



Waltham Forest

New South Grove /St James Supplementary Planning Document

Statement of Consultation

Table of contents

Report

1. Introduction
2. Public Consultation
3. Consultation Response
4. Summary of Council's responses
5. Conclusion

Annex

1. Consultation Report
2. Public Notice
3. Consultation Letter
4. Extracts from Presentation
5. Exhibition boards
6. Agenda for Community Ward Forum

1. Introduction

1.1 In accordance with the Town and Country Planning (Local Plan) (England) Regulations (2012), it is a requirement that the Local Authority publishes a Consultation Statement for Supplementary Planning Documents (SPDs) setting out:

- who was consulted;
- what issues were raised, and;
- how these have been addressed in the document.

1.2 The purpose of the Supplementary Planning Document (SPD) is to guide proposals for new development as well as ensuring essential infrastructure required to support the South Grove and St James area is delivered. Development within the eastern part of the 2015 SPD area has already received planning permission. This new SPD does not provide any new guidance for this area, but provides new guidance for the western portion of the SPD area.

1.3 If adopted, it will become a material consideration in determining planning applications for this area of Walthamstow Town Centre. The 2015 SPD will be revoked and the new SPD will supersede it.

2. Public Consultation

2.1 According to planning legislation the statutory minimum requires the Local Planning Authority to carry out SPD consultation for the period of 4 weeks.

2.2 A draft new South Grove/St James Supplementary Planning Document was prepared and subject to public consultation for a period of 4 weeks from 13th March to 10th April.

2.3 The document was published on the Council website, on the planning policy consultation page. A link to the Council's online consultation portal was listed where people could provide responses to the draft document. The document was also available in each of the Borough's 8 libraries and at the reception of the Council's offices at Sycamore House.

2.4 Consultation notifications were sent by email or post to everybody on the Council's Local Plan consultation database. The database currently has 2000 consultees registered. Email/letters were also sent to the identified stakeholders in the area of South Grove/St James. These stakeholders included landowners/occupiers within the planning area, bodies representing disabled people, house builders/developers, local community/interest groups, environmental groups, business/professional groups, housing groups, health groups and all statutory

consultees such as Greater London Authority, NHS, Environment Agency, Natural England, Transport for London.

2.5 A questionnaire asking respondents to submit their comments on the draft SPD was produced and made available to the public on the Council's website, as well as the Council's online consultation portal. Furthermore, paper copies of the draft SPD and the questionnaire were made available at the reception of Waltham Forest Planning Department/public libraries and were distributed during the consultation events.

2.6 Three public events were held during the consultation period. An exhibition was held at the Queens Road Community Centre on the 25th March and at the Mill Community Centre on 29th March. The document was also presented at the High Street Community Ward Forum on the 21st March.

3. Consultation Responses

3.1 Responses were received during the consultation period from 9 organisations. This includes responses from agents acting on behalf of land owners and statutory organisations including GLA, TfL, Natural England and the London Borough of Newham

4. Summary of Consultation Responses and Council's response

4.1 There was broad support for the proposals. The responses received were largely from consultants or agents on behalf of land owners. Summary of responses are outlined below:

- Clarification sought on proposals for scale and massing and proposed uses.
- Proposals vary between key principles plan and illustrative proposals plan.
- Clarification sought of the definition and intent for the Community Use
- Clarification sought of the term Focus Building
- Supporting Public transport improvements – including bus routes and provision of disabled access to St James St Station
- Questions the proposed land uses, in particular the proposals for employment/ commercial led development in St James Quarter
- Questions the location of tall/landmark buildings on the site

- Questions the decision to not to retain the pub in the illustrative masterplan proposals.

5. Conclusions

5.1 Please see the Council's responses and amendments made to the document in the Consultation report in Annex 1.

5.2 The consultation report indicated the changes that were made to the SPD as a result of the consultation. These are summarised below:

- Tesco Express St James Street and TFL owned sites around St James St Station have been included as potential sites for redevelopment
- Plan in section 1.8 has been updated to be consistent with other plans in section 2.2 and 3.2 The Health Centre site is part of residential led development.
- Scale and massing on plans in section 3.3 and 2.6 updated to remain consistent. The principles of scale and massing have not changed.
- References to community use/workspace have been updated to read Active public-facing building.
- Clarification of the term Focus Building: A building of architectural merit that marks the intersection between the north- south, east -west routes through the site. This building should contribute to the overarching place-making objectives for the site. It is strategically positioned at the intersection of key routes and adjacent to priority public realm spaces. It should be recognised as a location with high footfall and an active public use at ground floor.
- Clarification of the provision of parking for disabled residents. Paragraph 2.4.8 has been updated to read: Developments would be expected to be car free, other than provision for disabled residents. Provision for disabled parking should be a consideration within the footprint of future.

Annex 1: Consultation Report

Section	Comment	Council's Response
2.1 Site Definition	Would the council want to consider incorporating my building (Tesco) it is quite strategic place on the corner there?	Noted. Site is now included within the SPD focus area.
Section 2.6 Scale and Massing	The SPD contains conflicting guidance in respect of the height of development that would be acceptable. The 'Scale and Massing Key Principles' diagram on page 35 (annotated version above) is materially different in respect of the height of proposed development than the 'Massing Principles diagram' within the Masterplan on page 49 (an extract of which is provided below). The latter shows higher development at the south of the Health Centre site and lower level development at the north, but the former shows the direct opposite. The purpose of the draft SPD is to provide clear advice on the Council's approach to the development of this area. However, the above identified difference between the Scale and Massing Key Principles diagram (p35) and the Masterplan diagram (P48) results in a situation where the Council's approach in respect of height is unclear and contradictory. If this is not amended it will cause uncertainty at the planning application stage, as a building designed to comply with the key principles would not comply with the masterplan. It is requested that the draft SPD is amended and reissued for further consultation.	Noted. The Document has been updated to ensure plans are consistent. This has not changed the principles of scale and massing.
Section 2.6 Scale and Massing	We accept that it is appropriate for the infill development on the western part of the site to be 3 storeys in height, as this would match the height of existing buildings on either side, However, we ask that the reference to 2 storey development in the SPD be deleted. Health Centre site would be suitable for higher development than specified in the draft SPD as the site is not within a conservation area, site is not adjacent to any listed buildings, higher development already permitted locally, accessible location where density and height should be maximised, Significant opportunity area, No adverse impact on adjacent occupiers.	Noted.
Section 1.7 Assets and Opportunities	It is unclear why the western element of the Health Centre site is shown as a separate element on the image. This land is within the same ownership as the Health Centre.	Noted. The plan on page 17 is not intended to show land ownership. This has been updated for clarit. Boundary between current Health Centre site and St James street access removed
Section 1.8 Constraints and Challenges	It is unclear what the blue shaded area represents on the corner of St James Street as not referred to in the key. This diagram also shows areas surrounded by a blue dotted line, but again there is no reference to what this represents in the Key. There is no reference to this in the supporting text. This needs to be clarified and the SPD issued for further consultation.	Noted. The blue shaded area represents St James Street Frontage as shown in the Assets and Opportunities plan on page 17. Blue fill on St James St frontage removed for clarity
Section 1.9 Aims and Objectives	The image is intended to show 'key site-wide aims' but it includes the Health Centre site in an area shaded blue which is defined in the key as 'workspace led development'. We do not support 'workspace-led development' and note that this is in direct conflict with the images on pages 27, 36 and 47 which show workspace development much further to the north and the Health Centre site as suitable for residential led development. This need to be clarified and the SPD issued for further consultation.	Noted. The plans have been updated to be consistent throughout. South Western corner of St James St omitted from 'Employment uses in St James Quarter with workspace-led development' and included within 'Establish new mixed use residential-development'.
Section 2.4 Use	The image shows an 'active frontage' to the south of the Health Centre site. We do not consider that there is a need for an active frontage in this location. We would also object to any proposed ground floor retail units in this location. New retail uses in this peripheral location could be hard to let and may also impact on the vitality of the existing retail areas. The existing retail frontage extends to approximately 1426 metres (St James Street, High Street and Hoe Street) which is already very long in comparison to other town centres, and we ask whether the Council has undertaken any studies which demonstrate that adding to the retail frontage would not detract from its vitality and viability. We are unconvinced that a commercial use such as an office would add to the vibrancy of the area. However, we consider that a well-designed building would add variety and interest to the street scene.	Noted. Provision of some new active, public-facing uses at ground floor (which complement rather than compete with existing uses) are viewed as being important because of the increase in residential population, the overall aim of creating a sustainable new quarter, with the establishment of a new thoroughfare with high levels of footfall and pedestrian flow capitalising on the locus of St James St station. The expected increase in population and the delivery of significant levels of new housing and initiatives such as the Heritage Lottery Fund shop front improvement/public realm enhancement scheme are significantly changing the character of the area.
Section 2.6 Scale and Massing	We consider that the 'priority viewpoints' should be removed from the diagram as they are too prescriptive and do not represent the only position to assess townscape impact.	Noted. These are intended to represent important viewpoints and are not a comprehensive representation. Clarification has been added on selection of view points in section 2.6 - 'The visual impact of any proposed massing on the surrounding area must be considered, for example views South from the High Street through Courtenay Place, views west from Willow Walk, views north and south from St James Street and views north through Brunner Road. This list is not exhaustive. Careful attention should be given anywhere where new buildings are seen in conjunction with existing fabric, and where new buildings are seen along key routes.'
Section 3.2 Use and Activity	The image refers to 'commercial use' (i.e. business B1 use) in this location however the text on 46 refers to 'retail uses at ground level on St James Street'. The Council's objectives are unclear. In any event, we see no reason why residential development should not be provided on the frontage with St James Street, in a well-designed building which proves visual interest in the street scene.	Noted. The diagram has been updated to reflect proposals for commercial/retail uses at ground floor level at St James St. St James Street/South Grove is experiencing significant change as a result of new housing and investment. The HLF shop front improvement scheme has seen improvements and enhancements to the public realm and the opening of the Walthamstow Wetlands in autumn 2017 will see increased use of St James Station. In this context, it is important that ground floor uses provide commercial and retail space that provide public facing uses that complement the existing high street and support the new quarter.
2.1 Site Definition	TfL Property would like to promote landholdings within the St James and South Grove Area, in the form of land associated with St. James Street Station (a plan is attached). It is noted that this site is not currently identified as providing potential for development within the St James and South Growth Area, however TfL has identified the site as one which could potentially provide the opportunity for future residential-led development. This would contribute to achieving the objectives of the Waltham Forest Local Plan and Draft SPD in optimising the use of sites as well as acting to integrate areas to the north and south of the railway station, which are currently severed by the existing railway infrastructure. We would therefore welcome the inclusion of this site within the Draft SPD. We expect to respond to any future planning policy consultations accordingly.	Noted.TFL station and viaduct included as 'site with development potential'/TFL owned opportunity site'.

All	<p>Having looked at the proposed SPD for this area we would wish to see primarily that there are increases in public open space compared to that at present as part of the redevelopment of this area however we understand that part of this SPD area has been given planning permission so changes here are now less likely. The remaining areas of this SPD should be looking to maximise the potential to green the public realm as well as residential and commercial properties where possible. The need for increased provision of Green Infrastructure (GI) in London as a whole is going to be key to ensuring our ability to adapt to the changes in climate which are already occurring and will only continue into the future at a pace.</p> <p>The benefits of walking and cycling as well as use of open spaces by residents and those visiting the area are many however they include health and wellbeing which will have in kind benefits for healthcare provision through giving people the means to be active and so stay fit longer into their working lives. The benefits for biodiversity are undoubted and green walls and roofs as well as brown roofs should be considered for spaces otherwise generally unused for their benefits to pollinators and other invertebrates able to travel shorter distances. This would also help to link up with other green corridors in London and create a better joined up and more resilient network of spaces for wildlife to move about and thrive. The nearby Walthamstow Reservoirs Site of Special Scientific Interest (SSSI) and Lee Valley Special Protection Area (SPA) and Ramsar (found just ~600m to the west) and the Epping Forest Special Area of Conservation (SAC) and SSSI which is found just to the east ~1.4km away are key sites to consider for potential impacts from recreational access hence ensuring high quality on site open spaces and GI to encourage the public to recreate more locally.</p>	Noted. Opportunities to find active public spaces that work within this network will be explored to help support the development of a well-used and popular piece of public realm.
Section 1.7 & 1.8 Constraints and Opportunities	<p>It is welcomed in principle that the draft SPD recognises land ownership as a potential constraint and that site assembly may be necessary to implement the Indicative Masterplan. However, as a general comment, it is important that the proposed redevelopment of the area presented within the SPD is not overly prescriptive and where appropriate, presents various potential redevelopment options and scenarios to reflect the significant constraint that land ownership/site assembly can present. This is necessary to ensure that the policy context under which potential development proposals may come forward in the future is sufficiently flexible in order for individual Sites to respond to site specific considerations, and does not prohibit their optimal development and ultimately, growth in the Borough. In relation to this general comment, the Council's attention is drawn to two specific land ownership matters below.</p> <p>'Existing Pub Building' and proposed 'Public Square'</p> <p>The draft SPD acknowledges that alternative Masterplan options may be necessary in relation to the existing pub building to the east of the Site, and that it could be necessary to incorporate the existing building into future development proposals. However, the Indicative Masterplan and both Public Square Scenarios illustrated at Section 3.5, all show demolition of the existing building. Masterplan options which reflect the potential retention of the pub building, and the impact this might have on redevelopment of the area, should be included and reflected within the document if it is currently unknown how this land would be acquired.</p> <p>Existing Residential Dwellings and proposed 'Yard Space'</p> <p>It appears that the creation of the proposed public realm 'Yard Space' to the west of the Site (as shown on the indicative Masterplan), assumes removal and demolition of what we understand to be residential dwellings in third party ownership. We draw the Council's attention to this potential constraint, which is not currently identified in the accompanying draft SPD text – if it has already been considered in the drafting of the SPD Masterplan how this land would be acquired, then this should be clarified in the accompanying text. If it has not, the SPD should include alternative development options, which include a scenario whereby these dwellings remain in-situ.</p>	Noted. The Masterplan is intended to be illustrative and has been produced as an example of how the key principles might be implemented. The masterplan proposals are not intended to be prescriptive.
Section 2.4 Land Use	<p>The residential-led mixed use redevelopment of the Site is supported in principle. However, the SPD should not be overly prescriptive so to discount other potentially appropriate and suitable uses on the Site, for example, Student Housing and/or leisure uses.</p> <p>The indicative masterplan includes a Community Workspace/Use in the south-east corner of the Site. It is not clear if this is proposed as a replacement for the existing former public house use on adjacent land. Presentation of this land use allocation and its proposed location should be kept sufficiently flexible to reflect that there would be no planning policy requirement to provide a community use on the Site.</p>	Noted. Document amended to make aspirations for this site clearer. Document updated from Community Use/Workspace to Active public-facing uses.
Section 2.6-Size and Scale	<p>Building Heights/Density</p> <p>Appropriate building heights on the Site requires further consideration and discussion in order to accurately reflect site specific constraints and opportunities, and the SPD should not be prescriptive on this topic. For example, the non-prescriptive approach of presenting heights included in the diagrams at Section 3.3 is welcomed, and the diagram under Section 2.6 should adopt a similar approach to maintain a consistent approach and provide appropriate flexibility on this issue.</p> <p>It is noted that the indicative sketch Image 1 on Page 37 of the draft SPD would need to be updated to correlate with the heights and distribution of massing shown elsewhere in the document, and to accurately represent the height and massing of the scheme granted planning permission on the Essex Brewery site south of Brunner Road.</p> <p>Focus Building</p> <p>Section 2.6 makes reference to the potential for a 'Focus Building' in the south-west part of the Site. It is agreed that this corner of the Site presents an important opportunity for the St James Quarter which should be celebrated through high quality architecture and could accommodate a greater form and mass of development. However, greater clarity is required in the document in relation to the term 'Focus Building'.</p>	Noted the plan on section 2.6 has been updated to retain consistency throughout the document. 5-6 storey zone adjusted to align with illustrative masterplan. The document has been updated to provide clarity on the definition of a focus building as follows: Focus building. A building of architectural merit that marks the intersection between the north- south, east -west routes through the site. This building should contribute to the overarching placemaking objectives for the site. It is strategically positioned at the intersection of key routes and adjacent to priority public realm spaces. It should be recognised as a location with high footfall and an active public use at ground floor.
All	We are generally supportive of the aims and objectives as laid out in the consultation documents. In particular those pertaining to the delivery of new homes for London and the facilitation of economic growth, helping to achieve the careful balance between jobs and homes to serve the increasing pressure on employment land and housing delivery in the East London sub-region.	Support noted.
Section 2.4 Land Use	The proposed changes to the SPD provide a clearer strategy for the location of uses within the masterplan with a good mix of uses.	Support noted.
Section 2.3 Movement and travel	The proposed north/south and east/west pedestrian and cycle links across the SPD area, together with local connections to enable further permeability across the area are welcomed. As part of this further improvement to the legibility of the area, as well as improving the general quality of the environment and place making should be considered at a detailed planning level. The focus on supporting cycling, walking and public transport as part of the redevelopment of the area is supported and in line with London Plan and Mayor's Transport Strategy objectives. The expansion of the SPD area to include the area to the north of the railway in order to address further challenges around connectivity and permeability is welcomed. Aim for developments to be car free is supported and in line with policies 6.9 and 6.10 and the Mayor's Transport Strategy. However careful consideration needs to be given to services and other vehicular access, such as for disabled residents.	Noted. The document has been amended to include the paragraph: 'Developments would be expected to be car free, other than provision for disabled residents. Provision for disabled parking should be a consideration within the footprint of future developments.'
Section 2.4 Lane Use	The ambition for a creative workspace cluster is welcomed as it will provide opportunities for new and growing local businesses in line with London Plan Policy 4.6	Support noted.
2.5 Health and Care Hub	The promotion of a new health and care centre is welcomed as providing important social infrastructure for the area is supported by London Plan Policies 3.16 & 3.17	Support noted.
Section 2.4 Lane Use	The SPD proposals envisage the provision of a significant amount of housing, much of this is already permitted and will make a valuable contribution for housing needs in a sustainable and accessible location. The London Plan housing policies support further housing in appropriate locations, as part of the mix of uses that the SPD is proposing. Furthermore an increase in local population will improve the viability and vitality of local shops and services.	Support noted.
Section 3.6 Courtenay Place	The inclusion of and improvement to access to St James Station within the SPD area is welcomed. Further discussion is welcome between TfL and the Council in terms of the opportunity to integrate it with emerging proposals, including in particular any proposals relating to railway infrastructure for example the railway arches.	Noted. The document proposes the exploration of the potential for active use and occupation of the railway arches where possible. Discussions are open and on-going with Network Rail around this potential

Section 3.6 Courtenay Place	There are currently bus standing sites within the St James area and these should be protected or re-provided as necessary to the satisfaction of TfL as the new redevelopment comes forward. Furthermore there is a bus stand on South Grove, used by the W19 service via the mini-roundabout, this would also need to be protected/re-provided. Any re-provision of facilities need to include driver welfare facilities and minimise additional bus mileage and delays to the network.	Noted. Discussions are ongoing between the Council and TfL regarding a rationalisation of bus services within Walthamstow town centre. We would expect developments to either protect or re-provide bus standing sites, stops and routes to a standard considered satisfactory by TfL.
Section 2.3 Movement and travel	Throughout the document there is an understanding about the importance of integrating the site with the surrounding Mini-Holland/Enjoy Waltham Forest network, encouraging sustainable traffic and reducing the impact of private vehicles caused by the new development. This is supported by the Mayor's Transport Strategy.	Support noted.
Section 2.3 Movement and travel	We feel that it is important to show the extension of the mini Holland route along South Grove on the visual. This will show the movement connections beyond the masterplan area.	Noted. Document updated to include the Enjoy Waltham Forest route along South Grove
Section 2.6-Scale and Massing	In terms of building heights zones on the visual, we note that the eastern 'landmark building' indicated, should be located further northwards. This repositioning would align with the approved and sought massing for Block E of the South Grove site. We feel that flexibility needs to be added to the supporting text in Section 2.6 in particular with regards to the height/massing of landmark buildings. This is particularly important to ensure sufficient returns are generated to deliver the health care centre, however until the health centre requirements are known setting a height limit would be difficult to quantify.	Noted. Location of asterisk on plan is indicative of the area. This has been updated for clarity.
Section 3.1 Masterplan overview	We feel that the indicative building lines for the new health centre should be reviewed in particular alongside height guidance in Section 2.6. We do strongly agree that this is the right location for a landmark building, but feel that the proposed 'block' should be considered with regards to residential amenity and the continuation of the linear park.	Noted. The proposals are illustrative and as stated in 3.5.3 re not intended to be definitive. We expect these alternative solutions and scenarios to be explored further.
Section 3.5 Health and Care hub	We note that the SPD suggests two design options for the public square as part of the health centre site. We feel that the east west public square would be better for building lines, continuation of the linear park and impacts on the residential amenity to the east. As such the north south public square option should be removed or amended to protect the east west connection across the masterplan.	Noted. The proposals are illustrative and as stated in 3.5.3 re not intended to be definitive. We expect these alternative solutions and scenarios to be explored further. Noted. A number of scenarios were considered including those with the retention of the pub building. Text amended for clarification as follows: A key north-south pedestrian / cycle route connecting Markhouse Road to the High Street via Courtney Place forms a key part of the proposals. Although this is a pedestrian / cycle route, it should be given a primary spatial quality - with buildings fronting onto it and active frontages - in recognition of its strategic significance in improving north-south permeability. Scenarios relating to the arrangement of the health hub building and its relationship to primary public realm spaces are shown in section 3.5. The design scenario shown here sees the removal of the existing pub building in order to create a direct / legible link to the Courtenay Place underpass and a generous public square. Additionally a number of options exist for the potential re-use / incorporation of the existing pub building. However, options retaining the pub building require a level of architectural resolution that is beyond the scope of this SPD. This document focuses instead on broad principles concerning the relationship between the proposed Health & Care hub and adjacent public realm.
General	We wish to confirm our support for the preparation of the SPD which will assist in providing greater certainty in respect of the regeneration of the remaining parts of the South Grove/St James areas.	Support noted.
Section 2.1 site definition	We note that the SPD assumes that the Public House will be demolished. Whilst we support this approach as it will deliver the best public realm layout for the area, this land is in a separate private ownership to the By City site. Were the By City site to come forward for development it would be prudent for the SPD to definitively state that the future of the public house would not preclude this. This would be consistent with the messaging delivered at various parts of the SPD. Without this certainty there is a risk that if the SPD alludes to a more comprehensive approach, that the owners of the public house could frustrate the regeneration aspirations for the St James Quarter. In light of this position we also strongly recommend that: a) Page 24 paragraph 2.1.2 – states 'will require co-operation across ownerships'. We suggest this is amended to 'may require co-operation across ownerships'.	Noted. The paragraph states that 'in some cases this will require cooperation across ownerships'. We are satisfied with this messaging. Plan in 2.1 has been amended as follows: 'Potential/ future sites in multiple ownership and or current use' boundaries amended to clarify separate ownerships of by city sites and residential block.
Section 3.7 Indicative Phasing	We recommend that Page 56 is amended at paragraph 3.7.5 to make clear that area 2 could be developed in isolation of area 4; and c) an option which considers a scenario where the public house is retained is included within the SPD.	Noted. Text amended for clarification to read: amended Text: 3.7.7 - Time scales for development at Courtenay Place (F) and the area south of St James Station (G) would be heavily reliant on the outcome of review of bus services with TfL and the potential for site assembly, respectively. With regard to site assembly, sites that make up the area south of St James Street station, (G,H) may be brought forward for development independently of each other resulting in a more intricate phasing strategy across this part of the site. For example, larger plots in single ownership such as the ByCity plot (H) may be brought forward ahead of smaller plots (G). Where development is phased, proposals should support the development of subsequent sites to form a coherent overall scheme. As discussed in section 3..5, public realm improvements at Courtenay Place could precede development, subject to accommodating any constraints posed by the existing bus infrastructure.
Section 2.4 Use	The SPD makes various references to Community Workspace, following our review of the document we are unclear as to precisely what this use comprises. We recommend that the SPD is amended to contain a detailed explanation setting out the Council's aspirations/objectives for Community Workspace uses. Finally, there is a lack of consistency of terminology when describing Community Workspace. For example, the keys on pages 44 and 46 refer to community use, whereas the diagram on page 31 refers to community workspace.	Noted. References to community workspace has been updated to Active public-facing uses.

Annex 2: Public Notice

Regeneration and Growth
Director Regeneration and Growth:
Lucy Shomali



PLANNING AND COMPULSORY PURCHASE ACT 2004 THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

Public Consultation of Draft New South Grove/St James Supplementary Planning Document

The Council has prepared this draft Supplementary Planning Document (SPD) to take account of changing circumstances in the South Grove/ St James area and provide an updated framework for how the area can be developed. Since the South Grove SPD was adopted in 2015 planning permission has been granted for two schemes at South Grove car park and Brunner Road and it is important to ensure that the remainder of the SPD area is developed in a cohesive and high quality way.

The overarching aim of the SPD is to guide proposals for new development as well as ensuring essential infrastructure required to support the South Grove and St James area is delivered.

How to respond:

Consultation on the SPD will run for a period of four weeks, from **13th March 2017 until 10th April 2017**. All comments submitted during this time will be carefully considered in preparing the final document for adoption.

The Council welcomes your comments on the draft document, which can be viewed:

- At all Waltham Forest Libraries during normal opening hours
- At Sycamore House (Reception), Waltham Forest Town Hall Complex, London E17 4JF
- By downloading the document from the Council's website:
<https://www.walthamforest.gov.uk/content/planning-policy-consultations>

The Council's preferred method for receiving consultation responses is through this consultation portal where you will be able to view the document and send us comments online:

<http://walthamforest-consult.limehouse.co.uk/portal/pp/spd/southgrove/stjames>

Alternatively, you can submit your comments in writing using either of the following methods:

- Via email: planning.policy@walthamforest.gov.uk
- Via post: Planning Policy, Room G08
Sycamore House
Waltham Forest Town Hall Complex
London E17 4JF

All Comments must be received by 5.00 pm on Monday 10th April 2017.

Joe Addo-Yobo
Head of Planning Policy and Strategy



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walthamforest.gov.uk

Annex 3: Consultation Letter

Regeneration and Growth
Director Regeneration and Growth: Lucy Shomali



Sycamore House, Town Hall Complex, Forest Road, Walthamstow, E17 4JF

Ask for: Planning Policy
Our Ref: SGSJ/SPD
Your Ref: SGSJ/SPD
Email: planning.policy@walthamforest.gov.uk
Direct line: 020 8496 3000
Date: 10th March 2017

Draft New South Grove/ St James Street Supplementary Planning Document (SPD)

Dear Resident, Business or Stakeholder,

The Council has prepared this draft Supplementary Planning Document (SPD) to take account of changing circumstances in the South Grove/ St James Street area and provide an updated framework for how the area can be developed. Since the South Grove SPD was adopted in 2015 planning permission has been granted for two schemes at South Grove car park and Brunner Road and it is important to ensure that the remainder of the SPD area is developed in a cohesive and high quality way.

The overarching aim of the SPD is to guide proposals for new development as well as ensuring essential infrastructure required to support the South Grove and St James Street area is delivered.

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- By downloading from the Council's website: <https://www.walthamforest.gov.uk/content/planning-policy-consultations>
- Through the consultation portal: <http://walthamforestconsult.limehouse.co.uk/portal/pp/spd/southgrove/stjames>.

The Council will be running a series of drop-in events where you can meet the team and find out more about the proposals:

- Saturday 25th March, 10am-1pm, Queens Road Community Centre, 215 Queens Road, E17 8PL
- Wednesday 29th March, 6-8pm, The Mill, 7-11 Coppermill Lane, London, E17 7HA
- We will be presenting at the High Street Community Ward Forum on 21st March, 7-9pm, The Limes Community and Children's Centre, 6 Somers Road, Walthamstow, E17 6RX.

The Council's preferred method for receiving consultation responses is through the consultation portal: <http://walthamforestconsult.limehouse.co.uk/portal/pp/spd/southgrove/stjames> where you will be able to view the document and send us comments online.

Alternatively, you can submit your comments by email to: planning.policy@walthamforest.gov.uk or by post to: Planning Policy, Room G08, Sycamore House, Waltham Forest Town Hall Complex, London E17 4JF.

All Comments must be received by 5.00 pm on Monday 10th April 2017. For further information, please contact the Planning Policy team on the number above.

Yours sincerely,

Joe Addo-Yobo
Head of Planning Policy and Strategy



DRYBETOR IN PSOCLE

walthamforest.gov.uk

Annex 4: Extracts from Presentation



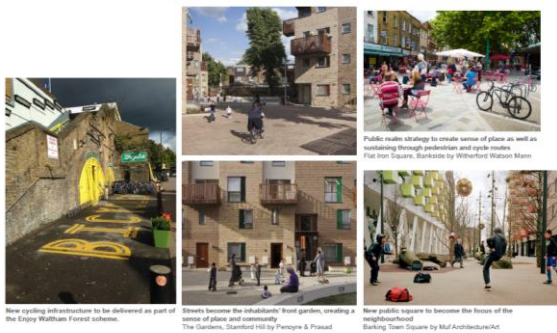
Context

Reasons for updating the guidance for the South Grove / St James area:

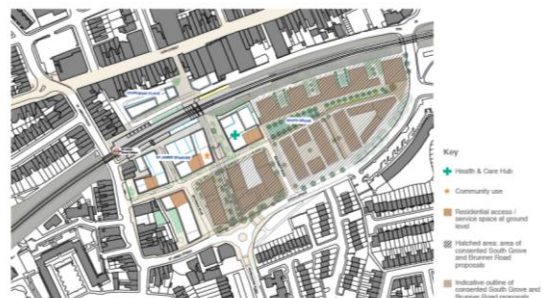
- Planning context - consented proposals for South Grove car park and Brunner Road sites
- Health & Care Hub
- Addition of guidance for area around St James Street Station
- Progress made by Enjoy Waltham Forest, Heritage Lottery Fund, Big Local and other initiatives.



Key Principles Character - Public Realm



Illustrative Proposals Masterplan



Annex 5: Exhibition Boards

Draft New South Grove / St James SPD

Location + Use

Transport and movement links

1

Existing Local Policies

- 1. POLICY
- 2. POLICY
- 3. POLICY

Existing Site

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3

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Constraints and Opportunities

Development Context

Aims & Objectives

2

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3

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Key Principles

Overview

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3
- 4. Key Principle 4

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3
- 4. Key Principle 4

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Key Principles

Character

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3
- 4. Key Principle 4

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3
- 4. Key Principle 4

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Key Principles

Courtenay Place

Health & Care Hub

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3
- 4. Key Principle 4

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3
- 4. Key Principle 4

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Illustrative Masterplan

Illustrative Masterplan

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3
- 4. Key Principle 4

Key Principles

- 1. Key Principle 1
- 2. Key Principle 2
- 3. Key Principle 3
- 4. Key Principle 4

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Annex 6: High Street Ward Forum Agenda

London Borough of Waltham Forest
High Street Community Ward Forum
MEETING AGENDA



Tuesday 21st March 2017: 7.00pm - 9.00pm
(6.30pm: informal chat with Councillors)

The Limes Community & Children's Centre
6 Somers Road, Walthamstow. E17 6RX

Councillors:

Clare Coghill
Liaquat Ali
Raja Anwar

Clerk to the meeting: Ella Coulson

No.	Time	Min	Item
1.	7.00	5	Welcome and Introductions <i>The Chair will welcome everyone to the meeting and introduce the speakers and the ward councillors.</i>
2.	7.05	10	Local Area Coordination Team <i>Sam Tallant, Local Area Network Coordinator will speak about her role as a Ward Area Coordinator and how her team works alongside residents in the Wards.</i>
3.	7.15	15	Neighbourhood Update <i>George Pringle, Neighbourhoods Officer to brief residents on any issues since the last meeting.</i>
4.	7.30	15	Safer Neighbourhood Team <i>PC Terence Smart to provide an update on policing issues.</i>
5.	7.45	20	St James Street HLF Scheme <i>Chuck Onyiliogwu, Project Manager Strategic Regeneration to update on the works taking place at the St. James Street end of the High Street with funding received from the Heritage Lottery Fund. There will be an opportunity for Q&As.</i>
6.	8.05	20	New Draft South Grove/ St James SPD <i>Representatives from the Regeneration and Planning Team, and also 5th Studio to give a presentation on the Draft New South Grove / St James Supplementary Planning Document (SPD). Q&As included</i>
7.	8.25	20	Blackhorse Road TfL Car Park <i>Patrick Clark, Communications & Engagement Manager and Emma Kateley, Property Development Manager from TfL to talk to about the possible redevelopment of the car park. Q&As included.</i>
8.	8.45	15	Community discussion/Any other business <i>Councillors will lead a discussion on local issues; this is also an opportunity for residents to raise points of local concern.</i>
	9.00		End of meeting <i>Next meeting date to be advised once available</i>