Greater Carpenters Neighbourhood Forum (GCNF) is a group of local residents and stakeholders who want more control over development that takes place in our area. This includes the types of green, play and work spaces, homes, community facilities and transport links.

We were designated as a Forum by the London Legacy Development Corporation (LLDC), our local planning authority, in July 2015.

We are writing a Neighbourhood Plan, which will eventually become part of the LLDC’s planning policies, which developers have to conform to.

**Come along to our AGM**

6.30pm on Monday 6th March
@ Carpenters Primary School, Friendship Way, E15 2JQ

**Agenda**

1. Secretary’s Report
2. Election of Secretary and Treasurer
3. Our Neighbourhood Plan
4. Newham’s demolition plans
5. A response to the London Mayor’s consultation on his estate regeneration guidance

Our Neighbourhood Plan has its roots in the Carpenter’s Community Plan, produced in 2013, a bottom up alternative to Newham Council’s plans for the Carpenters Estate. This was informed by the views of more than half the estate’s households, in meetings, walkabouts and an extensive door-to-door survey.

In 2011/12, legislation gave communities new powers to develop neighbourhood plans. This led to Carpenters Estate residents and stakeholders reaching out to the wider Greater Carpenters Neighbourhood Area of surrounding residents and businesses.

Since being designated as a Neighbourhood Forum we have held monthly members’ meetings, some open day events and carried out surveys to find out the views of local people across the Neighbourhood area. We expect to hold formal consultation on our Plan later this year.

This newsletter contains summaries of the content of our draft Neighbourhood Plan. You can find a full copy of the draft plan on our website. Please email us with any comments that you have on the draft plan.

Anyone who lives or works in the Greater Carpenters Neighbourhood Area can join our Forum - just email us.

Email Greatercarpentersforum@gmail.com Website: http://Greater-Carpenters.co.uk
Follow us on - Facebook.com/GCNForum/ and twitter @GCNForum
Much has been said about the Olympics providing a lasting legacy for this area. We have seen a lot of new development and some good facilities provided in the park. Existing communities like ours should also benefit. To support this, our Neighbourhood Plan pays careful attention to our needs and how we would like our area to develop.” Ramila Patel, Carpenters Estate resident and yoga instructor at Carpenters and Docklands Centre.

“Our forum has worked hard in trying to make sure that our Neighbourhood Plan reflects what most local residents and stakeholders want and need, through discussion at meetings, events and in written and face-to-face sample surveys. Let us know what you think of the summary in this newsletter, so we can take your views into account before more formal consultation takes place later this year.” Janiz Murray, Neighbourhood Forum Secretary

“The green, play and community spaces on the Carpenters Estate are a vital resource to residents across the Neighbourhood. I think it’s great that our Neighbourhood Plan requires preservation and improvements to these amenities as a small oasis in the middle of increasingly high levels of development and density.” Victor Haberlin, Ward Road resident.

**Draft Neighbourhood Plan**

**Summary of Economy and Employment Policy**

- Development that protects and supports existing local businesses which will grow as our population grows.
- A wide ranging programme of education and training for residents.
- Establishment of a Neighbourhood Education Partnership of key providers and a new Centre for Learning Support to support training (based at a new Community Hub).
- Apprenticeships and work placement schemes; low cost workspaces (building on the successes of the Carpenters and Docklands Centre, Buildings Crafts College and artists’ studios); temporary uses for micro and social enterprises and contracts which local businesses can access.
- Encouragement of a more active High Street up to Bow roundabout to include a range of shops and services needed in the neighbourhood including a pharmacy.
- Restrictions on the number of betting shops, money shops, fast food takeaways; creation of a fast food takeaway buffer zone of 333 metres around local schools.

**Summary of green space, biodiversity and community gardening policy**

- Development that protects and enhances green space because of its positive effects on health and well-being.
- Maintenance of green space and opportunities for resident involvement. Loss of green space only to be permitted where equivalent replacement is provided. Loss of trees or habitat will not usually be permitted unless replaced.
- Communal green spaces on the Carpenters Estate will be listed as Assets of Community Value and designated as local green space. Some will have space that is primarily for children and young people.
- New development to contribute to: play facilities and creation of a youth zone as part of the community hub; an outside gym; protection of existing biodiversity and new areas of habitat; tree planting and maintenance; regreening the Neighbourhood (including on Warton Road); provision of benefits such as sustainable drainage, capturing air
Draft Neighbourhood Plan

- pollutants, cooling and shading, planting, seating and cycle parking.
- New build and existing buildings to have green/brown roofs and walls; creation of wild flower meadows, placing of bird boxes; replacing metal gates and fences.
- Community gardening, including food growing and orchards, to be encouraged. There will be a register of land available for this.

Summary of homes refurbishment and sensitive infill policy

This policy gives the highest priority to:
- Long-term sustainable maintenance and refurbishment of existing homes and prioritising refurbishment and adaptation of older persons and fuel poor homes.
- Energy and water retrofitting, such as smart energy meters, insulation, dual flush toilets and water butts as a collection point for rainwater harvesting.
- Encouragement of community owned energy projects.
- Ensure that any development proposing demolition includes a comprehensive, independent analysis of the environmental (including embodied carbon), social and economic costs of all proposed options and a ballot of all tenants, leaseholders and freeholders.
- A resident-led masterplan for the Carpenters Estate will be drawn up by a design team that includes GCNF, supportive architectural practices and other stakeholders.

Sensitive infill will require
- 500 new homes at a height threshold of 8 storeys.
- New homes to support housing local need, with a high proportion of family-sized homes (3 beds +) and housing for older people. Homes will achieve lifetime homes standard and address the need for green and play spaces, youth provision and community facilities. They will also achieve high standards of environmental sustainability.
- A target of 50% of homes being not-for-profit homes.
- Developers to show how they are addressing the needs of households with less than median income levels.

Comments from some of the GCNF members

“"I’m involved with my housing association’s residents’ scrutiny panel and am pleased to have contributed to the development of the Greater Carpenter’s Neighbourhood Plan.

We need improvements in Wharton Road and the plan provides policy to support this. I hope my friends and neighbours will agree.”
Jimeko Green, Warton Road resident

“I support the idea of refurbishing the homes on the Carpenters Estate so that more families who can’t afford to buy a home in Stratford can move in and help to revitalise the area and support small businesses like mine that have suffered as families have been decanted off the estate.

The Neighbourhood Plan’s policy to strengthen the links between local employment and local residents is also very important.”
Narendra Patel, Newsagents, Doran Walk

“I am a long-term active resident of this area and was, for quite a number of years, the chair of the Carpenters Estate’s Tenant Management Organisation.

The GCNF’s Neighbourhood Plan gives us the best opportunity for us to hold together and also rebuild a strong, sustainable and caring community that we all want and need.”
Tee Fabikun, Carpenters Café, supporting the homeless and needy people in Newham since 2007.
Draft Neighbourhood Plan

Transport, connections and movement policy

• A clear accessible pedestrian and cycle route to the Greenway that avoids crossing Stratford High Street and improves access to the Olympic Park and its facilities.
• Improved access to Stratford station with two new entrances, from Gibbins Road and next to the footbridge.
• Developments may include car parking space, but low carbon and diesel free cars will be encouraged and the number of journeys made by foot and bike increased.
• Well signed walking and cycling routes linking green spaces to increase their use. Better lighting to be provided at the footbridge.
• Encouragement of safe pedestrian routes - improved landscaping, lighting, design of pavements and crossings.
• Provision of more accessible bus routes extended along Carpenters Road, linked with Homerton Hospital and Sir Ludwig Guttman Health Centre.

Community Facilities, ownership and empowerment policy

• Developers must value our active, engaged community, invest in community infrastructure and work with the Neighbourhood Forum to engage with all parts of the community in the design and delivery.
• A Development Brief must be provided for major developments.
• Proposals for changing existing community facilities must re-provide their equivalents, as they are an essential part of a lifetime neighbourhood.
• There should be a new multi-purpose community hub, providing a variety of activities for young and old, on the site of the former TMO building.
• Development that increases demand for community facilities and services will add suitable provision, such as: new school and nursery places, health facilities and pharmacy; community based art and culture and improvement to existing centres.
• We wish to encourage community ownership models.

London Mayor’s Good Practice Guidance on Estate Regeneration

Consultation on the London Mayor’s draft good practice guide on estate regeneration closes on 14th March 2017. The Mayor wants boroughs and housing associations to use the guidance particularly if they are looking to the GLA for some funding to support delivery of affordable housing. GCNF will discuss the document at its AGM and in response to the consultation, will make recommendations where we feel guidance should be stronger.