

Lea Bridge Gasworks - Frequently Asked Questions

Delivering the infrastructure for Lea Bridge area.

It is important that the infrastructure is in place to support the new homes that are proposed for the Lea Bridge area and the Council is taking steps to ensure that happens including:

- Improvements to Lea Bridge Station to make access easier, particularly at peak periods
- Improvements to the roads so that public transport and cyclists have dedicated lanes to use and pedestrians have footpaths separate from vehicles
- Developing the existing library to become Lea Bridge Library Plus with longer opening hours and extra facilities
- Improvements to air quality implementing the Council's air quality action plan by ensuring that developments have a neutral impact and ensuring that new development is usually car free, except for spaces for blue badge holders, and the installation of electric vehicle charging points to encourage use of such cars
- Tackling the Climate Emergency by ensuring that new development is carbon neutral and using solar panels and District Heating Networks wherever possible
- Improving open spaces by planting more trees and shrubs as well as making access easier
- Minimising the risk of flooding by working with Lead Local Flood Authority and key partners, and using an advanced Sustainable Urban Drainage System (SUDS).
- Working with the NHS to ensure that local GP practices and health care facilities can cope with anticipated demand
- Ensuring there are sufficient places for children from the area in pre-school nurseries, primary and secondary schools

1. What policies will be used when considering a planning application for Lea Bridge Gasworks site?

When any planning application is submitted to Waltham Forest Council we assess the proposals against the National Planning Policy Framework, other national planning guidance, the London Plan and the Waltham Forest Plan.

A full list of all relevant policies will be included in the officer's report when the scheme is taken to Planning Committee.

2. What about the provision of public open space?

The policies set down the amount of open space that should be provided for developments and these will be applied to this development.

Where possible we look to improve access to public open space and encourage the planting of trees and other landscaping.

3. What about car parking?

The application would be 'car-lite'. There will be a car free clause in the legal agreement which restricts non-qualifying residents from obtaining parking permit permanently for any of the surrounding Controlled Parking Zones (CPZ's). No other residents will be entitled to parking on site or in any CPZ.

4. What about the impact on air quality?

Waltham Forest Council has clear policies to ensure that new development has as an almost neutral impact on air quality.

Applications for larger developments are accompanied by information to demonstrate this and planning conditions or legal agreements are put in place to secure agreed measures are implemented.

5. What will happen with the contaminated land?

The applicant will need to provide details of how contaminated land will be made safe as part of the planning application.

Conditions will be imposed to make sure that the approved details are carried out and monitored during development.

6. Will there be further opportunities for residents to comment on this application?

Every time a planning application is received those living nearby are told and given the reference numbers so they can see the details of the application on the web page and send any comments they wish to make to the Council.

The comments form part of the report to the Planning Committee when it is deciding on the application.

This process will be followed for this application.

You can keep up to date through our email newsletter – details at www.walthamforest.gov.uk/LeaBridgeGasworks.

The applicant may also decide to hold further engagement but there is no obligation on them to do so.

7. Why is the Council allowing this application?

The Council has no control over who submits a planning application for development or when applications are submitted within the borough but has a legal duty to accept and determine planning applications that are submitted.

The procedures for planning committee meetings are set down at walthamforest.gov.uk/MakingPlanningDecisions which clearly state that one representative from those objecting may speak.

8. COVID-19

COVID-19 is obviously having an impact on all aspects of life in the borough, although the Council's Planning Service is still operating. We will be sending out planning consultation letters as normal.

Planning Committees will be held on line from May until the end of the COVID emergency.

We are also considering how best to continue to engage with residents whilst face to face contact is limited, so that they can still fully participate and contribute to the planning process.



HM Government

NHS



CORONAVIRUS
STAY HOME
TO HELP US
SAVE LIVES

**IF YOU GO OUT,
YOU CAN SPREAD IT.
PEOPLE WILL DIE.**

STAY HOME ▶ PROTECT THE NHS ▶ SAVE LIVES

For local informaton and to sign up for the COVID19 email news:
walthamforest.gov.uk/covid19



Waltham Forest