

Shaping the Borough: Central Waltham Forest

Including Blackhorse Lane, Forest Road Corridor, St James' Quarter, Walthamstow and Wood Street.



Your chance to shape our borough

“There’s a lot of work taking place across the borough to make sure we have the homes, work places, transport network, schools, health and leisure facilities that our residents will need in the future.

“To help us make sure development happens in a coordinated way we have prepared a Draft Local Plan which will cover the period from 2020 to 2035.

“It sets out how the borough can achieve an appropriate balance between physical, social, economic development and environmental protection through growth and sustainable development.

“This Plan will shape developments and guide decisions on the location, amount and types of development the borough requires to meet local needs and accommodate good growth.

“When finally adopted, it will replace a number of other planning documents, so all our policies are in one place.

“We now want your views on the ideas we have brought together. The Draft

Local Plan recognises the different needs of different parts of the borough and has three sections covering the north, central and south areas of Waltham Forest.

“Until Monday 30 September we are asking you to share your views with us. You can do that online, at walthamforest.gov.uk/LocalPlan, or pop in to one of our meetings where council officers will be available to explain the details and answer any questions.

“Your views are very important to us as it is only by working together that we can make the borough a place where we, and future generations, want to live and work.”

Councillor Simon Miller, Cabinet Member for Economic Growth and Housing Delivery.

The Central Area covers the following wards:

- Chapel End (part)
- High Street
- Higham Hill
- Hoe Street (part)
- Markhouse (part)
- William Morris
- Wood Street

Throughout the Draft Local Plan, regeneration of sites will be delivered through further guidance, including Supplementary Planning Documents, Masterplans, development briefings and public realm guidance.



This Plan does not include detailed policies for individual sites. Individual sites can be found on the Brownfield Land Register which is published at walthamforest.gov.uk/LocalPlan Residents will be able to make their views known on each planning application received.

Meetings

- Thursday 15 August, 4 to 8.30pm, Wood Street Library, Forest Road, Walthamstow, E17 4AA
- Saturday 14 September, 10am to 4pm, Walthamstow Wetlands. 2 Forest Road, Walthamstow, N17 9NH

See the full plan and comment online: walthamforest.gov.uk/LocalPlan

Shaping the Borough: Central Waltham Forest

Blackhorse Lane



Blackhorse has transformed into a flourishing creative hub, demonstrated by its Creative Enterprise Zone status.

There are still opportunities to deliver further quality new homes.

Upland Business Park is an important employment site with the opportunity to intensify the use on the site.

Blackhorse has become a popular destination with highlights including Walthamstow Wetlands and Blackhorse Workshop, among others. The visitor economy should be supported and strengthened

so that the local area reaps benefits from it.

Blackhorse Neighbourhood Centre needs to be revitalised. There should be a flexible approach to retail opportunities within it, including food and beverage outlets, cultural, community and social infrastructure uses.

Blackhorse Road station is a gateway into the borough, but the sense of arrival is lacking, and new development should seek to address this.

New development should build on the existing heritage, cultural, creative and green assets of the area.

The public areas should be improved to deliver better access, for those walking and cycling, including routes to Walthamstow Wetlands.

The Draft Local Plan:

- Capitalises on the area's unique position as a Creative Enterprise Zone (CEZ).
- Contributes to the delivery of a substantial mix of new quality homes, including genuinely affordable homes, with higher density housing around the station.
- Intensifies existing employment land to increase jobs to support a growing, resilient and creative economy, which supports the area's Creative Enterprise Zone (CEZ) status.
- Enables intensified employment-led development at Uplands Business Park, including new workspace and appropriate cultural uses alongside new quality homes.

- Ensures the local economy benefits from visitor and cultural attractions including Walthamstow Wetlands and Blackhorse Workshop by improving wayfinding signs.
- Supports the revitalisation of the Blackhorse Neighbourhood Centre with retail uses primarily directed to the main shopping frontage, and other frontages being allowed to diversify to include food and beverage outlets, cultural uses and social infrastructure.
- Improves access to Blackhorse Road Station, Walthamstow Wetlands and other destinations.
- Contributes to a sense of arrival in Blackhorse Lane particularly at the junction of Forest Road with Blackhorse Lane.

St James Quarter



The St James Quarter is part of Walthamstow Town Centre. It has a unique character and opportunities to deliver significant good growth, regeneration and renewal in South Grove and St James Street.

There has been strong delivery of development in the area for new homes but there are still sites to provide further

new quality homes in the area, particularly at Courtney Place and around the station.

New workspaces and offices will be encouraged to provide a mixed use and vibrant neighbourhood.

There is also a need to provide an upgraded health centre.

St James Street station is a gateway into the borough, but the sense of arrival is lacking and new development should seek to address this.

The public realm should be improved to provide better access for those walking and cycling.

There should be emphasis on improving routes to Walthamstow Wetlands and Lee Valley Regional Park.

The Draft Local Plan:

- Contributes to the delivery of new quality homes, including genuinely affordable homes, and supporting higher density housing around the station.
- Delivers dynamic and thriving employment uses, including offices and workspace, to increase jobs, with a particular focus on start-ups and Small to Medium Enterprises (SMEs.)

- Supports mixed-use development around St James Street Station and Courtney Place, including new quality homes, employment, cultural and leisure uses and retail, including using the railway arches.
- Contributes to a sense of arrival at St James Street Overground Station transport interchange as an important gateway into the borough.
- Supports the delivery of an upgraded health centre.





Forest Road Corridor



Forest Road Corridor is defined as the area from the William Morris Gallery to the Homebase site. There is significant opportunity for growth and regeneration in the area which includes quality new homes.

The Town Hall Campus will create a vibrant neighbourhood, opening the site for use by residents while incorporating the existing civic function, with new quality homes, new office and workspace and high quality public areas.

Other employment land in the area should be intensified.

New development should build on the existing character, including heritage and cultural assets of the area.

The Draft Local Plan:

- Contributes to the delivery of new, quality homes, including genuinely affordable ones, while supporting higher density housing and taller buildings in appropriate locations.
- Enables delivery of Waltham Forest Town Hall Campus, as a new neighbourhood providing quality homes, new workspace and office space, with supporting community and social infrastructure.

- Promotes the intensification of existing and new employment land and the building of new workspace and offices; including at Clifford Road.
- Improves access to the Feel Good Centre, Walthamstow Village and other destinations via walking and cycling, and public realm improvements, including improvements to the public areas at Drive House Estate.

Wood Street



Wood Street will be enhanced by the building of new quality homes, including around the station and Marlowe Road Estate.

Wood Street District Centre will continue to be a vibrant and attractive centre with a range of uses such as retail, culture and leisure facilities, building on the success of the area's street art, and indoor market and

supporting the urban village identity of the area.

Existing employment land will be intensified, and new workspace and office space will be encouraged.

Wood Street station is a gateway into the borough and new development should reflect this.

The public areas should be improved to provide greater accessibility for those walking and cycling.

There should be emphasis on providing routes to Walthamstow Town Centre, Walthamstow Village, the Town Hall Campus, Epping Forest and Whipps Cross.

The Draft Local Plan:

- Contributes to the delivery of a substantial mix of new quality homes, including genuinely affordable homes, supporting higher density housing around the station and at Marlowe Road Estate.
- Maintains the role of Wood Street as a vibrant and attractive District Centre including strengthening the retail, beverage and cultural offer.
- Supports the delivery of Marlowe Road Estate regeneration.
- Promotes the intensification of existing employment land use and the delivery of new

workspace and offices.

- Protects Wood Street Indoor Market as a distinctive retail and cultural asset for the area.
- Promotes the village character and identity of Wood Street.
- Ensures that new developments reflect the area's heritage, cultural and green assets.

Walthamstow Central



Walthamstow Town Centre is the borough's largest town centre.

It requires investment, so it will continue to be the primary location for retail, office, workspace, cultural and leisure uses, including the evening and night-time economy, as well as required and appropriate social and community infrastructure.

New quality homes will support this with higher density residential development supported by

to the good links to public transport.

Walthamstow Central station is a gateway into the borough and new development should reflect this.

New development should build on the existing character, including heritage and cultural assets.

Public areas should be improved assisting in the delivery of greater access for those walking and cycling.

There should be emphasis on providing good routes to Walthamstow Wetlands, Epping Forest and Walthamstow Village, along with future routes that might be identified.

The Draft Local Plan:

- Maintains its position as the borough's major Town Centre and primary place for retail, office, workspace, cultural and leisure uses, including the evening and night-time economy.
- Contributes to the building of new quality homes including supporting higher density housing, taller buildings around the station and homes above shops.
- Proposes options for increased employment opportunities including offices and workspace, to increase jobs and support a growing and resilient economy.
- Encourages diverse uses within the Town

Centre, beyond retail use, to help it flourish, including food, beverage and cultural uses and social infrastructure.

- Encourages diverse uses within the Town Centre, including food, beverage, cultural uses, leisure and social infrastructure; alongside retail uses and supports improved shop fronts.
- Contributes to a distinctive sense of arrival at Walthamstow Central transport interchange.
- Supports the historic Walthamstow Market and seeks to enhance the retail offer available in the High Street.

Some recently completed projects in your area



CRATE St James Street

Opening in June 2019 and providing 32 workspaces for local businesses, CRATE St James Street has transformed this part of Walthamstow Town Centre. Built on what was a disused car park, a site which attracted anti-social behaviour and fly-tipping in St James Street. CRATE has already proved popular with residents and visitors.

Cheney Row Park

We invested £1.2 million from developers to create this park, off Billet Road. It has a children's play area, performance area and outdoor facilities for teenagers to use. The BMX track improvements led to Waltham Forest having its first BMX team in the London Youth Games 2019, bringing home a bronze medal. The main part of the site is a wildlife meadow; 467 trees were planted, which is the largest single planting ever in one of our parks.



Blackhorse Station

In 2018 a £900,000 investment by the Council and Transport for London at Blackhorse Station was completed to provide improved facilities for passengers using this Victoria Line station.

Work included improved ticket facilities and signs as well as installing panels featuring the history of the area.



New homes in Wood Street

The completed scheme at 275 Wood Street and the regeneration of the Marlowe Road estate have provided homes for local people in Wood Street.

Why are we producing this Plan?

Each Council produces a Local Plan against which any developments are judged.

The Local Plan has to take account of policies and targets set by central Government.

We also have to show our Local Plan meets the targets set by the Mayor of London and works alongside the London Plan.

Details of those targets can be found in the full plan online.

What will the Local Plan replace?

The new Local Plan will replace:

- Core Strategy (2012)
- Development Management Policies Document (2013)
- Walthamstow Town Centre Area Action Plan (2015) and
- Blackhorse Lane Area Action Plan (2015)

What happens when?

**Monday 30
September 2019**
Consultation on Draft
Local Plan ends

Autumn/Winter 2019
Consideration of
the outcome of the
Draft Plan Local
Plan consultation
and preparation
of the 'Proposed
Submission' Plan

Spring 2020
Public consultation
on 'Proposed
Submission' Plan

**Summer/Autumn
2020**
Independent
examination period
(conducted by
independent
Planning Inspector)

**Spring/Summer
2021**
Local Plan is
adopted and comes
into force (subject to
receipt of the
Inspector's Report
by Winter 2020/21)