to save the existing homes on this estate before planning to build yet another block of apartments, particularly focus on young people. There are a number of older generation on the estate that would benefit from having a decent home.

303. Let's just save the existing homes first, please.

304. I would not support new developments more than 8 storeys high, however I believe more homes should be built.

306. 5 storeys high.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

320. Targets should be higher.

321. Should be aiming for 600-700 homes.

322. New development should be based on density and a fixed number. To ensure developers cannot use national policy to circumvent the Plan completely we need to be more ambitious and aim for 600-700 homes.

323. LLDC targets will make this not policy compliant with London Plan. Reasonable densification without full demolition should be the aims. Circa 600-700 homes would support a density per hectare target (dph) rather than a fixed number of units. Must prevent presumption in the NPPF!

324. We now have many new blocks being built around the estate that are between 20 and 40 storeys high. Any more encroachment onto the actual estate would create an inhospitable area to live.

326. Yes, if a community thing. We don't want to go. As low as possible.

328. May be safer to edge the total up a bit, to reduce chance of whole thing being rejected. Difficult call!

329. 800-900 - taller than 8 storeys if necessary.

331. *[Yes to higher than 8 storeys]* I do not object to high rise buildings, we need many, many more affordable homes in London.

332. *[No to over 8 storeys]*.

333. *[Yes to higher than 8 storeys]* Over 8 okay but with limits - there are already so many tall buildings.

334. Could be higher adjacent to the railway line.

335. *[could be higher than 8]*

337. It is nicer when the blocks are smaller. However, the development needs to be in keeping with the area.

338. Again, no opinion on the details of how many houses should be built.

340. *[Yes to new developments being higher than 8 storeys]*.

341. *[Yes to >8 storeys]* The number ought probably be higher but it is difficult to estimate. I agree that most new developments should not be high rise to maintain the character of the neighbourhood but I would not agree that no new developments over eight storeys should be permitted as accommodation is needed and that ought to be a priority first and foremost.

342. *[No to over 8 storeys]*.

344. Not sure, but in general 8 storeys is a good number.

345. *[No to over 8 storeys]*.

346. *[No to over 8 storeys]*.

347. 500 or less - but refurbish the tower blocks and low rises first.

348. *[Yes to new development >8 storeys]*.

**13. We want to encourage walking and cycling and to improve accessibility across the area to benefit health and well-being and improve our links with the surrounding area. Policies T2 and T3 of the draft Plan propose: improved landscaping, lighting and design of pavements and crossings on Carpenters and Warton Roads and extension of the 205 bus from Bow roundabout or a return to the pre-Olympic 276 route. Do you agree? Do you have other comments or suggestions about these policies?**

101. Transport is not very far from the estate. However there are people whose ability to trek to the station is limited. I think one bus route is enough. You also have 108 coming inner and outer carpenters.

102. Yes and no.

112. Anything pedestrian friendly is good. Some provision must be made for large vehicles delivering to businesses.

113. I cycle.

120. None now.

123. This would be great, convenient and make the area more accessible.

124. As a frequent cyclist this would be great for myself.

136. I am disabled so this won't help me.

141. Carpenters estate is already well connected in terms of transportation. Improved landscaping, lighting and design to make area more elegant is desirable.

151. I believe transport in the area is great already and there is no need of extra noise from more buses around. However, entrance to Tube could be made near Carpenters and Docklands Centre.

152 *[New]* entrance to Stratford station would be great.

160. There needs to be access for the Stratford Station for residents in the Plan. New and improved lighting, pavements and area of recreation. The bus route is fine but one is enough, 108 already does that.

163. We should have a safer bridge, CCTV on the bridge, better lighting of the bridge. It's dodgy of a night especially. Connect the estate to the station as it was for workers before 2012.

164. Access to the new Health Centre, Ludwig Guttman, would be an advantage as many services like breast screening are available there.

166. Access to the health centre in the Olympic Park.

184. [Bus no.] 276 to Newham General - would be good if it went the Homerton.

185. Better lighting in Warton Road, Lett Road and Jupp Road.

194. Car parking space.

200. I don't know much about bus routes - the only one I take is the 25. Improved provision would be good for elderly & disabled without a car. Several people, including those working in healthcare in the area, have said an improved bus service to the Ludwig Gutman health centre is needed.

213. I don't know [re Q13, col. Z]. I would like to see cycle or foot links across the High Street and railways and river.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

269. Clear, easy, attractive access to Stratford International & Westfield.
271. More direct and simple access to Stratford Station from Kennard Road / Jupp Road West.
276. Exercise is important!
288. Not sure.
291. A bus service to Bethnal Green will be useful. A closer entry to Stratford Station, perhaps on Gibbins Road.
296. Restore small bus route into the site.
301. Plus re-opening of the Greenway. Plus extra lighting.
304. Santander bikes should be more readily available.
306. It would be favourable to have entrance to the Stratford Station off Gibbins Road.
312. Yes, but please be aware that most people who live on estate are working class, and may need a vehicle to carry out work!
318. Yes to route 276 & 205 but a direct route through Stratford to Roman Road to be maintained.
324. The estate, particularly Wilmer Lea Close, is now being used as a main entry point into the stadium on match days so football supporters do not go through Westfield Shopping Centre. There needs to be crowd management.
326. Worried that cyclists go on pavements as well as roads. They have been given too much leeway, people delivering food etc.. Pedestrians get the worst deal.
329. Some zebra crossings and speed humps on the estate, especially near to the school and community centres would be very welcome.
331. I don't understand the question fully. I approve of more walking & cycling & improved lighting. We need more bike rental capability in our area so that we can cycle to Stratford & Bow. Never was sure why the Santander bike facility stops at Bow? Extending the 205 to Warton Road or beyond is interesting but that probably means it cycles via Stratford Bus Station. I have no idea what the 276 route was pre-Olympics.
333. It would be important that an entrance to Stratford station is created from this side.
338. Strongly agree with improving transportation. Particularly improving lighting and opening up a new station entrance on Gibbins Road.
340. We need a better access point to Stratford Station!
341. I strongly agree and would also recommend improved lighting in the part of the Olympic Park that leads to the roundabout at the top of Warton Road which is unlit and has bushes to the side. This creates a dark and potentially unsafe environment for walking in the dark. The bridge that crosses the train lines should also be maintained and perhaps the sides of the bridge transparent to create more openness and a safer feel.
342. Anything that encourages walking, cycling and public transport will be a good thing.
344. Walking and cycling all good for health and low emissions.
346. This sounds ideal.

**16. Policy C1 requires developers to work with the Forum to engage the community in design and delivery of any schemes for the area. How important is this to you on a scale of 1 to 10?**

**17. We want to see the former TMO building on the Carpenters estate developed into a multi-purpose community hub with activities for young and old (policy C1). Do you support this?**

**18. Developers would have to make provision for community services in the area (policy C2). This could include improvements to existing centres and refurbishment of Carpenters Primary School. Do you support these proposals?**

**Any other comments on these proposals?**[16, 17, 18 above]

101. Q. 17 I'm not sure about multi-purpose so I left it blank.

105. As I said in the meeting, the young people round here like to skate, but they have nowhere to do so, now the [old] Stratford Centre's stopped letting them. Could skating facilities be incorporated somewhere?

112. 17. *[Community hub should be]* fully staffed! 18. Please keep artists studios.

123. [16] So important!

138. This was supposed to happen years ago. Good luck with this.

141. *[17. also ]* between 30-60 years. Carpenters Primary School area has huge potential and scope in terms of space to expand. Currently it seats on one floor only. The image, the layout and scope of the entire school needs to be considered carefully.

147. Please construct a mosque or a place of worship for the community. And a youth centre with helpful workshops.

163. [17] It's always the same old thing in these community hubs, for the same people. Need something else. [18] Redevelop but not to knock down to make better school etc. [16,17,18] Build a block on the TMO building & car park, no-one really uses community hubs, why not make use of the existing Docklands Centre for more things for the community. It used to be a very good social club / youth club, but it's now not used the way it should or could be.

164. The school should be made bigger.

166. The school should be bigger.

185. 17. 17 Doran Walk [ex-TMO building] is enough. It would be good for children to use the computer room. I'm very keen to make sure that we all have good computer skills - especially the young people.

200. It's vital that new development is properly supported by infrastructure including schools, healthcare, green spaces. A new community hub would be great.

213. If you want a positive community and suppress gangs then a variety of activities is vital, not all in one building. Permanently dedicated spaces/places are great. Extend what's already on offer for variety.

269. Check out The Mill in Walthamstow; a community-founded centre run by and for the community. A huge success.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

275. Invest in long term projects which produce income, turning the old TMO building into a store or anything of such relevance will help produce income.

278. We are desperately in need of community centres where we feel safe and can get involved.

291. A community hub will be much appreciated. There is a lack of activities in the area.

296. Minimal disruption to local users and residents.

301. The abandoned building in Warton Road could be a community centre.

307. Youth & old need to come together.

312. I support any improvement to the community just as long as they understand we have put up with 13 years of noise, pollution and disruption, it is about time we got some peace.

315. Youth clubs would be a great help. Hopefully will get crime off the street too.

322. 17. Make ground floor of TMO a community centre but enable the rest to be residential to increase housing density.

323. I want more mixed use buildings. TMO ground floor could be community centre but I want a higher density building with residential included. Where possible buildings should be mixed use to make the most of land in the area.

324. Since the Olympic development not a single penny of money given to the local council for community projects has been spent on the Greater Carpenters area. From the initial pile driving in 2008 the entire Olympic site has only provided upset and misery to residents. We deserve better.

325. Bring back the TMO.

329. It would be great to include improvements to the Carpenters Community Centre as well, such as a new sports hall floor, solar panels etc. to make it better for the local community and more efficient.

330. Presumably this would include refurbishing the former TMO building as [1]7 above. It could also fund the new station entrance which should be a priority as this would be a catalyst for the area.

337. The school is in urgent need of refurbishment, as well as increasing the size of the nursery.

338. [16.]I disagree with this mainly due to section 4.1.10 which states there should be restrictions on brand name cafés. Why? Their products are no worse for the community than unbranded cafés, and there can be branded cafés which are franchised, so SMEs. As I work for an SME that is a franchise, I feel this is putting an unfair restriction on a popular and viable way that people can start their own business.

348. Can the Carpenters Company fund improvements seeing as they started and built the estate?

### **ANY OTHER COMMENTS**

101. This is a very good neighbourhood. Two of my children went to Carpenters School. I have lived on the estate for 40 years. Why does Newham want to destroy people's livelihood? When everyone knows everyone, there is harmony, there is no fear.

112. The current artist studios are excellent with superb landlords. The workshop proposals look far too small. We need secure tenancies, low rent & good access please.

113. Thank you for this hard work, we really appreciate it.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

114. I like the fact that there are different types of housing in the GCNF area - high rise blocks, low rise and terraced houses. This greatly improves the sense of community. The houses are very important in the wider area as those that are owned freehold provide aspirational housing at a realistic price for working people (the housing on the Olympic Park is just too expensive). People living in tower blocks in wider Stratford move on very quickly. The wider area needs people to buy houses and stay.

119. Firstly I would like to say that although the community is participating, I do not agree that the neighbourhood form/plan is community led. That's why I resigned from it.

As for the draft neighbourhood plan (NP) as it relates to the Carpenters estate. Whilst I agree with elements of the draft plan, I do not agree with forcing a very strong left leaning agenda on stakeholders which, I believe, risks our ability to reach a solution that allows compromise. This is why I don't want to fall into the deliberate or inadvertently created trap set by the non-stakeholders controlling the forum. By adhering to a survey format, which is engineered to funnel and scope responses to benefit and qualify their own agenda. Instead, I'd like to offer an alternative narrative on the creation of a stakeholder led neighbourhood plan.

A narrative that tells the activists and academics that we don't want you to use your knowledge of the bureaucratic process to confuse, blind, manipulate and threaten us to suit your own agenda.

So let's start this narrative by looking at the fundamental issue, which is the conflicting aspirational differences of the principal stakeholders.

For me the principal stakeholders on the Carpenters estate are the people that have ownership or control over the land. As far as I am aware these are the London Borough of Newham (LBN), crafts 'livery company' college and house owners. In order of priority: leaseholders, tenants, people working in our designated area, and people using the amenities, I also see as stakeholders. I would base priority on ability to influence. There are other land owners within the designated area that mysteriously have no representation on the forum, but there are friends of the non-stakeholder organisations controlling the forum that have been brought in from outside of the designated area to, in my view, consolidate their hold (TMO part two).

The main difference.

On the one hand you LBN that want to totally redevelop the Carpenters estate, and on the other you have the majority of house owners that want to keep their houses. The Crafts College whilst offering solidarity with house owners, seems to side mainly with LBN.

Having now experienced over the last few years, some of the mechanisms used by government to referee the process. It seems like we are heading for a showdown with LBN at an Examination in Public (EIP).

The bad news

Like it or not (and I don't ) the council are principal stakeholders and they have been historically extremely aggressive in their approach to community engagement in our area, when it comes to regeneration.

The good news

We did manage to scupper the UCL deal, and slightly influence changes in the LLDC local plan that could help us keep our houses.

Back to the Draft Neighbourhood Plan – as it relates to the Carpenters Estate.

There are three things I'd like house owners to consider doing in reverse order;



## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

3) Why not look at talking to a whole host of potential developers; new build, build to rent, eco build, retro etc. This could benefit the evolution of the plan in numerous ways. These developers also have expertise and resources that can be utilised to strengthen and expand our options, especially when negotiating with the council.

2) Looking at the NP current draft of potential development sites and general policy overview- Why not include the three blocks, you could also potentially increase the floors of the low rise blocks, maybe turning one or two of them into sheltered housing units. Why not also look at putting an extra floor or rebuilding the primary school (in situ) to increase the capacity. We could also change some of the street names, old or potential new building names to reflect the Olympic legacy like; Sir Mo Farrah tower, Dame Jessica Ennis-Hill road, Sir Robin Wales Way. What about actively looking at making stronger ties with the neighbouring communities on potentially viable infrastructure collaboration on district heating, telecommunications, community asset sharing etc. We can source organisations like Locality and others to help. The LLDC can also help.

1) I would like the house owners to get their courage back (like we did in CARP), and tell Sharon and Richard to let the people that have the most to lose have the greater say. Otherwise we are swapping one overseer for another, no matter how well intentioned they may seem.

Happy to expand on my ideas, with any principal stakeholders.

136. I am 80 years old and disabled so I don't get out much until my family takes me out.

137. The estate is a mess, untidy. It is worse since the TMO went. It has rubbish everywhere, dogs' mess. I've lived here since it was built which is 47 years. I have never known it look so bad.

141. 9. There are lots of landscapes within GCNF area which can be better used for: a) Part of it making a public usage area as a garden; b) Children's area with slides, swings etc; c) Making allotments available for residents to rent for growing organic vegetables, herbs, fruits etc. 18. Carpenters Primary School has massive potential - where children are taught skills of vegetable growing, other green activities and lots more.

163. Why build more business space when the existing businesses in Gibbins Road does not employ *one person* from this estate. This bit of land is quite big and could be used for new homes. What does that business [named] benefit us, it doesn't, it's a waste of space that could be used for new homes. All of this really is not going to benefit us, it's all for the newcomers, as it means us residents already here might have their homes demolished for all of this new development. Leave us alone, develop around us, not demolish homes to build other homes, that does not make sense. Improve the estate, not knock us down. Leave our homes alone. [Comment on 10] What do you mean allotments, surely they would want to build homes not allotments, come on!!!!

165. Keep our homes.

172. This year certain places in this area have become dumping places.

173. The period of uncertainty of the estate has been dragging on since the decant of James Riley Point. It's not ideal for tenants and leaseholders. West Ham fans use the estate as the main walkthrough to the stadium now that Westfield won't allow. They use walls as toilets, litter and regular public disorders. The area is being neglected. Newham and LLDC have both shown their incompetence with public funds recently & need to show a better hand to Carpenters estate & residents.

181. More homes refurbished / built for council tenants. Knock down highrise flats, use this space to develop on. Keep to eight storeys high!

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

186. What more can we possibly say? So many masterplans that fell through. We are still hanging on to see what's next! We have lived here many years, quite happily. It looks as though we will have to go. Most properties are in good condition. It don't make sense. Just for money & developers.
188. We need a permanent mosque to pray.
189. We need a permanent mosque to pray.
191. We want a permanent mosque for five time prayer.
194. School must be developed. Green space should be provided to the children here.
200. The most important element in the Plan by far is that of refurbishment not demolition of Carpenters estate. On Q.10, food growing, there could be a danger that the soil is contaminated.
205. Save Carpenters Estate and its residents. It would be a travesty if the estate is demolished. This is adding ill health to the residents due to the worry it's causing.
213. I live in Forest Gate & pass Stratford every day or stop in it, and like to think it adds to the health of a once notoriously industrial ghetto that once even housed an atomic reactor. Small though it was, it was poisonous. The whole Lea Valley was for centuries a dedicated industrial landscape. Bring the Livery Company of Carpenters in to help since historically their land gives this district its name. They have money for a special venture. Make GCNF special. And yes, why not invite Peabody Trust to add something though they're pretty busy at Thamesmead.
216. We want more prayers area, good facilities for women!
217. We want more facilities for women like gym, fitness classes or swimming classes.
220. I think the area needs more greenery and allotments. WE also need a communal area specifically for women and a prayer space.
221. The community needs allotment gardens to grow plants.
222. We need a space for prayer.
223. I would like a prayer space for everyone.
224. I would like to see a prayer space and community space specifically for women as there is currently nothing of the sort.
225. We need a community prayer area.
226. The area needs more green space and allotments.
227. A specific women's prayer and community space is needed.
228. We would like a communal prayer space for the residents.
229. Provide prayer facilities for all faiths and religions for the community.
230. We must be able to accommodate all faiths and religions - with Catholic schools in walking distance & other faith centres nearby. There are no permanent facilities that can be used for Muslims. Prayer facilities needed ASAP!
231. Must have: full time, completely accessible prayer facilities for all faiths.
232. We must need full time prayer facility, pharmacy and dental practice.
233. We must need (i) full time prayer facility (ii) pharmacy.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

234. Have a mosque built nearby.
235. We need a permanent mosque.
236. We need a permanent mosque.
237. We need a mosque for our community.
238. We need a full time prayer facility for our community.
239. Need mosque for local community.
240. We need a permanent mosque place in this area - thank you.
241. Essential to have prayer facility for community to come together.
242. We need a full time prayer mosque for the community.
243. We need full facility for pray please.
244. We prefer a full time prayer facility to support the local culture & community.
245. We would very much appreciate a full time prayer facility for Muslims.
246. We need a permanent mosque nearby thanks.
247. We need permanent place for mosque. Thanks.
248. 1. We require prayer facility for our five daily prayers. 2. Community Centre for all ages.
249. It is imperative that there is a permanent prayer facility in this area.
252. We need permanent mosque.
255. I'd love for us to build a playground for little children like my daughter, and gardening groups for young children like my eldest daughter.
256. I'd love for us to build a playground for little children and gardening groups for young children like my daughter.
276. Keep up the good work!
296. The architectural heritage of the local area should be preserved and understood.
299. Developers shouldn't be allowed to demolish existing privately owned houses (I am ok with demolishing highrise blocks of flats) to build new flats. They must use existing free spaces to develop. I oppose Council plans to destroy homes in the Carpenters area to build high rise buildings. I don't want to lose my home I worked for so hard.
300. I am against obligatory purchase of freehold houses by council. I have lived here as private owner for very long time. I am very attached to this area & don't want to move anywhere else.
301. \* The abandoned building in Warton Road is a danger and children are daily seen playing in it. Something needs to be done quickly to prevent a disaster. \* The reduction of the Olympic Park green space should be stopped as there is plenty of land underused and the park is an important community feature.
312. I support any improvement to the community just as long as they understand we have put up with 13 years of noise, pollution and disruption, it is about time we got some peace.
322. New home owner on the estate this year, was not made aware of the possible development before buying. Committed to helping the forum make this plan as viable as possible.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

323. Really supportive, just want to ensure we're ambitious enough to deliver! Do not want Heygate Estate style mass expulsion of existing communities!

324. Really supportive, just want to ensure we're ambitious enough to deliver! Do not want Heygate Estate style mass expulsion of existing communities!

324. I have lived here since 1972 when I moved into my house at the age of 3. The house is a home that for most of its time was in a run-down underfunded area. Now because of the Olympic site the land is of value to the local council and developers and they think they have the right to take it from residents and both council and private owners. If my home is compulsorily purchased, would I be given enough to buy a similar 3-bedroom house on the new development? No, because they want to take it at a low value and profit from it.

326. We are being thrown out! We get no information from the council. They are neglecting this area. Bins piled high and left on the floor. Too much pressure not knowing what will happen.

328. Hurrah!

331. Thank you, this is very well thought out.

333. It is important that an entrance to Stratford station is created from the Jupp Road side.

334. The pain that Newham Council has inflicted on the community of the Carpenters Estate is cruel and vicious. Let's hope the Forum's plans will be successfully adopted.

340. Upgrading and increasing housing stock is vital, but the community must be nurtured at the same time. So facilities and communal spaces are crucial.

342. It would be great to see a 'library of things' and a repair café both being sustainable, reducing waste, bringing people together and benefitting those on low incomes.

344. Good idea to put new build on the north of the neighbourhood so shadows fall onto the railway. Policies in the Plan thought out from community perspective feel solid while accepting change.

345. This has always been just an old-fashioned land grab. For more than 10 years the people of the Carpenters Estate have had to endure, both prior to and post the 2012 Olympics, the systematic running down of what was once a well thought of, thriving and homely estate. Newham Council chose to do this for its own purposes - be it just a vanity project, some London-wide greater design, or more likely just that someone had realised what we who have lived on the Estate all our lives have always known: that this is a valuable piece of land and a convenient place to live. How Labour councillors can justify their actions in wrecking the homes and the lives of people who, by and large, vote for them and more importantly, how the destruction of the Carpenters Estate fits in with Labour's current housing policy is hard to see. What has gone on here is nothing short of a scandal. The current ongoing attempt to simply steal this land comes now under the banner of 'regeneration'. Well, as is obvious to point out, what's the point of regeneration when the people who 'supposedly' require the regeneration have their homes destroyed and are moved out so that the usual suspects - the wealthy middle classes - can reap the benefits of a largely taxpayer funded regeneration. There seems no point in regeneration projects when the beneficiaries are always the same group of people. Perhaps regeneration projects can be renamed as 'areas we didn't care about until money was made available for them to be beautified for the benefit of sons and daughters of people who live in areas that never require regeneration.' Catchy, huh? And perhaps the Mayor of London should first set about saving the destruction of these affordable homes before he gets to work on his target of building more 'affordable' homes.

## Appendix E: GCNF Neighbourhood Plan: Consultation Responses

348. As an Acme artist I'm keen whatever new developments recognise our existence and consult us as part of the plans and consultations as we work and frequent the neighbourhood regularly. We don't want to lose out studios and we would be willing to consider new workplace premises at a genuine affordable rate comparative to what we pay now through Acme.