



'Shaping the Borough' - Waltham Forest Local Plan (LP1) Examination

Response to the Inspectors' Preliminary Matters

(2) Statements Common Ground

August 2021

Paragraph 6 of Inspectors' Letter

Section 1.0 of the DtC Statement refers to a SoCG currently being prepared separately. Can the Council direct us to the SoCG elsewhere in the evidence and clarify whether it has been duly prepared in accordance with the NPPF and PPG on cooperation matters? If a SoCG has not been prepared and submitted can the Council explain the reasons for this and confirm whether and when one (or more) will be available and published?

1. The Council has agreed Statements of Common Ground (SoCG) with the following organisations:
 - London Borough of Enfield
 - London Borough of Hackney
 - London Borough of Haringey
 - London Borough of Newham
 - London Borough of Redbridge
 - London Legacy Development Corporation
 - Epping Forest District Council
 - Historic England
 - Natural England
 - City of London (Conservators of Epping Forest)
 - Lea Valley Regional Park Authority
 - TfL Commercial Development
 - TfL City Planning
 - The Environment Agency
 - Essex County Council

2. The Council has duly prepared Statements of Common Ground (SoCG) as the formal part of the ongoing engagement between the London Borough of Waltham Forest and its neighbouring authorities, statutory consultees and other stakeholders. The list of documents included in this submission reflect the current position on discussions undertaken for which completed SoCG document are ready (signed, completed and returned to the Council).

3. At this stage, a small number of documents are currently outstanding as the Council is in the process of receiving completed and returned documents. In this regard, some organisations have constitutional requirements for these documents to be formally signed and completed at scheduled meetings of their members/trustees. The Council has been assured by these organisations (City of London Conservators of Epping Forest and Lea Valley Regional Park Authority) that the outstanding SoCG documents will be completed and returned later during September. Accordingly, the Council intends to submit these outstanding SoCG documents to the Inspectors when ready.

4. Please see below for signed and final draft versions of the Statements of Common Ground with neighbouring authorities and other bodies. The work to get signed copies of statements of common ground with other bodies is ongoing, especially where sign-off has to take place at member or trustee level.



STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and London
Borough of Haringey

Date: 30th July 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

London Borough of Haringey

Name: Bryce Tudball

Role: Interim Head of Planning Policy, Transport & Infrastructure

2. KEY STRATEGIC MATTERS

- a) Growth and development in Lea Valley Opportunity Area/ Tottenham Hale/Blackhorse Lane boundary.
- b) Infrastructure for growth
- c) Housing Targets
- d) Supporting Infrastructure
- e) Special Areas of Conservation (SACs)

3. DESCRIPTION AND MAPS

The Statement of Common Ground (SoCG) covers the Local Planning Authority areas of the London Borough of Waltham Forest and the London Borough of Haringey shown on the map below.



4. AGREED MATTERS

- a) There is agreement with regards to the growth and development of the Lee Valley Opportunity Area, Tottenham Hale, and Blackhorse Lane.
- b) Agreement to commence joint working with Natural England in relation to Epping Forest SAC, commencing with meetings scheduled to take this forward.
- c) Both parties agree and are satisfied with the proposed spatial distribution of growth within the Waltham Forest boundary noting that the reservoirs provide separation between Tottenham Hale and Blackhorse Road.
- d) Both parties will continue to work collaboratively to ensure that all other strategic matters are coordinated across borough boundaries.

5. COMMENT

Haringey notes that Waltham Forest intends to deliver a higher level of housing than its London Plan housing target. There is no objection in principle to Waltham Forest's aspirations to deliver sustainable development within its own boundaries.

6. GOVERNANCE ARRANGEMENTS

This SoCG will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss strategic issues will be held regularly and discussions and other factors may inform a revised SoCG.

7. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

8. SIGNATURE

The London Borough of Waltham Forest and London Borough of Haringey confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo**

Position: **Head of Planning Policy & Strategy**

Signature: 

Date: **20/7/2021**

Signed on Behalf of London Borough of Haringey

Name: **Bryce Tudball**

Position: **Interim Head of Planning Policy, Transport & Infrastructure**

Signature: 

Date: **30/07/2021**



STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and
London Borough of Redbridge

Date: 20th July 2021

9. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

London Borough of Redbridge

Name: Brett Leahy

Role: Head of Planning and Building Control

10. KEY STRATEGIC MATTERS

- a. **Overall support for policy**
- b. Whipps Cross
- c. Epping Forest

11. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest and London Borough of Redbridge in the map below.



12. AGREED MATTERS

- a. London Borough of Redbridge supports the general approach taken on the Waltham Forest Local including policies and monitoring criteria.
- b. Whipps Cross is identified by both authorities as cross boundary issue, there has been a planning application for the hospital, London Borough of Redbridge has responded to the consultation and this was signed off by members as it is politically sensitive. LBWF acknowledges that the considered views of members have been received.
- c. On Epping Forest SAC, London Borough of Redbridge has just begun working on its SANGS strategy. However, it welcomes the opportunity to explore joint working with LBWF. There is common ground in how SANGS and Pocket SANGS are viewed by both authorities - linking them together across boundaries and creating a network that help circulate movement. There is a consideration for the potential of sites like Wanstead Park due to its historic interest to serve the purpose.

13. OUTSTANDING MATTERS

Further work can be done on the issue of cross - boundary transport links. There is an opportunity for London Borough of Redbridge to connect with the work being carried out by LBWF to create a better transport integration at boundaries. An example of this is the Green Man Roundabout.

14. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss strategic issues will be held with London Borough of Redbridge regularly and discussions and other factors may inform a revised SoCG.

15. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

16. SIGNATURE

The London Borough of Waltham Forest and London Borough of Redbridge confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo**

Position: **Head of Planning Policy & Strategy**

Signature:

A handwritten signature in black ink, appearing to be 'Joe Addo-Yobo', written over a light blue horizontal line.

Date: 27/07/2021

Signed on Behalf of London Borough of Redbridge:

Name: **Brett Leahy**

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Position: **Head of Planning and Building Control**

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Signature

A handwritten signature in black ink, appearing to read 'Brett Leahy', written in a cursive style.

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Date:

03/08/21

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STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and
Transport for London (Commercial Development)

Date 30th July, 2021

17. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

Transport for London (Commercial Development)

Name: Rosanna Sterry

Role: Planning Manager

18. KEY STRATEGIC MATTERS

Policies in LP1

Joint Working and Cooperation

19. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest with Boundaries shown in the map below.



20. AGREED MATTERS

TFL(CD) Supports the overall approach and strategy proposed by the London Borough of Waltham Forest for LP1.

It is also acknowledged that there has been effective working between the two bodies. It is agreed that both parties will continue to work together going forward on the Council's Local Plan projects.

21. OUTSTANDING MATTERS

It is noted that the Council has proposed further changes to the Proposed Submission Regulation 19 Local Plan document (LP1). TFL (Commercial Development) will consider these changes and respond at the modifications stage when these changes are formally published for consultation.

22. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss strategic issues will be held with Transport for London (Commercial Development) regularly and discussions and other factors may inform a revised SoCG.

23. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

24. SIGNATURE

The London Borough of Waltham Forest and Transport for London (DC) confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo**

Position: **Head of Planning Policy & Strategy**

Signature:

A handwritten signature in black ink, appearing to read 'Joe Addo-Yobo', written over a light grey rectangular background.

Date: 26 July 2021

Signed on Behalf of Transport for London (Commercial Development):

Name: Rosanna Sterry

Position: Planning Manager

Signature

A handwritten signature in black ink, appearing to read 'Rosanna Sterry', written over a light grey rectangular background.

Date: 30 July 2021



Waltham Forest
**STATEMENT OF COMMON
GROUND**

Between the London Borough of Waltham Forest and
London Legacy Development Corporation (LLDC)

Date 13th July 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo Role: Head of Planning Policy

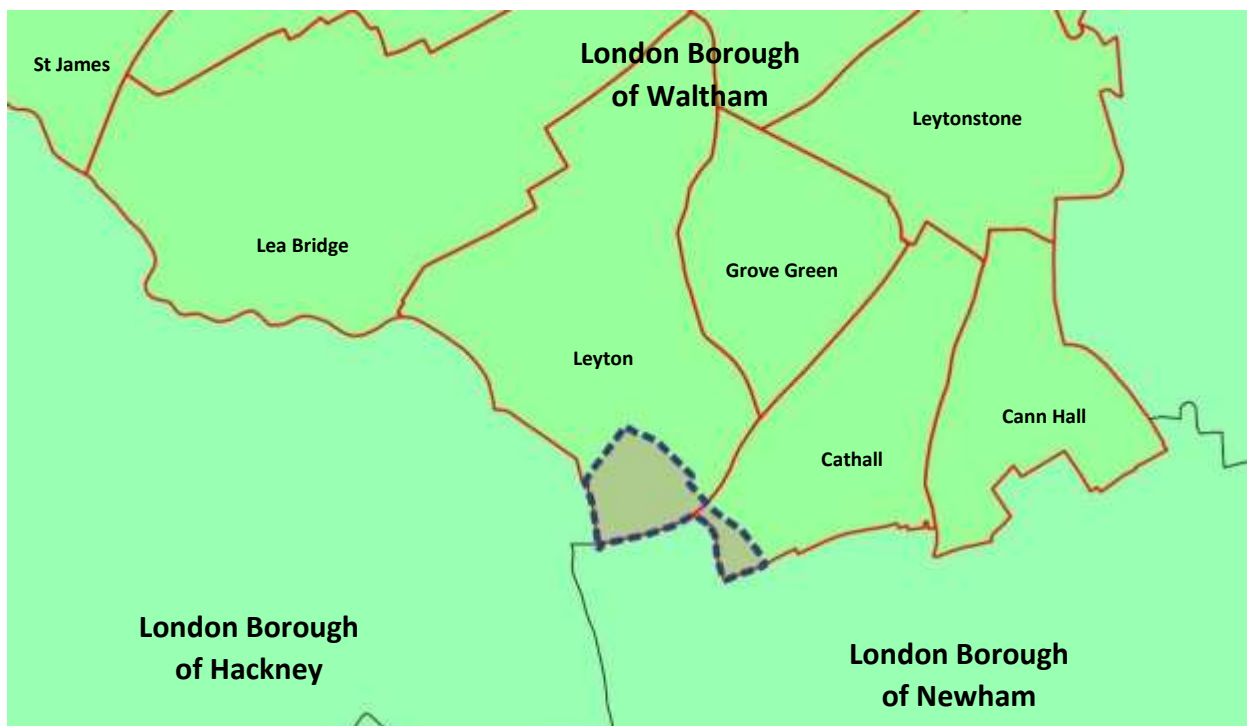
London Legacy Development Corporation

2. KEY STRATEGIC MATTERS

- a) Evidence base
- b) MOL
- c) LLDC Plans

3. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest and the geographic area under the administration of the London Legacy Development Corporation within the Borough shown in the map below.



 London Legacy Development Corporation Area within Waltham Forest

4. AGREED MATTERS

LLDC were interested in the nature of the regeneration work around Temple Mills and Leyton Mills as these are close to their boundaries. LLDC are also considering how they could be helpful to the process especially with information and evidence base sharing.

- a) LBWF welcome the support of LLDC. It is agreed that discussions will continue between both parties on neighbouring proposals around the Temple Mills area. In this regard, it is noted that there is an emerging Site Allocations Document being prepared by LBWF for Regulation 19 consultation later this year.
- b) There is an agreement that LLDC and LBWF will continue working together on strategic issues and both will continue the ongoing work with other Boroughs – Hackney, Newham, Waltham Forest, and Tower Hamlets through the Planning Policy Forum.

5. OUTSTANDING MATTERS

- a) Continuing to work out how objectives around the Metropolitan Open Land, employment land, and other spatial objectives can be achieved over the period.
- b) Working positively to assist in the delivery of common objectives in the LLDC local plan and the LBWF Local plan.

6. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss strategic issues will be held with LLDC regularly and discussions and other factors may inform a revised SoCG.

7. TIMETABLE FOR REVIEWS AND UPDATES

Meetings regarding strategic issues will be held by both organisations on an ongoing basis.

8. SIGNATURE

The London Borough of Waltham Forest and London Legacy Development Corporation confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: Joe Addo-Yobo

Position: Head of Planning Policy & Strategy

Signature

A handwritten signature in black ink, appearing to read 'Joe Addo-Yobo', written over a light grey rectangular background.

Date: 26 July 2021

Signed on Behalf of London Legacy Development Corporation:

Name: Anthony Hollingsworth

Position: Director of Planning Policy and Decisions

Signature:

A handwritten signature in black ink, appearing to read 'A Hollingsworth', written over a light grey rectangular background.

Date: 28/07/21



STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and
Natural England

Date: 9th of July 2021

25. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Planning Policy Manager

Natural England

Name: Marc Turner

Role: Senior Planning Adviser

26. KEY STRATEGIC MATTERS

SANGs

Policies in LP1

Engagement and Process

Joint Working and Cooperation

27. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest with Boundaries shown in the map below.



28. AGREED MATTERS

Natural England is satisfied with the progress that the London Borough of Waltham Forest has made to date on the strategic matters of Suitable Alternative Natural Greenspaces (SANGs). This is subject to agreement that there will be continued joint working on the SAMMS tariff and delivery of a SANGs strategy.

There is agreement on the wording of LP1 Policies and both Natural England and London Borough of Waltham Forest are satisfied with this.

Natural England is satisfied with the overall level of engagement and process as well as the level of cooperation on the strategic matters between both bodies.

29. OUTSTANDING MATTERS

- a) Progress continues in terms of the impact of recreational pressure upon the integrity of the Epping Forest SAC, SANGs, HRA and SAMMs. We are awaiting further information around secure mitigation measures. What these will look like, where they will be, how they will be secured for in perpetuity and what tariff costings look like. In terms of SAMM the LPAs affected have made great progress in moving from the interim to a complete solution. The next meeting is scheduled for early September 2021 on this matter.
- b) Natural England raised issues in their Regulation 19 response regarding the issue of Air Pollution upon the integrity of Epping Forest SAC. The London Borough of

Waltham Forest shared their Air Quality Strategy with Natural England last week. We are awaiting the thoughts of the National Air Quality Specialist upon the mitigation strategy.

30. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss cross-boundary issues will be held with Natural England regularly and discussions and other factors including a Local Plan reviews may inform a revised SoCG.

31. SIGNATURE

The London Borough of Waltham Forest and Natural England confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: Joe Addo-Yobo

Position: Planning Policy Manager

Signature:



Date: 12 July 2021

Signed on Behalf of Natural England

Name:

Marc Turner

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Position:

Senior Planning Adviser

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Signature:

A handwritten signature in black ink, appearing to read 'M. James' or similar, written in a cursive style.

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Date:

13th July 2021

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STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and
London Borough of Newham

Date: 19th July 2021

32. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

London Borough of Newham

33. KEY STRATEGIC MATTERS

- a) Arrival Points and Transition Roads
- b) Epping Forest
- c) Increasing role of Stratford Station

34. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest and London Borough of Newham shown in the map below.



35. AGREED MATTERS

- a. The parties agree that LBWF has engaged LBN during the preparation of the Waltham Forest Local Plan (LP1). Both parties are committed to working effectively with each other and other relevant authorities to ensure that they continue to work collaboratively on issues that extend beyond their administrative boundaries.
- b. LB Newham notes LBWF's intention to prepare a Supplementary Planning Document (SPD) as part of wider measures on Epping Forest SAC Mitigation. LB Newham supports this approach and welcomes the opportunity for collaborative working on this and other extended projects towards finding a comprehensive mitigation solution. Both authorities note the uniqueness of the challenges faced by individual authorities regarding Epping Forest.

36. OUTSTANDING MATTERS

Key discussion points at the present time relate to the implementation of the LBWF Local Plan - how growth will be managed at borough arrival/gateway locations between both boroughs. It is noted that LBWF is preparing a Site Allocations Document which includes sites south of the borough close to the borough boundary with LB Newham e.g. Avenue Road Estate. The Council has also prepared a Characterisation and Intensification Study. LB Newham is also beginning work on a Characterisation Study. There is agreement to work collaboratively on plan projects including evidence base preparation and where necessary ensure that policy approaches between both boroughs align to address cross boundary implications.

Growth impacts on Stratford station was also discussed. It is noted that preliminary work to improve the station and increase capacity is currently taking place. Both boroughs will continue collaborative working with TfL and partners through the Borough Transport Liaison meetings led by TfL. On its part, the Waltham Forest Local Plan includes proposals to improve transport connectivity within the borough and neighbouring areas. The emerging Local Plan (LP1) has identified key transport infrastructure projects including the Ruckholt Road Rail station, Walthamstow Central Station Transport Interchange, and improvements to Leyton Underground Station. The Strategic Transport Review carried by ARUP on behalf of LBWF points to the need for improvement in the transport network to cope with the expected increase in transport demand associated with population growth and the development of economic activity hubs in the borough including town centres.

37. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss strategic issues will be held with London Borough of Newham and discussions and other factors may inform a revised SoCG.

38. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

39. SIGNATURE

The London Borough of Waltham Forest and London Borough of Newham confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo**

Position: **Head of Planning Policy & Strategy**

Signature:



Date: 26/07/2021

Signed on Behalf of London Borough of Newham

Name:

.....Ellie Kuper Thomas.....

Position:

.....Planning Policy Manager.....

Signature

..........

Date:

.....09/08/2021.....



STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and
Historic England

Date: 21st of July 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Planning Policy Manager

Historic England

Name: Tim Brennan

Role: Historic Environment Planning Adviser, London & South East Region

2. KEY STRATEGIC MATTERS

- a. LP1 Policy Changes
- b. Impact of Proximity of sites in LP2 to Heritage Asset
- c. SANGS and Heritage Assets

3. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest with Boundaries shown in the map below.



4. AGREED MATTERS

- a. Historic England supports the overall approach to the plan. The changes proposed by Historic England have been considered and broadly reflected and both parties will continue to work positively on outstanding areas.
- b. Both parties have an understanding that there will be further analysis of the impact of proximity of sites to Heritage assets and that there will be more focus on sensitivity to these assets as LP2 progresses.
- c. Historic England supports the approach of integrating Heritage assets in the SANGS mitigation strategy and agrees that a network of isolated green spaces can be linked by Heritage assets.

5. OUTSTANDING MATTERS

Historic England recently published the Future Strategy in May 2021. LBWF will further consider the document.

6. GOVERNANCE ARRANGEMENTS

This SoCG will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss cross-boundary issues will be held with Historic England regularly and discussions and other factors including a Local Plan reviews may inform a revised SoCG.

7. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

8. SIGNATURE

London Borough of Waltham Forest and Historic England confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: Joe Addo-Yobo

Position: Head of Planning Policy & Strategy

Signature



Date: 27/07/2021

Signed on Behalf of Historic England

Name:

Tim Brennan

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Position:

Historic Environment Planning Adviser

.....

Signature:



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Date:

28.7.21

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STATEMENT OF COMMON GROUND

**Between the London Borough of Waltham Forest and
Essex County Council**

Date: 20th July 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest **Name: Joe Addo-Yobo**
Role: Head of Planning Policy

Essex County Council

Name: Graham Thomas

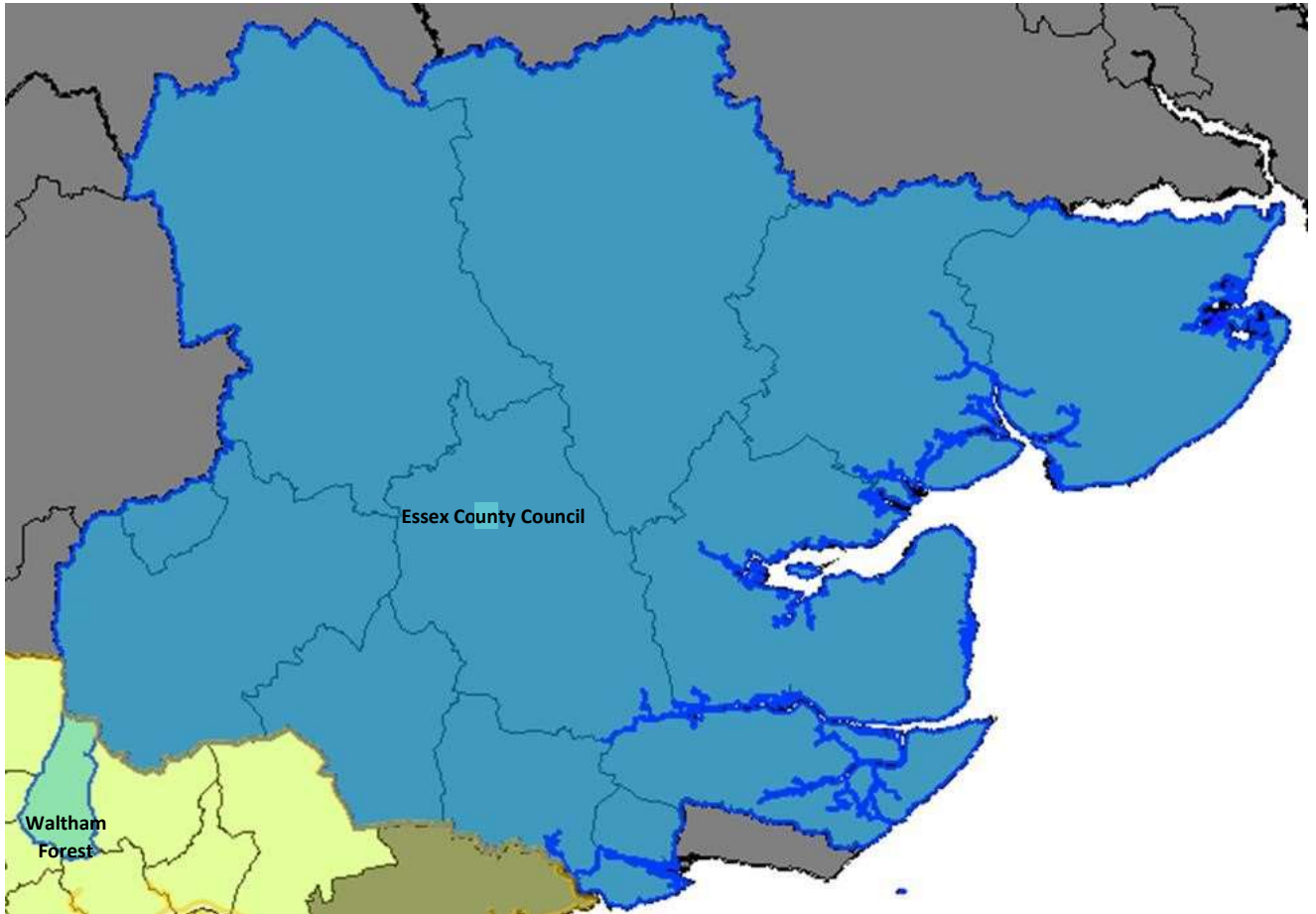
Role: Head of Planning and Sustainable Development

2. KEY STRATEGIC MATTERS

- a. HRA / Epping Forest SAC and Mitigations
- b. Epping Forest, Air Quality and Pollution Strategy

3. DESCRIPTION AND MAPS

The Statement of Common Ground (SoCG) covers the Local Planning Authority area of the London Borough of Waltham Forest (LBWF) and the county council administrative area of Essex County Council (ECC) shown in the map below.



4. AGREED MATTERS

- a. The two parties have common ground surrounding the necessary mitigation approach being developed for the Epping Forest Special Area of Conservation (EFSAC) - and there is commitment by both parties to work together to address this issue. There is a shared understanding on the strategic approach being taken by Essex County Council and LBWF-and an opportunity for the emerging LBWF strategy to reference and highlight the contribution presented by and value of Suitable Alternative Natural Green Space (SANGS) outside its administrative area such as Lee Valley Regional Park and Hainault Forest Country Park (plus other nearby Country Parks). Both authorities acknowledge the importance of cross boundary working between the various partners to protect the Epping Forest SAC.
- b. On the matter of Air quality, Pollution and Transport around Epping Forest, there is common ground to work strategically with relevant partners in the region. There is a commitment by both to explore ways by which common cross boundary solutions

could be found. Going forward there should be a view of how the different elements are knitted together and both authorities look forward to working with each other and partners like Natural England, Conservators, and Epping Forest District Council on this.

5. OUTSTANDING MATTERS

The LBWF will explore an approach for joint working with ECC on itemised strategic matters surrounding the following:

- EFSAC Mitigation;
- Essex Green Infrastructure Strategy;
- Essex Climate Action Commission (Green Infrastructure Element);
- Air Pollution Management;
- Sustainable Transport Strategies, and
- Unlocking the UK Innovation Corridor (London-Cambridge).

6. GOVERNANCE ARRANGEMENTS

This SoCG will be kept up-to-date and will form a key part of implementation of LBWF Local Plan policies and any future Local Plan reviews. Meetings as required to discuss strategic issues will be held with ECC regularly and discussions and other factors may inform a revised SoCG.

7. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

8. SIGNATURE

The LBWF and ECC confirm that this SoCG reflects the joint working by both organisations to address identified strategic matters

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo** Position: **Head of Planning Policy & Strategy**

Signature

A handwritten signature in black ink, consisting of a circled 'JA' followed by a stylized surname.

Date: 26/7/2021

Signed on Behalf of Essex County Council

Name: Graham Thomas

.....

Position: Head of Planning and Sustainable Development

.....

Signature

Graham Thomas.

.....

Date:

9 August 2021

.....



STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and
Transport for London

Date: 19th July 2021

40. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

Transport for London

Name: Josephine Vos

Role: Manager - London Plan and Planning Obligations team

41. KEY STRATEGIC MATTERS

- a. Spatial Strategy
- b. Transport Scheme and Funding

42. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest shown in the map below.



43. AGREED MATTERS

- a. The parties agree that LBWF has engaged TfL during the preparation of the Waltham Forest Local Plan (LP1). Both parties are committed to working effectively with each other to ensure that the transport impacts of development plan proposals are identified and sustainably managed.
- b. TfL welcomes the approach to strategic transport set out in the emerging Local Plan (LP1 – Strategic Policies) and supports the Council’s vision and priorities in promoting good growth and sustainable transport. It also welcomes strong, clear and exemplary policies to support good growth by locating growth in the right locations, well served by sustainable transport, ambitious standards for cycle parking and the approach to car parking, particularly requiring car-free development across the borough, and the adoption of the Healthy Streets Approach which adhere to the overarching policies of the London Plan. It is also noted that the Council has incorporated many of the earlier comments made on the Local Plan.

44. OUTSTANDING MATTERS

It is noted that the LBWF intends to propose modifications to the Proposed Submission Document to be agreed by the Inspectors examining the Local Plan. In this regard, TfL would suggest further opportunities to tighten policy wording (for better clarity) on the following matters.

- a. Policy 68 – in particular, clarifying if car-free approach applies to non-residential and mixed-use developments and applying rigorous approach similar to residential developments. TfL also suggests clarity regarding parking for GP’s – to ensure that such provision is not misused, and necessary limits are applied. It should be noted that irrespective of this comment, both organisations are aligned in principle about the need to introduce safeguards.
- b. To acknowledge the role of the bus transport more widely, along with active travel, to promote good growth and sustainable neighbourhoods, including 15 minutes neighbourhoods.

There is a need to take account of the current funding position of TfL arising from the pandemic, along with specific schemes that TfL currently identifies as longer-term ambitions, such as new station at the Ruckholt Road and Hall Farm Curve. Accordingly, monitoring the funding situation and transport investment schemes through subsequent reviews and updates of the Infrastructure Delivery Plan (IDP) will be necessary. Both parties agree to share information and collaborate through the TfL Borough Liaison meetings with the Council.

45. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to

discuss strategic issues will be held with TFL regularly and discussions and other factors may inform a revised SoCG.

46. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

47. SIGNATURE

The London Borough of Waltham Forest and Transport for London confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo**

Position: **Head of Planning Policy & Strategy**

Signature:



Date: 27/07/2021

Signed on Behalf of Transport for London:


Name: Josephine Vos

.....

Position: London Plan and Planning Obligations Manager

.....

Signature:



.....

Date: 10 August 2021

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STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and
London Borough of Enfield

Date 4th August 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

London Borough of Enfield

Name: Vincent Lacovara

Role: Head of Planning

2. KEY STRATEGIC MATTERS

- a) Major SANGs
- b) Minor SANGs, Pocket SANGs and Green Infrastructure Approach
- c) Strategic Transport Infrastructure – including future Crossrail 2 delivery and EastWest Rapid Transit

3. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest and London Borough of Enfield shown in the map below.



4. AGREED MATTERS

- a) Both authorities agree to work together and with neighbours and Natural England to explore the possibility of a joint approach/strategy on mitigation measures (SANGS and SAMMS).
- b) Both Councils will continue to seek opportunities for further collaboration on delivery projects such as Meridian Water to promote better connectivity and synergy between both areas.

5. OUTSTANDING MATTERS

Further work exploring development potential of the Lee Valley Opportunity Area in collaboration with the Greater London Authority on the preparation of a revised planning framework.

6. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss strategic issues will be held with London Borough of Enfield regularly and discussions and other factors may inform a revised SoCG.

7. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

8. SIGNATURE

The London Borough of Waltham Forest and London Borough of Enfield confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo**

Position: **Head of Planning Policy & Strategy**

A handwritten signature in black ink, appearing to be 'Joe Addo-Yobo', written over a light grey rectangular background.

Signature:

Date: 20/7/2021

Signed on Behalf of London Borough of Enfield:

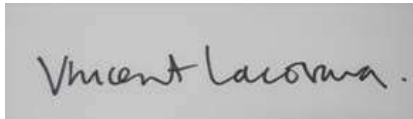
Name: **Vincent**

Lacovara

Position:

Head of Planning

Signature

A rectangular box containing a handwritten signature in black ink. The signature reads "Vincent Lacovara." with a period at the end.

Date:

10 August 2021



STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and Epping
Forest District Council

Date: 29th July 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Councillor Simon Miller

Role: Portfolio Lead Member for Economic Growth and Housing Development

Name: Ian Rae

Role: Commercial Director – Regeneration, Planning & Delivery

Epping Forest District Council

Name: Cllr Nigel Bedford

Role: Portfolio Holder for Planning & Sustainability

Name: Nigel Richardson

Role: Planning Service Director

2. KEY STRATEGIC MATTERS

- a) That proposed Local Plan development would not, either alone or in-combination, result in an adverse effect on the integrity of the Epping Forest Special Area of Conservation with a particular focus on urbanisation (recreational pressure) and atmospheric pollution Pathways of Impact.

3. DESCRIPTION AND MAPS

The Statement of Common Ground (SoCG) covers the Local Planning Authority areas of the London Borough of Waltham Forest and Epping Forest District Council shown in the map below.



4. AGREED MATTERS

- a. The need for mitigation strategies to offset the effects of recreational pressure on Epping Forest is agreed by both parties. To address the requirement to provide suitable avoidance and/or mitigation measures to manage any potential impacts of growth on protected sites, including the Epping Forest Special Area of Conservation (SAC), EFDC has adopted a Green Infrastructure Strategy. The Strategy will ensure that high quality Green and Blue Infrastructure, including the provision of Suitable Alternative Natural Green Space (SANG) and Infrastructure Enhancement Projects, is delivered alongside the growth proposed in the District as part of the emerging Local Plan. In this regard, it is noted that LBWF intends to prepare a Supplementary Planning Document (SPD) for the LBWF administrative area on avoiding and/or mitigating the impacts of development on the identified Pathways of Impact and any such mitigation strategy can benefit from cross-boundary work. There are already conversations developing this cross-boundary work with Redbridge and Enfield Borough Councils. EFDC has developed avoidance and mitigation strategies which address the urbanisation (recreational pressure) Pathway of Impact for development arising within its administrative boundary, the delivery of which will be secured through relevant policies within the emerging Epping Forest District Local Plan. There is no objection in principle to taking a single SPD approach for the LBWF. Both authorities acknowledge that there is opportunity for positive cooperation on the subject through existing mechanisms or, if considered necessary, through the creation of new ones.
- b. The need for a strategic approach to the delivery of Strategic Access Management and Monitoring within the SAC is agreed by both parties. To this end both parties, together with other competent authorities, Natural England and the Conservators of Epping Forest are

working in cooperation to finalise both Governance arrangements and SAC specific proposals to mitigate the effects of Local Plan development.

- c. EFDC has adopted an Interim Air Pollution Mitigation Strategy which establishes a strategic approach to mitigating the impacts of planned development upon the EFSAC by reducing atmospheric pollution from vehicles. The Strategy has informed the Main Modifications to the LPSV particularly Policy DM2 (Epping Forest SAC and the Lee Valley SPA), DM22 (Air Quality) and D8 (Local Plan Review) together with the updated Habitats Regulations Assessment. As part of the ongoing monitoring of the strategy, further analysis and air quality monitoring and modelling will be undertaken in 2024/2025. LBWF proposes to produce an Air Quality Mitigation Strategy (AQMS) with input from Natural England and there is a commitment to air quality improvement within the borough. There is agreement based on a shared commitment to air quality improvement for both authorities to work closely on the subject matter.
- d. EFDC has identified in its Green Infrastructure Strategy the requirement for new SANG to support the delivery of Strategic Masterplan Areas proposed for allocation in the emerging Local Plan. Each relevant Masterplan Area has a site-specific requirement for the delivery of SANG in addition to the need for Infrastructure Enhancement Projects in those settlements in closest proximity to Epping Forest (Loughton, Debden, Buckhurst Hill, Theydon Bois). Both authorities are committed to work together to explore opportunities to establish a walking and cycling network between green infrastructure sites within their respective administrative areas to provide a more effective and strategic 'offer' in line with 'Green Arc/One Partnership' principles.

5. OUTSTANDING MATTERS

- a. It is noted that both authorities have emerging local plan documents at advanced stages (independent examination) pending final adoption. In the case of EFDC, proposed Main Modifications to the LPSV has been published for consultation to 23rd September 2021. The LBWF Local Plan (LP1) was submitted for independent examination on 30 April 2021 and the examination process is at an early stage. Both authorities will continue to monitor progress to ensure good alignment between policies on Epping Forest SAC.

6. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss strategic issues will be held with Epping Forest District Council regularly and discussions and other factors may inform a revised SoCG.

Where appropriate existing arrangements, including those provided through the Cooperation for Sustainable Development Board and the Epping Forest Special Area of Conservation Oversight Group (membership of both include all of the relevant competent authorities together with Natural England and the Conservators of Epping Forest)

7. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

8. SIGNATURE

The London Borough of Waltham Forest and Epping Forest District Council confirm that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

a. Name: **Councillor Simon Miller**

Position: **Portfolio Lead Member for Economic Growth and Housing Development**

Signature:



Date: 09.08.2021

b. Name: **Ian Rae**

Position: **Commercial Director – Regeneration, Planning & Delivery**

Signature



Date: 09/08/2021

Signed on Behalf of Epping Forest District Council by:

a) Name: **Councillor Nigel Bedford**

Position: **Portfolio Holder for Planning & Sustainability**

Signature

A handwritten signature in black ink, appearing to read 'Nigel Bedford', with a long horizontal stroke extending to the right.

Date: 12/08/2021

b) Name: **Nigel Richardson**

Position: **Planning Service Director**

Signature

A handwritten signature in black ink, appearing to read 'Nigel Richardson', with a long horizontal stroke extending to the right.

Date: 12/08/2021



Waltham Forest

STATEMENT OF COMMON GROUND

**Between the London Borough of Waltham Forest and
Environment Agency Date:**

22nd July 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

Environment Agency

2. KEY STRATEGIC MATTERS

- Policy and overall approach ○ In response to Regulation 19 Consultation, the Environment Agency provided detailed representations which includes several suggestions to increase the soundness and robustness of the policies in the Waltham Forest Local plan that relate to flood risk and biodiversity.
- SFRA Level 1 & 2 and Ching Brook Modelling ○ In response to the Regulation 19 Consultation, the Environment Agency provided representation that further work and amendments needed to be undertaken to complete the Level Strategic Flood Risk Assessment (SFRA) in order to ensure the Local Plan and associated policies were based on a sound evidence base.

3. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest with Boundaries shown in the map below.



4. AGREED MATTERS

Officers from each organisation met on 22 July 2021 to discuss representations in more detail.

- a. The Environment Agency and London Borough of Waltham Forest agree that amendments to Policy 93 (Managing Flood Risk) will be made to resolve the soundness issues raised at the Regulation 19 consultation.
- b. Both parties agree that in light of the challenges of producing updated modelling for the Ching Brook in time to support the Local Plan Site Allocations (LP2) an exceptional approach to assessing the level of flood risk on sites within the Ching Brook catchment can be supported.

Both organisations agree to work together positively on the LBWF Strategic Flood Risk Assessment, as well as continue ongoing work on the Ching Brook modelling. A review of the existing Ching Brook modelling has identified that new hydrology, topography, LiDAR and survey is required in order for the model to better represent flood risk in the catchment. The Ching Brook modelling will be updated as part of the EA's Lee 2100 modelling project, but outputs are not expected until mid/late 2022 and the modelling is only intended to be used at a strategy-level rather than for site specific flood risk assessments. In order to progress the SFRA, it has been agreed that the existing Ching Brook modelling can be considered acceptable for use provided it overestimates the flood risk during the 1 in 100 year, plus an allowance for climate change, flood event, but it must also be stated within the SFRA that a more site-specific, detailed assessment of flood risk from the Ching Brook may be required for future individual planning applications. The sequential and exception approach will be applied on sites (SA50 and SA51) to ensure compliance with Paragraphs 161, 162 and 164 of the National Planning Policy Framework.

- c. Both parties are satisfied with the level of engagement so far and are both also committed to further collaborative work.

5. GOVERNANCE ARRANGEMENTS

This SoCG will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss cross-boundary issues will be held with Environment Agency regularly and discussions and other factors including a Local Plan reviews may inform a revised SoCG.

6. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

7. SIGNATURE

The London Borough of Waltham Forest and Environment Agency confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo**

Position: **Head of Planning Policy & Strategy**

Signature



Date: 27 July 2021

Signed on Behalf of Environment Agency

Name: **Lucy Read**

Signature



Date: 28 August 2021



STATEMENT OF COMMON GROUND

Between the London Borough of Waltham Forest and
Lee Valley Regional Park Authority

Date: 14th July 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

Lee Valley Regional Park Authority

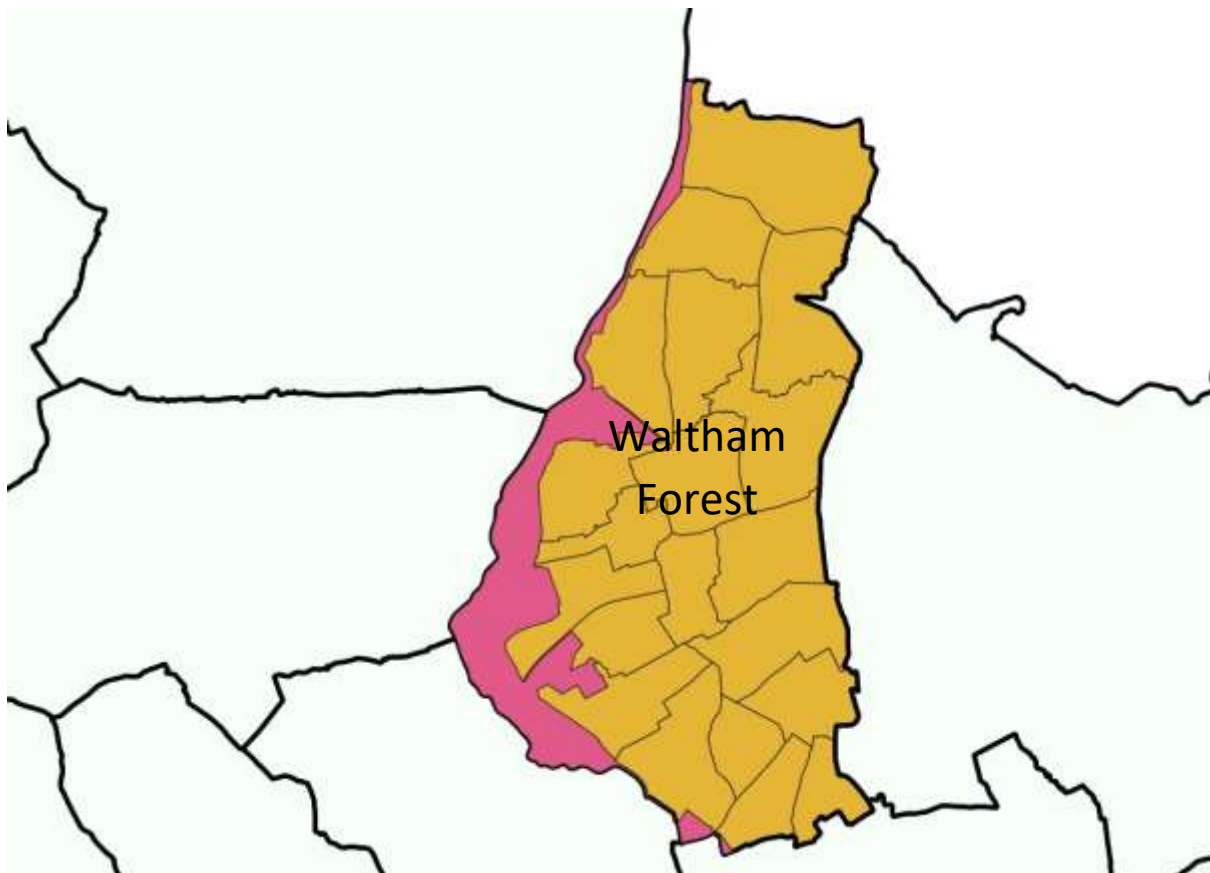
Name: Jon Carney

Role: Corporate Director

2. KEY STRATEGIC MATTERS

Suitable Alternative Natural Green Spaces (SANGS)

3. DESCRIPTION AND MAPS



 Lee Valley Regional Park Authority statutory area within Waltham Forest

4. AGREED MATTERS

As part of mitigation measures to manage the effects of the Local Plan upon the Epping Forest Special Area of Conservation (SAC), London Borough of Waltham Forest (LBWF) is considering the potential of green and open spaces within the borough to act as Suitable Alternative Natural Green Spaces (SANGS). Development in the borough would be expected to contribute to the uplift, management and maintenance of Major SANGS. The Lee Valley Regional Park Authority (LVPRA) have drawn attention to the relationship between SANGS and designated Sites of Special Scientific Interest SSSIs, especially with regards to the recreational pressures these sites already face and the requirement to protect, maintain and enhance their nature conservation value.

- a) It is agreed that as work continues on the issue of SANGS, LBWF will keep LVPRA up to date and involved with regard to the work being carried out.
- b) The LVPRA have also suggested alternative sites within the Regional Park that lie outside the Authority's ownership, in order to open up new areas for informal recreation and nature conservation, and there is agreement that LBWF will look further into this.
- c) A temporary hold had been placed on meetings with consultants by LVPRA, these meetings will now be allowed to continue with a view to looking across the wider area of the Regional Park within Waltham Forest.
- d) There is a commitment by both parties to continue to work together in a constructive and positive way on plan making projects.

5. OUTSTANDING MATTERS

There is a need to further explore mechanisms to work with various stakeholders in a collaborative and meaningful way on the issues around SANGS.

6. GOVERNANCE ARRANGEMENTS

This Statement of Common Ground (SoCG) will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss strategic issues will be held with LVPRA regularly and discussions and other factors may inform a revised SoCG

7. TIMETABLE FOR REVIEWS AND UPDATES

Meetings regarding strategic issues will be held by both organisations on an ongoing basis.

8. SIGNATURE

The London Borough of Waltham Forest and Lee Valley Regional Park Authority confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: Joe Addo-Yobo

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Position: Head of Planning Policy & Strategy

Signature



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Date: 20/07/2021

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Signed on Behalf of Lee Valley Regional Park Authority

Name: Jon Carney

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Position: Corporate Director

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Signature



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Date: 13/09/21

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STATEMENT OF COMMON GROUND

**Between the London Borough of Waltham Forest and
City of London (Conservators of Epping Forest)**

Date 22ND July 2021

1. LIST OF SIGNATORIES AND ROLES

London Borough of Waltham Forest

Name: Joe Addo-Yobo

Role: Head of Planning Policy

City of London Corporation (as The Conservators of Epping Forest)

Name: Paul Thomson

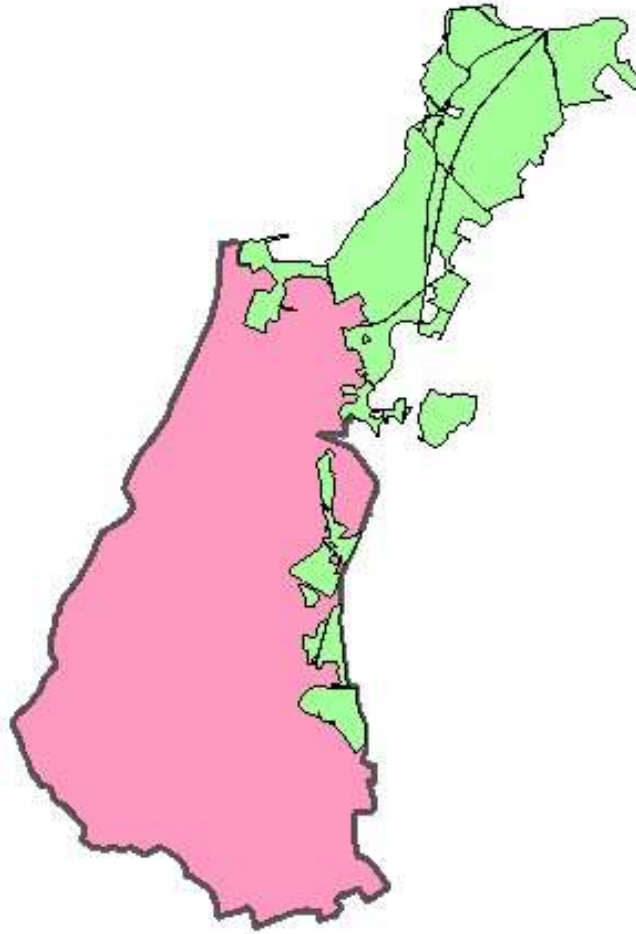
Role: Superintendent of Epping Forest


2. KEY STRATEGIC MATTERS

- a. Epping Forest Special Area of Conservation (SAC) Mitigation Strategy

3. DESCRIPTION AND MAPS

The SoCG covers the Local Planning Authority areas of the London Borough of Waltham Forest and the Epping Forest Special Area of Conservation with Boundaries shown in the map below.



 Epping Forest Special Area of Conservation

4. AGREED MATTERS

- a. There is common ground in relation to ongoing work to ensure preservation and enhancement of SAC land and wider forest through various mitigation measures to be secured through, the planning application process. These will be scoped and codified. Both parties will be sharing data and information to assist the measures and the framework for monitoring of progress.
- b. Both parties are committed to work through the SAC Mitigation Oversight Group of local authorities and are also committed to working together in the development of a Mitigation Supplementary Planning Document (SPD). The SPD will contain the appropriate assessment from the HRA, an agreed air pollution mitigation strategy approach to SANGS and a comprehensive SAMM Strategy.

- c. The Council is committed to delivering the over-arching strategy contained in the Mitigation SPD and ensuring implementation of the individual strategies through development contributions to provide agreed maintenance uplift and ensuring future use of the land is provided as an alternative to the leisure use of EFSAC.

5. OUTSTANDING MATTERS

The HRA remains to be finalised to ensure it is compliant with the Habitat Regulations, in particular the Air Pollution Mitigation Strategy requires effective measures to be agreed.

As part of this HRA also, the pattern of site allocations and the density of housing close to the SAC boundaries remain matters to be resolved between the parties

There will be continued work on negotiations around the SAMMS, particularly on agreeing the methods of monitoring effectiveness of its implementation.

In addition, there will be continued development of a SANGS through the SAC Mitigation Oversight Group. These matters remain outstanding as negotiations continue on tariffs, location-specific measures and alternative sites and involve third parties not signatories to this SoCG.

6. GOVERNANCE ARRANGEMENTS

This SoCG will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews. Meetings to discuss cross-boundary issues will be held with the City of London Corporation (as Conservators of Epping Forest) regularly and discussions and other factors including Local Plan reviews may inform a revised SoCG.

7. TIMETABLE FOR REVIEWS AND UPDATES

Meetings to manage strategic issues will be held on an ongoing basis.

8. SIGNATURE

The London Borough of Waltham Forest and City of London (As Conservators of Epping Forest) confirms that this Statement of Common Ground reflects the joint working by both organisations to address identified strategic matters.

Signed on Behalf of London Borough of Waltham Forest by:

Name: **Joe Addo-Yobo**

Position: **Head of Planning Policy & Strategy**

Signature

A handwritten signature in black ink, appearing to read 'Joe Addo-Yobo', written in a cursive style.

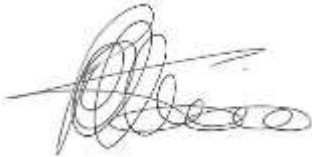
Date: 27/07/2021

Signed on Behalf of City of London (As Conservators of Epping Forest)

Name: **Paul Thomson**

Position: **Superintendent of Epping Forest**

Signature

A handwritten signature in black ink, appearing to read 'Paul Thomson', written in a cursive style.

Date: 17.09.2021