

MATTER 3: HOUSING LAND SUPPLY AND BOROUGH WIDE HOUSING POLICIES

Housing Land Supply Over the Plan Period

3.1 Do the Council's Updated 5 Year Housing Land Supply (LPE32) and Updated Housing Trajectory (LPE31) demonstrate that there will be a deliverable five-year supply of housing land at adoption of the Plan and that there will be a reasonable prospect of this being maintained throughout the remainder of the Plan period? In particular:

e. Are the expected lead-in times, dates for first completions, rates of development (dwellings per year), and net site capacities realistic for the sites included in the 5 Year Housing Land Supply Statement (LPE32)? Including for the following sites:

vii. Estate Way

Aitch Group ("Aitch") is an established property development company with a proven track record of delivering design-led high-quality and successful commercial and residential schemes, with a particular focus on East London.

Aitch owns part of the Church Road/Estate Way LSIS fronting Marsh Lane (0.82 hectares or 12% of the total 5.36 ha LSIS). The Marsh Lane Site is currently occupied by single storey light-industrial buildings, yard space and surface car-parking with a solid and tall brick wall along the entire southern boundary with Marsh Lane. The existing buildings are utilitarian in appearance and the majority of the accommodation is vacant representing a highly inefficient use of scarce brownfield land.

As part of London Plan Policy E7 and emerging LBWF Policy 30, we have been working with LBWF (with a PPA), the GLA and other landowners to develop a coordinated, strategic Framework Masterplan covering the LSIS. This masterplan sets out the intensification and introduction of residential co-location across the LSIS, in a plan-led manner.

The Masterplan has been finalised and agreed with LBWF, and demonstrates that the 15-year trajectory can be achieved whilst maintaining and increasing the quantum of industrial floorspace on the LSIS, in line with the strategic policy ambition. The Masterplan is based on up to date evidence and reflects the complexity of land ownerships and the indicative aspirations of landowners, which have informed the phasing strategy to ensure that there is no net loss of industrial capacity.

Further to the Masterplan agreement, LBWF is in the process of determining a planning application for Aitch's land at the estate, for c.4,200 sq m of light industrial floorspace and 213 residential units. This is likely to be determined in Q1 2023 and therefore the inclusion of those units within the 5YHLS category of 'Deliverable' (in LPE32) is reasonable as there are good prospects for the units being delivered within the early part of the plan period.

Beyond this, through the Masterplan work, it is understood that a number of other landowners at the estate are at pre-application stage, bringing forward additional mixed-use plots with employment floorspace and residential uses.

We reserve the right to appear at the relevant Examination hearings.