

## INDEPENDENT EXAMINATION OF THE GREATER CARPENTERS NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Victor Haberlin  
Greater Carpenters Neighbourhood Forum

Marina Milosev  
London Legacy Development Corporation

Examination Ref: 03/AM/GCNP

14 January 2020

Dear Mr Haberlin and Ms Milosev

### GREATER CARPENTERS NEIGHBOURHOOD PLAN EXAMINATION

Thank you for your response and assistance in relation to my questions on the Greater Carpenters Neighbourhood Plan (GCNP).

I have some supplementary questions for both the Greater Carpenters Neighbourhood Forum (GCNF) and the London Legacy Development Corporation (LLDC).

#### Questions for GCNF:

Current Policy H2 of the Neighbourhood Plan states that: *“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”*.

Policy H2 as proposed to be amended in the LLDC letter of 9 January 2020 would state: *“the target is to provide 1,000 new homes in total. 650 new homes will be provided through sensitive infill of the Carpenters estate (for their locations, see figure 4.6 on site allocations) and will be additional to the existing social rented housing rather than their replacement. 350 new homes will be provided outside the Carpenters estate by the railway lines, in sites such as the TfL triangle site in the area of the planned south-western entrance to Stratford Station, and the yard adjacent to the railway lines accessed from Stratford High Street”*.

Proposed Policy H2 distinguishes land within the Carpenters estate, which would accommodate 650 new homes, from land outside it, which would accommodate 350. The Plan does not delineate the land within the estate, but I note that the “estate perimeter” is defined on Figures 3 and 4 of the Carpenter’s Estate Infrastructure Regeneration Report (CEIRR) 2016.

1. Therefore, I would be grateful if a plan could be supplied showing the boundary of the Carpenters estate and on which should be marked the locations of the intended 1000 new homes. The plan should also show the locations of the 350 new homes which are outside the estate. The TfL triangle and a yard adjoining railway lines are also mentioned and should be identified. The plan should be titled Figure 4.6a.
2. Comparison of Figure 4.6 of the GCNP with, for example, Figure 3 of the CEIRR implies that Block E (which is proposed for new residential buildings) is outside the estate boundary and

so is excluded from the 650 figure in proposed Policy H2, but would be included within the 350 new houses to be accommodated outside the estate. I would be grateful if that could be confirmed.

**Question for LLDC:**

1. Does LLDC have any comments on Policy H2 as proposed by GCNF in its response of 9<sup>th</sup> January 2020? In particular, aside from affordable housing, given Revised Local Plan MMs 27, 28 and 29, does LLDC consider that the housing aspects of the GCNP would still not be in general conformity with the strategic policies of the development plans for the area.

I would be grateful if you can provide a written response by **28 January 2020**.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on the Neighbourhood Forum and local authority websites.

Thank you in advance for your assistance.

Your sincerely

*Andy Mead*

Examiner