

# SHAPING THE BOROUGH

## WALTHAM FOREST LOCAL PLAN (LP2) 2020 - 2035

### DRAFT SITE ALLOCATIONS DOCUMENT

CONSULTATION REPORT SCHEDULE OF COMMENTS



JUNE 2021

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

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## Introduction

The Local Plan sets out the Council's planning policy framework for the Borough. It will be used to promote, shape, and manage growth in Waltham Forest for the next 15 years. Policies in the Plan set out how the Council will seek to achieve an appropriate balance between physical, social, economic, and environmental protection in the Borough for the benefit of all residents and stakeholders.

Once adopted, the new Local Plan will replace the Core Strategy (2012), Development Management Policies Document (2013), Walthamstow Town Centre Area Action Plan (2014) and Blackhorse Lane Area Action Plan (2015).

This Consultation Report sets out a schedule of representations made to the Waltham Forest Local Plan (LP2) Site Allocation document published at the Regulation 18 consultation stage. This report is present.

**Important note:** This Consultation Statement refers specifically to Part 2 of the Local Plan (referred to as LP2).



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### The Consultation

The consultation coincided with a period of national health emergency and severe and changing government restrictions due to Covid-19. Despite this, consultation included both digital and non-digital methods to ensure residents without digital access were fully included. Face-to-face consultation was carefully designed to be compliant with Covid-19 legislation in place at the time and subject to stringent risk assessment and sign off by the Borough's Director of Public Health.

The Local Plan Part 2: Site Allocations was published 24 September 2020 and underwent 11-week Reg 18 Consultation to 14 December 2020.

### Response to the consultation

During the consultation period, the Council received 137 submissions (84 from individuals and 53 from organisations) involving 1,346 comments.

This consultation report lists all the individual comments made and the Council's response.

The Figure 1 shows the sites and the amount of comments they have received during the consultation period.



# Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020.

## Consultation Report Schedule of Comments

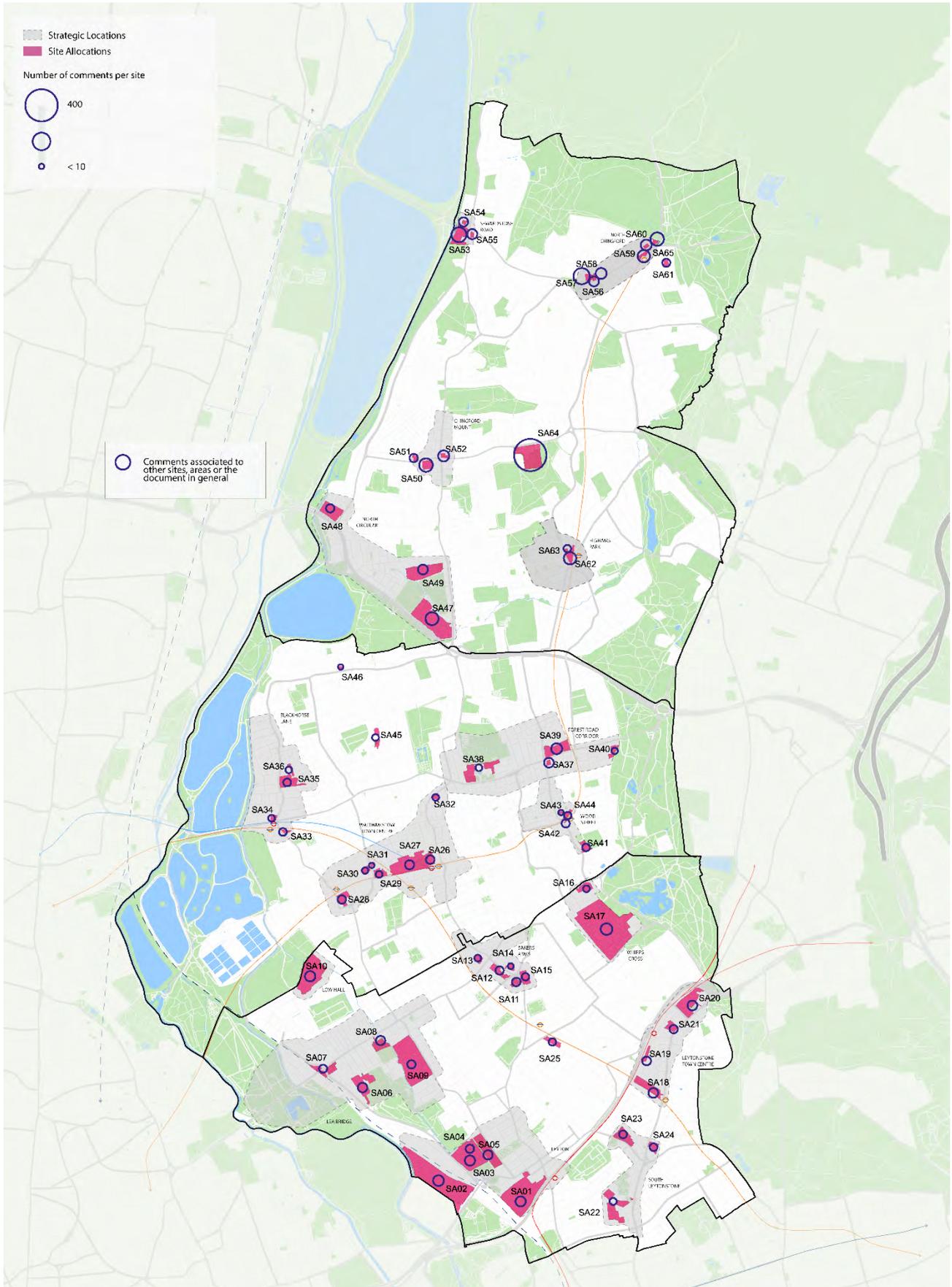


Figure 1: Most frequently commented upon site allocations

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

### Summary of Main Issues

Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
<b>South Waltham Forest</b>				
<b>Leyton</b>				
SA01	Leyton Mills Retail Park	Leyton	18	<ul style="list-style-type: none"> <li>Proposed level of housing growth is too high</li> <li>Lack of supporting infrastructure provision</li> <li>Integration of existing commercial uses with residential</li> </ul>
SA02	New Spitalfields Market	Leyton	21	<ul style="list-style-type: none"> <li>Is the level of proposed employment provision achievable?</li> <li>Level of affordable housing provided should be increased</li> <li>Proximity of the site to nearby environmental designations</li> <li>Height of buildings</li> </ul>
SA03	Bywaters, Leyton	Leyton	18	<ul style="list-style-type: none"> <li>Height of buildings</li> <li>Relocation of storm tanks – a key constraint</li> <li>Existing designation of the site for waste purposes</li> </ul>
SA04	Osier Way	Leyton	10	<ul style="list-style-type: none"> <li>Clarity required as to whether existing employment uses are to be retained or lost.</li> </ul>
SA05	The Score Centre	Leyton	14	<ul style="list-style-type: none"> <li>Level of affordable housing provided should be increased</li> <li>Height of buildings</li> </ul>
<b>Lea Bridge</b>				
SA06	Gas Holders	Lea Bridge	9	<ul style="list-style-type: none"> <li>Height of buildings</li> <li>Need to increase affordable homes provision</li> <li>Connection to local walking and cycling networks</li> </ul>
SA07	Lea Bridge Station Sites 1,2 and 3	Lea Bridge	15	<ul style="list-style-type: none"> <li>Height of buildings</li> <li>Increase affordable homes provision</li> <li>Loss of pocket park</li> </ul>
SA08	Former Leyton F.C. Football Ground	Lea Bridge	14	<ul style="list-style-type: none"> <li>Loss of designated playing pitch/ACV designation</li> </ul>
SA09	Estate Way	Lea Bridge	10	<ul style="list-style-type: none"> <li>Height of buildings</li> <li>Deliverability of industrial intensification and co-location</li> </ul>
<b>Low Hall</b>				
SA10	Low Hall Depot	Markhouse	19	<ul style="list-style-type: none"> <li>Increase affordable homes provision</li> <li>Contamination of the site – from previous use</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>Relocation of storm tanks a major constraint to redevelopment</li> <li>Site should be used to support community-led housing provision.</li> <li>Height of buildings</li> </ul>
<b>Bakers Arms</b>				
SA11	Leyton Leisure Lagoon	Leyton	11	<ul style="list-style-type: none"> <li>Loss/reprovision of existing leisure facility</li> </ul>
SA12	Tesco, Bakers Arms	Lea Bridge	10	<ul style="list-style-type: none"> <li>Level of affordable housing.</li> <li>Development to be car free</li> <li>Height</li> </ul>
SA13	Stanley Road Car Park	Lea Bridge	5	<ul style="list-style-type: none"> <li>Potential impact on heritage site.</li> <li>Loss of car park</li> </ul>
SA14	806 Community Place, High Road, Leyton	Forest	3	<ul style="list-style-type: none"> <li>Retention of heritage features.</li> </ul>
SA15	Leyton Bus Depot	Forest	7	<ul style="list-style-type: none"> <li>Relocation of the existing use.</li> <li>Height</li> </ul>
<b>Whipps Cross Hospital</b>				
SA16	The Territorial Army Centre	Forest	5	<ul style="list-style-type: none"> <li>Impact of development on heritage asset.</li> <li>Impact of the development on the adjoining Epping Forest Special Area of Conservation.</li> <li>Loss of the Territory Army facility</li> </ul>
SA17	Whipps Cross University Hospital	Forest	26	<ul style="list-style-type: none"> <li>Provision of adequate hospital space</li> <li>Parking</li> <li>Impact of the development on the adjoining Epping Forest Special Area of Conservation.</li> </ul>
<b>Leytonstone Town Centre</b>				
SA18	Joseph Ray Road	Leytonstone	16	<ul style="list-style-type: none"> <li>Car free development</li> <li>Building heights</li> <li>Retention of employment uses</li> </ul>
SA19	Church Lane Car Park, Leytonstone	Leytonstone	12	<ul style="list-style-type: none"> <li>Building Heights</li> </ul>
SA20	Tesco, Leytonstone	Leytonstone	16	<ul style="list-style-type: none"> <li>Height and density</li> <li>Retention of retail</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
SA21	Matalan, Leytonstone	Leytonstone	10	<ul style="list-style-type: none"> <li>• Building height</li> <li>• Loss of retail</li> <li>• Heritage and biodiversity impact</li> </ul>
<b>South Leytonstone</b>				
SA22	Avenue Road Estate and Thorne Close	Cathall	6	<ul style="list-style-type: none"> <li>• Reprovision of health centre use.</li> </ul>
SA23	Cathall Leisure Centre, The Epicentre Community Centre, Jubilee Centre (also known as Leytonstone Leisure Centre, & West Community Centre)	Cathall	8	<ul style="list-style-type: none"> <li>• Reprovision of community facility.</li> </ul>
SA24	B&M Site	Cann Hall	8	<ul style="list-style-type: none"> <li>• Principle of residential co-location in LSIS-BEA</li> </ul>
<b>Outside Strategic Locations</b>				
SA25	Norlington Road Sites	Grove Green	7	<ul style="list-style-type: none"> <li>• Number of units/density</li> <li>• Heights</li> <li>• Green infrastructure potential</li> <li>• Recycling of former employment land</li> </ul>
<b>Central Waltham Forest</b>				
<b>Walthamstow Town Centre</b>				
SA26	Walthamstow Central Bus Station	High Street	11	<ul style="list-style-type: none"> <li>• Against the loss of Lime Trees in Selbourne Park</li> <li>• Indicative building heights</li> <li>• Overdevelopment of bus station site</li> <li>• Air pollution concerns</li> <li>• Affordability</li> <li>• Balance of amenity space and retail space in the face of the decline in High Street Retailing and need for physical shops</li> <li>• Proposals must have an inclusion of green space</li> <li>• Number of residential units should be increased (TfL)</li> <li>• Any development coming forward on this site must be car free (TfL)</li> </ul>
SA27	The Mall	High Street	13	<ul style="list-style-type: none"> <li>• Against the loss of Lime Trees in Selbourne Park</li> <li>• Indicative building heights</li> <li>• Retention of the children's playground</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>Retention of commercial activity</li> <li>Inclusion of performance space</li> <li>Support in principle if it can deliver Biodiversity Action Plan objectives</li> <li>Balance of amenity space and retail space in the face of the decline in High Street Retailing and need for physical shops</li> <li>Any development coming forward on this site must be car free (TfL)</li> <li>Supportive of new station access from this site</li> </ul>
SA28	St James Quarter	Markhouse	10	<ul style="list-style-type: none"> <li>Supportive of the Crate development</li> <li>Green infrastructure should be embedded wherever possible</li> <li>Indicative numbers of dwellings too high</li> <li>Retention of the Health Centre</li> <li>Retention of non-residential floorspace</li> <li>Any development coming forward on this site must be car free (TfL)</li> <li>Indicative building heights</li> </ul>
SA29	High Street Sainsbury's	High Street	5	<ul style="list-style-type: none"> <li>Number of homes</li> <li>Green infrastructure should be embedded wherever possible</li> <li>Any development coming forward on this site must be car free (TfL)</li> </ul>
SA30	Wilko's Walthamstow High Street	High Street	4	<ul style="list-style-type: none"> <li>Lack of council housing</li> <li>Indicative building heights</li> <li>Green Infrastructure should be embedded wherever possible</li> </ul>
SA31	Osborne Grove	High Street	2	<ul style="list-style-type: none"> <li>Green Infrastructure should be embedded wherever possible</li> </ul>
SA32	Stow Car Wash & Valeting and Walthamstow Trades Hall	Hoe Street	5	<ul style="list-style-type: none"> <li>Indicative building heights</li> <li>Losing the Trades Hall and Institute Club would have a negative impact on the area.</li> <li>Green Infrastructure should be embedded wherever possible</li> </ul>
<b>Blackhorse Lane</b>				
SA33	152-154 Blackhorse Road	High Street	8	<ul style="list-style-type: none"> <li>Loss of a local car hire site might make discouragement of car ownership harder</li> <li>Green Infrastructure should be embedded wherever possible</li> <li>Access to rail infrastructure</li> <li>Overdevelopment of the area</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>Massing of buildings would not be in keeping with the area</li> </ul>
SA34	1 Blackhorse Lane	Higham Hill	5	<ul style="list-style-type: none"> <li>Music Venue should be retained and should be accessible and affordable to the local community</li> <li>Green Infrastructure should be embedded wherever possible</li> </ul>
SA35	Webbs Site	Higham Hill	8	<ul style="list-style-type: none"> <li>Green Infrastructure should be embedded wherever possible</li> <li>Site should be developed using a co-location approach, via a masterplan or plan-led process</li> <li>Any development coming forward on this site must be car free and support walking and cycling (TfL)</li> <li>Project level HRA's should be carried out on proposed developments in this area (NE)</li> </ul>
SA36	59-69 Sutherland Road	Higham Hill	5	<ul style="list-style-type: none"> <li>Site should be developed using a co-location approach, via a masterplan or plan-led process</li> <li>Green Infrastructure should be embedded wherever possible</li> <li>Green Space</li> <li>Concerns over quantum of development</li> <li>Supportive of the intrinsic character that the workshop and studio spaces bring to the area.</li> <li>Use classes need to be carefully thought to avoid development that has adverse noise / air quality impact</li> </ul>
<b>Forest Road Corridor</b>				
SA37	Wood Street Library (Former)	Wood Street	16	<ul style="list-style-type: none"> <li>Indicative building heights</li> <li>Lack of amenity and infrastructure</li> <li>Loss of heritage asset</li> <li>Building height resulting in lack of daylight in adjacent development (Foundry Mews)</li> </ul>
SA38	Fellowship Square (Town Hall Campus)	Chapel End	5	<ul style="list-style-type: none"> <li>Loss of mature trees in car park</li> <li>Any development coming forward on this site must be car free and support walking and cycling (TfL)</li> <li>Green Infrastructure should be embedded wherever possible</li> </ul>
SA39	Sterling House, Willow House & Homebase	Chapel End	22	<ul style="list-style-type: none"> <li>Building Heights</li> <li>Affordability</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>• Loss of light</li> <li>• Access</li> <li>• Insufficient infrastructure</li> <li>• Uncertainty over quantum of commercial space coming forward</li> <li>• Design should be reviewed in-light of Covid-19 Pandemic</li> <li>• Construction Noise</li> <li>• Impact on skyline</li> <li>• Impact on Epping Forest</li> <li>• Lack of 'family' Accommodation</li> <li>• Increased pollution</li> <li>• Impact on area character</li> <li>• Green Infrastructure should be embedded wherever possible</li> <li>• Loss of a sizeable hardware store in the area. – future plans should consider the re-provision of this.</li> <li>• Any development coming forward on this site must be car free and support walking and cycling (TfL)</li> </ul>
<b>SA40</b>	<b>Hylands Road Phase 1 and 2</b>	<b>Wood Street</b>	<b>4</b>	<ul style="list-style-type: none"> <li>• Height</li> <li>• Affordability</li> <li>• Impact on Epping Forest</li> </ul>
<b>Wood Street</b>				
<b>SA41</b>	<b>Crown Lea</b>	<b>Wood Street</b>	<b>8</b>	<ul style="list-style-type: none"> <li>• Height</li> <li>• Affordability</li> <li>• Infrastructure provision</li> <li>• Access to commercial premises for local businesses</li> </ul>
<b>SA42</b>	<b>Wood Street Station Site</b>	<b>Wood Street</b>	<b>9</b>	<ul style="list-style-type: none"> <li>• Density of development</li> <li>• Concerns over potential loss of much used cycle shop</li> <li>• Indicative building heights</li> <li>• Noise pollution</li> <li>• Green Infrastructure should be embedded wherever possible</li> </ul>
<b>SA43</b>	<b>Travis Perkins</b>	<b>Wood Street</b>	<b>7</b>	<ul style="list-style-type: none"> <li>• Green Infrastructure should be embedded wherever possible</li> <li>• Building height</li> <li>• Area character</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>• Infrastructure</li> <li>• Provision for cycling</li> <li>• Provision of children's play space.</li> </ul>
SA44	Brandon Road Car Park	Wood Street	2	<ul style="list-style-type: none"> <li>• Green Infrastructure should be embedded wherever possible</li> </ul>
<b>Outside Strategic Locations</b>				
SA45	Priory Court	William Morris	5	<ul style="list-style-type: none"> <li>• Scale of development</li> <li>• Loss of parking</li> <li>• Density</li> <li>• Green Infrastructure should be embedded wherever possible</li> <li>• Clarity needed on what community space would be re-provided</li> </ul>
SA46	234-240 Billet Road	Higham Hill	2	<ul style="list-style-type: none"> <li>• Green Infrastructure should be embedded wherever possible</li> </ul>
<b>North Waltham Forest</b>				
<b>North Circular</b>				
SA47	Sainsbury's Car Park and Adjacent Sites	Valley	35	<ul style="list-style-type: none"> <li>• Height</li> <li>• Density</li> <li>• Parking</li> <li>• Loss of Public Space</li> <li>• Loss of retail</li> <li>• embed green infrastructure</li> <li>• Protect biodiversity</li> <li>• Affordable Housing</li> <li>• Transportation</li> <li>• Impact on employment</li> <li>• Cut off access to green space</li> <li>• Impact on community facility</li> <li>• Impact on outdoor sports and well-being (Leyton Ladies FC)</li> <li>• Impact on the elder</li> <li>• Integrated into local walking and cycling networks (TFL)</li> <li>• Contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. (TFL)</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>• Air quality</li> <li>• Loss of trees</li> </ul>
SA48	Cork Tree Retail Park	Valley	10	<ul style="list-style-type: none"> <li>• Proximity to TLRN</li> <li>• Pollution</li> <li>• Parking</li> <li>• Loss of employment</li> <li>• Loss of retail</li> <li>• Impact on Area Character</li> <li>• Archaeological Assessment</li> <li>• Impact on Met SINC</li> <li>• Discussion with TfL regarding proposal for ne crossing</li> </ul>
SA49	Morrisons Supermarket and Car Park	Valley	17	<ul style="list-style-type: none"> <li>• Height</li> <li>• Density</li> <li>• Impact on Area Character</li> <li>• Parking</li> <li>• Loss of retail</li> <li>• Infrastructure</li> <li>• Transport</li> <li>• Loss of employment</li> <li>• Impact on Nature conservation</li> <li>• Loss of sporting Facility and Gyms</li> <li>• Integrated into local walking and cycling networks (TFL)</li> <li>• Contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. (TFL)</li> </ul>
<b>Chingford Mount</b>				
SA50	Sainsbury's Hall Lane	Valley	39	<ul style="list-style-type: none"> <li>• Height</li> <li>• Density</li> <li>• Impact on Area Character</li> <li>• Parking</li> <li>• Loss of facility</li> <li>• Loss of Natural Green   Space</li> <li>• Inclusion of the physically disabled</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>• Impact on elderly residents</li> <li>• Transport Impact</li> <li>• Community facilities</li> <li>• Infrastructure</li> <li>• Impact on employment</li> <li>• embed green infrastructure</li> <li>• Protect biodiversity</li> <li>• Impact on trees and air quality</li> <li>• The site should be well integrated into local walking and cycling network</li> <li>• Security</li> </ul>
SA51	Former South Chingford Library Site	Valley	10	<ul style="list-style-type: none"> <li>• Height</li> <li>• Density</li> <li>• Impact on Area Character</li> <li>• Parking</li> <li>• Loss of facility</li> <li>• Impact on community</li> <li>• Infrastructure</li> <li>• Embed green infrastructure</li> <li>• Protect biodiversity</li> <li>• Impact on trees and air quality</li> <li>• Impact on the elderly</li> </ul>
SA52	Albert Corner	Larkwood	23	<ul style="list-style-type: none"> <li>• Height</li> <li>• Density</li> <li>• Impact on Area Character</li> <li>• Transport Impacts</li> <li>• Parking</li> <li>• Loss of retail</li> <li>• Impact on the physically disabled and the elderly</li> <li>• Embed green infrastructure</li> <li>• Protect biodiversity</li> <li>• Impact on environment</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>Loss of employment</li> </ul>
<b>Sewardstone Road</b>				
SA53	Motorpoint, Sewardstone Road	Chingford Green	50	<ul style="list-style-type: none"> <li>Height</li> <li>Density</li> <li>Impact on Area Character</li> <li>Transport Impacts</li> <li>Parking</li> <li>Infrastructure</li> <li>Retail</li> <li>Impact on biodiversity</li> <li>Green Space</li> <li>Archaeological assessment</li> <li>Impact on community</li> <li>Sports England wants Parking for the Playing Field</li> <li>Consultation process</li> <li>Impact on Local Businesses</li> <li>TFL site should be well integrated into local walking and cycling</li> <li>Affordable homes</li> <li>Green space in Flood Relief Channel</li> </ul>
SA54	Lea Valley Motor Company	Chingford Green	14	<ul style="list-style-type: none"> <li>Height</li> <li>Density</li> <li>Impact on Area Character</li> <li>Transport impacts</li> <li>Parking</li> <li>Infrastructure Impact</li> <li>Impact on biodiversity</li> <li>Impact on Local Businesses</li> <li>Consultation Process</li> <li>Green space in Flood Relief Channel</li> </ul>
SA55	60-74 Sewardstone Road	Chingford Green	18	<ul style="list-style-type: none"> <li>Height</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>• Density</li> <li>• Impact on area character</li> <li>• Transport impacts</li> <li>• Parking</li> <li>• Infrastructure</li> <li>• Impact on retail</li> <li>• Impact on biodiversity</li> <li>• Impact on community</li> <li>• Impact on Local Businesses</li> <li>• Consultation Process</li> </ul>
<b>North Chingford</b>				
SA56	Budgens and Gresham Works North Chingford	Chingford Green	22	<ul style="list-style-type: none"> <li>• Height</li> <li>• Density.</li> <li>• Conservation Area impact.</li> <li>• Loss of commercial space</li> <li>• Infrastructure</li> <li>• Parking and Transport</li> <li>• Impact on Character</li> <li>• Lack of infrastructure</li> </ul>
SA57	UKPN Site	Chingford Green	17	<ul style="list-style-type: none"> <li>• Lack of clarity on site</li> <li>• Conservation Area character impact.</li> </ul>
SA58	Chingford Library and Assembly Hall	Chingford Green	62	<ul style="list-style-type: none"> <li>• Conservation Area character impact.</li> <li>• Height and density of development.</li> <li>• Loss of community facility.</li> <li>• Parking and transport.</li> <li>• Infrastructure Impact</li> </ul>
SA59	North City Motors, North Chingford	Chingford Green	22	<ul style="list-style-type: none"> <li>• Height and density of development.</li> <li>• Impact on area character.</li> <li>• Parking and transport.</li> <li>• Impact on the Epping Forest</li> <li>• Loss of Green Space</li> <li>• Impact on infrastructure</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
				<ul style="list-style-type: none"> <li>• Impact on local Businesses</li> <li>• Incorporate green space</li> </ul>
SA60	Royal Epping Forest Golf Club	Chingford Green	38	<ul style="list-style-type: none"> <li>• Impact on the Epping Forest</li> <li>• Loss of Golf Club</li> <li>• Height and density of development.</li> <li>• Impact on area character.</li> <li>• Parking and transport.</li> <li>• Conservation Area impact</li> <li>• Loss of Green Space</li> <li>• Impact on infrastructure</li> <li>• Impact on local Businesses</li> </ul>
SA61	Chingford Station, Car Park and Bus Terminal	Chingford Green	31	<ul style="list-style-type: none"> <li>• Height and density of development.</li> <li>• Impact on area character.</li> <li>• Impact on the Epping Forest.</li> <li>• Parking and transport.</li> <li>• Impact on infrastructure</li> <li>• Impact on local Businesses</li> <li>• Protect and incorporate green space</li> <li>• Impact on Biodiversity</li> <li>• Impact on Larkwood Forest</li> </ul>
<b>Highams Park</b>				
SA62	472-510 Larkshall Road and James Yard	Hale End and Highams Park	31	<ul style="list-style-type: none"> <li>• Height and density of development.</li> <li>• Impact on area character.</li> <li>• Loss of employment land</li> <li>• Lack of infrastructure</li> <li>• Parking and transportation</li> <li>• Density</li> <li>• Heritage</li> <li>• Impact on Biodiversity</li> </ul>
SA63	Shell Garage, Highams Park	Hale End and Highams Park	7	<ul style="list-style-type: none"> <li>• Height and density of development.</li> <li>• Impact on area character.</li> <li>•</li> </ul>

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Site ref	Site name	Ward	Number of comments	Key issues & concerns identified
<b>Outside Strategic Locations</b>				
SA64	Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre	Larkwood	386	<ul style="list-style-type: none"> <li>• Local Green Space application on Site A.</li> <li>• Impact of development on Larks Wood.</li> <li>• Loss of gyms/swimming pool.</li> <li>• Height and quantum of development.</li> </ul>
SA65	Pear Tree House	Chingford Green	9	<ul style="list-style-type: none"> <li>• Loss of care home</li> <li>• Scale of development</li> </ul>

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Comments by site allocation and strategic locations

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800	Mr Thomas Addenbrooke				<p>I am writing this letter as a resident of Wood St Ward and the Waltham Forest Liberal Democrat spokesperson for housing and planning. Firstly, thank you for putting together such an extensive document outlining your plans for the borough. Having reviewed the Local Plan and Site Allocations document, I have left a number of specific comments using the online feedback portal. However, the format doesn't lend itself to holistic comments on the document, and I think that is a shame as there are important points that are clearer when considering the document as a whole. I outline those points below. Firstly, as the document acknowledges, we live in a time of great uncertainty about the future of demands for housing and infrastructure in the borough. Unfortunately, the timescale of consultation has made it impossible to comment in detail on Part 1 of the Local Plan with regard to the COVID-19 pandemic (the previous consultation ended in Sept 2019). Indeed, we appreciate that the true impacts will not be known for some time, and we have to do the best we can with the information available. Nonetheless, it is notable that in the section of the Local Plan in which monitoring and reviewing are discussed (p218-221), the emphasis is almost entirely on establishing whether the goals of the plan are being met - but not whether changes over time have rendered aspects of the plan less appropriate. There is only an extremely brief mention of this kind of review in Section 20.40. Perhaps it would be beneficial to add a more explicit plan as to how the Council will adjust to changes in circumstances in these unprecedented times? Secondly, I think it is important to highlight that the status of the Site Allocations document puts residents in an awkward situation. As is pointed out in the Foreword, "The allocation of a site for a proposed use does not also imply that planning permission will be automatically granted. Proposals submitted for planning permission will be considered on their individual merits." This is reasonable, but we saw during consultation events that this response could be used to deflect criticism away from proposed developments, with the implication being that residents shouldn't worry if they have objections to a Site Allocation, since this will all be sorted out</p>	<p>These comments are noted and will be considered in the preparation of the next iteration of the LP2 Site Allocations Document. The government requires all councils to have an up-to-date Local Plan in place by December 2023. The evidence based data that was used to prepare both the strategic policies and site allocations in this local Plan were current at the time of preparation which was partially before the advent of the Covid-19 pandemic. The council is committed to reviewing the Local Plan upon adoption to ensure that the Local Plan is the most effective development strategy. In this review, it is anticipated that new data sets will be available which consider both the impact of the Covid-19 pandemic and demographic changes arising from the 2021 census.</p>

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					<p>if/when the planning application arrives. However, that view ignores the fact that the Site Allocations document, once accepted, will form an authoritative source that developers can point to in justification of their proposals. In practice, residents' objections may be weakened by this document, and so concerns should be taken extremely seriously at this stage. Thirdly, the Council has plans to dramatically increase the number of tall buildings in the borough. In many cases this is not an unreasonable response to the need to increase density. Moreover, Part 1 of the Local Plan lays out a stringent set of "tests €" by which the possibility of building Tall and Taller buildings will be judged. "Subject to their impact on local character and context, Taller and Tall buildings will generally only be supported in identified Strategic Locations and Opportunity Sites (see Policy 4, Location of Growth). In addition, for a site to be considered appropriate for a Taller or Tall Building(s), the following further locational criteria will also be considered: i. proximity to public transport interchanges; ii. public transport accessibility; iii. walking and cycling networks; and iv. nearby facilities such as shops, community facilities and social infrastructure. €" We believe that these "tests €" are extremely important in ensuring appropriate and sustainable development. However, we are concerned that the Site Allocations document treats these tests much more blithely than implied by Part 1 of the Local Plan. There are several sites that really perform poorly on criteria i-iv above, but which nonetheless are deemed appropriate for tall or taller buildings. Examples include SA39, which scores poorly on i-iii and yet is considered appropriate for buildings of 18-21 stories (according to the draft skylines study), and SA02, which scores poorly for i, ii and iv and yet is considered appropriate for buildings up to 30 stories (according to the draft skylines study). The justifications for these heights in the draft skylines study are based on the location of these sites in strategic/gateway positions, but the text quoted above clearly states that criteria i-iv must be considered in addition to whether the site has been identified as a strategic location. This mismatch with the text of Part 1 of the Local Plan is particularly troubling given my second comment on the role of the site Allocations document in setting a marker for future development.</p>	

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725	Mr Mike Chrimes	Chingford Costa Coffee Group			<p>C. Comments on LP2 1. The development of Station Road/Kings Road, Sewardstone Road/Waltham Way/Kings Head Hill, and Chingford Mount would all benefit by being considered as '15 minute centres', and it should be a priority to develop such a planning strategy for all 4 sites through community engagement in a similar way to Highams Park. 2. It should be noted that the brochure circulated for the local community consultation meetings (Your chance to shape our Borough: North Waltham Forest) uses different Site allocation numbers ie SA 1-19, to that used in the main document which is referenced below. This is not helpful for those submitting comments. 3. LP2 Para. 1.4: The current document fails to emphasise the role of local residents and businesses in shaping the future of the development sites. Documents LP2 tends to treat each site as an individual "opportunity site", rather as part of a local strategy capable of delivering benefits that match the aspirations of local residents and businesses. Likewise the Skyline Study groups and attempts to provide context for the individual sites - but fails to acknowledge the role and value of intensive masterplanning with the involvement of local interests. 4. Simple consultation upon an individual planning application would not provide the necessary "ownership" on the part of the local community, nor a full context for the developer. 5. Rather than attempt to make this point for each individual site, please make an addition as follows: Add to Para. 1.4: All the sites grouped together in the Skyline Study report will be subject to a Masterplan involving LBWF, property owners, residents, statutory bodies, and local businesses. 6. Para. 1.6: Document LP1 is being considered by the Inspector in isolation from LP2. It will therefore be difficult to understand the implications and practicality of LP1 without consideration of LP2. 7. Amend para. 1.6: The Council's Local Plan is being produced in two parts. This Plan (LP1) is the overarching strategic policy document. Consideration of the full document will be deferred until submission of a Site Allocations DPD representing Part 2 of the Local Plan.</p>	<p>This comment is noted. We will consider comments made in this representation in the preparation of the next iteration of the LP2 Site Allocations Document.</p>
758	Mr Brian O'Leary				<p>How to have your say [p3 LP2] In light of local residents' obvious dissatisfaction so far with the consultation for LP2, I call upon the Councilors to seriously reconsideration as to how the second stage of LP2 is conducted. While it is accepted that written feedback will need to take place by 14/12,</p>	<p>This is noted. The council is planning to have a full series of engagement events and workshops during the preparation of the LP2 Site</p>

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					<p>the timetable for the next stage will be the summer of 2021, so there is time. The Council already has experience of successfully running a Citizen's Assembly, so surely this would be a great forum for genuine resident democratic engagement in the Planning process. Such an Assembly could explore Planning goals, constraints and evidence by quizzing specialists and representatives. Share different perspectives, weigh choices and democratically make recommendations. Such an Assembly could then increase trust in Councilors, our institutions and one another. Again, this would not preclude final written responses to individual site allocations as per any statutory requirement, but the insights from such an Assembly could constructively inform those responses.</p>	<p>Allocations document to its next pre-submission consultation stage.</p>
784	Mrs Yvonne Sanders				<p>4. The wording 'Development will be supported where it provides a minimum of 45 new homes' seems to indicate that if a proposal was submitted for a smaller development it would be refused? Is this correct or would the Council support any development that provided new homes?</p>	<p>Noted for consideration. The draft LP2 Site Allocations (Regulation 18) set out an indicative development capacity, in terms of a minimum number of new homes and non-residential floorspace. The allocations should not be read prescriptively. The actual development capacity of a site will ultimately need to be determined through a detailed design and planning approval process. Site allocations are an important tool for the council to plan positively to meet growth targets and ensure the best use of land. The site allocation policies will assist in ensuring that the right type of development is delivered in appropriate locations and that this is designed in response to local character.</p>

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326	Cllr John Moss				<p>This submission is made on behalf of the Waltham Forest Conservative Councillors Group. In response to "SHAPING THE BOROUGH Waltham Forest local plan (LP2) Draft Site Allocations Document September 2020 (Regulation 18) 2020". We have separated our response into two sections; a general response on the process as set out in the Introduction and Methodology sections at the beginning of the document and then responses on specific sites based on our own knowledge and experience and on discussions we have had with local residents and community groups. General Response 1. The Site Allocations Document ( "SAD 2020") is vital to the "soundness" of the Local Plan as without sufficient land being identified, there is no way the Council can demonstrate that it can meet its housing target. Accordingly, we believe the Regulation 19 stage of the Council's consultation on the Strategic Policies part of the Local Plan, ( "LP1 2020"), should be paused until the consultation on the SAD is completed and comments received can be factored into a revised LP1 document. 2. We note that the Council have included 65 potential sites within the SAD, but that this document fails to include sites which have been included in the Regulation 19 version of the LP1 document. (See Figure 4.1 Page 25 of that document). 3. We note that the SAD includes only what the Council describes as "Strategic 2020 or "Key 2020 sites, but it is less than transparent, some might say misleading, to consult on a document purporting to show where development will happen and what form that development might take, when in a later version of a separate document in the suite of Plan documents is suggesting a greater number of sites for development. 4. We also believe it is misleading to fail to include sites which the Council intends to include on the Brownfield Land Register. 5. The cumulative effect of this approach is to seek to accommodate a higher number of homes within the sites identified in the SAD, leading to a need for higher densities and taller buildings on that smaller number of sites than might in fact be necessary. 6. We are disappointed that the SAD pays only scant attention to the need to identify opportunities for development of land for uses other than residential. The LP1 document makes much of its aim to grow employment and provide cultural and leisure opportunities in the Borough, yet very few sites in the SAD focus on these important other uses. 7. We also note that with the exception</p>	<p>This is noted. The government have put a requirement on all councils to have an up-to-date Local Plan adopted by 2023. The Council are committed to placing the Local Plan into immediate review upon adoption to ensure its effectiveness. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. The Council is preparing a separate plan document on Site Allocations but not all locations identified in Fig 4.1 will become site allocations. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land</p>

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					<p>of the Avenue Road estate and Priory Court estate, both of which are already being progressed as Estate Regeneration projects, the council has not included its own housing estates. Examples of potential estates which could be included are Aldriche Way in Highams Park and the Stocksfield Road estate in Wood Street, but a comprehensive planned approach is more likely to deliver improved, replacement and new homes over time than piecemeal redevelopment. 8. The Council retains ownership of circa 12,000 homes with approximately 3,500 homes on those estates having been bought under the Right to Buy schemes. A 50% uplift in the number of homes, which is a low estimate of the potential based on other schemes around London (but comparable to Marlowe Road) would allow almost 7,500 additional homes to be delivered in addition to the identified sites, allowing the target number of homes on the identified sites to be lowered. 9. We are specifically opposed to the document referring to supporting development based on a "minimum €? number of homes on the identified sites. In certain locations, the minimum number will require development that is significantly denser and taller than the established character of the area and as such contrary to the policies set out in the National Planning Policy Framework. 10. Specifically, in the North of the Borough, the established character is suburban and the recent adoption of the Highams Park Neighbourhood Plan with overwhelming majority support, supports the view that this character should be preserved and enhanced, not changed. Similarly, in the Local Plan at the Regulation 18 consultation stage for the LP1 document. 11. We do not believe that the Council has justified its designation of sites in the North of the Borough as "Transformational €? against the very clear opposition to taller, denser development that has been expressed in the responses to the Regulation 18 consultation on the LP1 document, in response to which over 700 people signed a petition asking for inter alia height limits to be included. We will comment on these further below. 12. We believe the proposals contained in the Planning Policy White Paper for design codes should be embraced by the Council, with Neighbourhood Forums established to develop these. Through this process, acceptable forms of development can be established and the number of homes and spaces for new business premises, cultural and leisure</p>	<p>Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. With regards to the Larkswood Leisure centre site, The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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					<p>opportunities can be ascertained. We do not believe the current approach is consistent with the aims of Government policy in this regard. Site Specific comments SA47 - Sainsbury's and adjacent sites This is a well-established retail store, hotel, car dealership and community transport hub, with playing fields adjacent to it. The car dealership opened less than five years ago. We do not believe this site to be viable because the value of the proposed 800 residential units is unlikely to be able to bear the cost of either buying out the existing uses or replacing them with adequate compensation to the occupiers for their loss of business during the period of redevelopment. The designation as a "Transformation € site suggests very tall buildings, which will be situated adjacent to an urban motorway and downwind of a waste incinerator. Neither factor would appear to have been properly considered in assessing the likely higher cost of development and the impact of that on viability. The Chingford Hall estate, which lies about 500m west of this site was redeveloped in the 1980s/90s and tower blocks were demolished. The resulting homes, a mix of two and three story terraced houses and three and four storey flats, have established a character for the area which has proved popular and less prone to negative outcomes such as anti-social behaviour and crime. Such factors should be considered when land is designated, but does not appear to have been. We believe this site should be designated as a "Transition € site with an FAR no greater than 2.0. SA49 - Morrison's and adjacent sites This is a well-established retail store and adjacent gym. The designation of this site as a "Transformation € site suggests very tall buildings which would be out of keeping with the suburban character of the area and over-dominant in an area of two storey terraced and semi-detached housing. It would also be downwind of the waste incinerator and the additional cost of construction to ameliorate this would not appear to have been considered in assessing the potential viability. We do not believe this site should be considered for any greater level of development than would be supported by a "reinforcement € designation with an FAR no greater than 1.4. SA51 - Former South Chingford Library We do not believe the development of this site, against a requirement for the replacement of the community use and the open space, is viable. SA50/51/52 - Chingford Mount</p>	

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					<p>We believe that there are opportunities to deliver new homes above existing retail uses in the Chingford Mount area as part of a design-led masterplan approach which individual owners can then use as a benchmark. We do not think that identifying individual sites within the SAD is helpful to this approach. We believe these sites should be designated as "Reinforcement € sites, stressing the need to respect the existing character. If they remain designated as "Transition € sites, we would expect the FAR not to exceed 2.0 as per the LP1 document. Chingford Mount - Additional opportunity We believe that the Council could provide additional homes on additional floors above its own homes in Old Church Road and Churchill Terrace as part of the approach suggested above. SA53 - MotorPoint This site is designated as a "Transition € site and as such is unlikely to be able to accommodate the scale of development proposed whilst maintaining an FAR of 2.0. This does not appear to have been properly thought through. The established character of the area is of two and three storey buildings with a retail parade opposite being redeveloped as four storeys. We do not believe this site should exceed that height. Accordingly, we support its designation as a "Transition € site with an #FAR no greater than 2.0. SA55 This project is currently on-site and as such should probably be removed from the SAD. SA56/57/58 There appears to be no logic in the presentation of these three sites as separate opportunities, other than their separate ownership. Given that design development work on the Assembly Hall and Library site is suggesting the public footpath be moved, it would be more sensible to designate the three sites together and seek a comprehensive redevelopment which is more likely to meet the concerns of local residents about the potential impact of a tall building on the Chingford Green Conservation Area and the adjacent Grade 2 listed buildings. We support the designation of these three sites as "Reinforcement € sites with an FAR no greater than 1.4. SA59 - North City Motors We are surprised that the adjacent Masonic Hall is not also included in the SAD in order to maximise the potential for the two sites together. However, we are pleased that this is designated as a "Reinforcement € site with an FAR of no greater than 1.4. SA60 - Royal Epping Forest Golf Club We do not believe that this site can accommodate the number of homes</p>	

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					<p>suggested as a "Reinforcement € site. However, we would not wish this designation to change as we do not think height should exceed four storeys, in keeping with other developments fronting the Forest. SA61 - Chingford bus and rail station We are surprised that the boundary of this site did not include the small parade of shops facing the car park and Springfield Road or the marshalling yard area. We do not believe that the bus station area can be viably developed given that this could only be done off a deck over the bus station which would then be so high as to create an unacceptable intrusion on the amenity of the residential properties in Beresford Road. We are specifically concerned at the identification of the area immediately in front of the locally listed station building as somewhere where there is "opportunity for height € . We do not believe this is consistent with the designation of this site as a "Reinforcement € site, which we support, with an FAR no greater than 1.4. Local residents have supported height restrictions to preserve the character of the area and no building in the local area exceeds five storeys. We do not believe any building should be sited between the station building and Station Road. SA62/63 We are aware of a response on the SAD from the Highams Park Planning Group which addresses these sites and other opportunities in the Highams Park Neighbourhood Plan area. We support those comments in full. SA64 - New Road Leisure Park We are opposed to the inclusion of the open land behind the Nuffield Health gym and Larkswood Leisure Centre. This area was open grassland when the entire site was the Larkswood Lido and has been enjoyed, informally, by residents as part of the Larks Wood for many years since. We fully support the application for this part of the site to be designated as Local Green Space. We believe the number of units proposed is excessive for this site, even assuming that the application for designation of part of this site as Local Green Space is successful, and this figure is reduced. The site should be designated as "Reinforcement €, respecting the established, suburban character of the area which is almost entirely made up of streets of two storey, semi-detached and terraced homes. Homes opposite in New Road are set lower than the leisure park and any taller buildings on this frontage are likely to have a significantly detrimental impact on privacy, daylight and residential amenity. If development does</p>	

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					come forward it should be street-based, with a mix which includes a majority of houses with gardens for families, which should also have adequate parking given the very poor public transport accessibility of this site. SA65 - Pear Tree house We support the redevelopment of this site in accordance with the granted planning consent for sheltered housing.	
998	Ms Ruth Kaufman				None of the placemaker maps show whether there is any loss of trees or green space, only additions. Some of them show no, or very little, green space for the number of homes envisaged. The distinction between tall and taller is very important. A Tall building in Church Lane car park in Leytonstone, for example, will be quite out-of-place. Even a taller (6storey) building in the location shown, rather than, say, the other end of the car park, will be detrimental to the station and Church Lane aspects.	The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development.
84	Mr Max Carter				The phrase "post COVID" has been hastily inserted, however, the plan in no way considers the needs of the borough in a post COVID world. The presumption that we need to build enormous tower blocks near transport hubs to enable residents to commute daily into Central London is now flawed. People's attitudes are changing and working from home could be the new norm. Developments will need working hubs to enable residents to work comfortably without commuting. PAUSE THE PLAN - RETHINK FOR POST COVID	The government has set a requirement for all councils to have an up-to-date Local Plan in place by December 2023. Site by site targets have been set in accordance with the thresholds contained in the London Plan using the latest data at the time of preparation. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to reviewing the Local Plan and Site Allocations after adoption to ensure its effectiveness.
999	Ms May Hope	London Borough of Enfield			Thank you for the opportunity to comment on the Waltham Forest Site Allocations consultation document. As you will be aware, Enfield is also preparing a new Local Plan with further technical evidence in preparation and	Support noted with thanks. The London Borough of Waltham Forest will continue to engage positively

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					will be consulting in the summer of next year (2021). Given our respective authorities are drafting new Local Plans and already have an existing joint and collaborative working arrangement, Enfield is keen to continue this cross-boundary partnership. This should provide responsive platform on which to discuss the acute development pressure affecting outer London and wider functional market areas. Predominantly, the northern area of Waltham Forest sits close to the boundary with Enfield, meeting the flagship Meridian Water development. Enfield welcomes opportunities in creating linkages to Meridian Water which would enable the flow of positive regenerative impact across the north of Waltham Forest. As a result, we believe that there is a role for greater sharing of knowledge and technical approaches applied in addition to the improvements needed to east-west connectivity, blue and green networks and education provision. In summary, Enfield Council believes that Waltham Forest's approach to the new Local Plan across Part 1 and 2 documents is positive and proactive in light of national planning policy. Enfield Council will continue to positively engage with Waltham Forest under the Duty to Cooperate, as both authorities progress their respective Local Plans and try to meet their requirements over the plan period.	with the London Borough of Enfield under the duty to cooperate in order to progress their respective Local Plans.
19	Mr Jonathan Ashley				The assumptions about the need for additional residential properties and employment floorspace are far from established. Economic activity and patterns of employment are likely to be very different from when the plan was developed. There should be consideration of a range of possible scenarios, including more working from home and a move away from city/suburban living.	Site by site targets have been set in accordance with the planning strategy outlined in LP1 to direct growth to the most sustainable locations in the borough, drawn from the evidence base underpinning the localplan and the London Plan. the plan has been prepared using proportionate and up to date information, but it is acknowledged that the plan has been prepared at a time of uncertainty, and will be subject to monitoring and review to ensure that it responds to changing

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						economic and societal conditions. The Council is committed to reviewing the Local Plan after adoption to ensure its effectiveness.
291	Mr Sam Raby				<p>This is a set of general comments. Some that touch on specific sites. The format of requiring comments on specific sites is not user friendly. There should be a simpler way of leaving comments in one go - Generally what does affordable mean for housing percentages? How much of this is actually for social rent, not just intermediate housing which isn't in as much need and is of less benefit to locals? No site development should be signed off without Waltham Forest residents being given information about the proportion of social housing in new developments NOT just 'affordable' as a blanket term. Can the plan guarantee that the result will be to increase the supply of social housing significantly in the borough? - Can we have more detail on what size units will be granted permission? There is a demand for housing that is affordable and practical for families not just single professionals. - Where C3 is replaced, existing residents should be given the fair opportunity to remain on site. Site proposals need to guarantee this. - Leading on from that, can the council guarantee that as a result of this development plan no residents will be forcibly displaced from the borough? - The terms for the Avenue Road estate development aren't good enough. 440 homes isn't a substantial improvement on what's there and only 50% are affordable and likely only a fraction of this are for social rent. This will reduce social rented supply at a time when it's in great demand. Furthermore, residents should have a veto over the plans and be made fully aware of the implications. Why not renovate this site? - The Priory court devtpt has the same issues but worse. The conditions on new homes is scandalous. A tiny 80 new units on a big site, 50% affordable and a fraction of that for social rent. This appears an attempt to remove low income residents from the area rather than improve lives. This should be subject to an estate veto and isn't. This and the avenue road developments appear to be attempts to erase working class communities from the borough. Is this intentional by the council or a side product? Why not renovate if residents are content with that. Either way it's cruel</p>	<p>The policies in the Waltham Forest Local Plan support the strategic policies set out in the London Plan which it must be in general conformity with. The affordable housing tenure split (70% London Affordable Rent/social rent and 30% intermediate tenures) sought is consistent with identified local needs (which are predominantly for more affordable than intermediate tenures). This has to be balanced against the Mayor's strategic affordable requirements set out in London Plan policy H6 Affordable Housing Tenure (minimum 30% of London Affordable Rent or Social Rent and minimum 30% intermediate). The viability of this mix in association with market sale housing development is supported by appropriately robust viability evidence.</p> <p>The Avenue Road Estate Regeneration proposals have been put to initial resident ballot in January 2021, with 91.5% of residents voting in favour of the</p>

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					<p>policymaking. - Additionally in the above case and for other sites the council is electing to open post-war buildings up for removal rather than renovate. Having a suite of historical buildings from the 19th, 20th and 21st century is what makes London and this borough characterful. Is there not value in preserving some of this heritage from the 20th century? - Similar points as above apply to the Hylands road area. Why not renovate this? - On Sewardstone road, the affordable contribution and no. of houses required is too small. - Affordable retail i.e. the big Asda by Leyton tube and Tesco supermarkets is a selling point of the area. Greenlighting removal of so many big supermarkets would make the area less practical and desirable.</p>	<p>proposals.</p> <p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. with regards to affordable housing. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. Strategic policies such as Enhancing, and Preserving our Historic Environment are captured in the Local Plan LP1 document.</p>

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164	Mr Adeel Ahmed				Health and well being of our players and the bad impact to not playing. The necessity for car parking is very very important due to teams visiting, bringing equipment, and perhaps your own travel needs. Mess and noise of such a large build will be increase. The loss of Sainsburys to us would be big. We should respect all religion places	The proposed allocations included in the plan seek to retain existing uses. Redevelopment seeks to make better use of the land and to provide much needed housing as part of mixed used development including the existing uses.
698	Mr Roger Brown	Chair Love North Chingford			2.7 The recently produced Skyline Survey is of very limited use in assessing potential scales or massing of development. It's focus on artfully shot distant views and clunky wireframe models means that the impact of tall or taller buildings on actual community users close up is virtually impossible to determine. In essence it seems to be an attempt to replace the absence of sound local characterisation input to justify higher rise development in sensitive sites such as the Green Conservation Area and on the Edge of Epping Forest. The Character and Intensification Study also tries to provide a surrogate replacement for sound local knowledge and proper characterisation with a 'one size fits all' solution to estimate development impact, and fails here in that it attempts to use a floor area ratio (FAR) as a key determinant of impact and massing to qualify site development impact as Transformation, Transition or Reinforcement. This may well be appropriate for dense urban areas, and whole block redevelopment such as Wood Street, but the study provides no low density suburban examples, and trial figures for potential sites here provide anomalous results, and on this basis at least two (Library and Golf Club) should be reclassified as Transition and one as Transformation (Sewardstone) impact by this methodology. It should be noted that this study was widely relied upon by planners in response to claims of inappropriate development in the consultation meetings.	Noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
623	Milena Petrovic	Sustainable Development Officer Thames Team Natural England			Comments relate to the Site Allocations Habitats Regulations Assessment Report as follows: Appropriate Assessment: Air Quality on Epping Forest SAC (EFSAC) We will comment on this section of the HRA when updated with detailed air quality assessment results; we currently cannot assess whether Likely Significant Effect (LSE) alone and in combination can be ruled out. We recommend the HRA assesses air quality using Natural England's guidelines.	Noted for consideration. These points have been incorporated in our HRA, which is being drafted by the Council's consultant team.

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					<p>The Council has recently requested advice from NE on preliminary air quality assessment results and we will work with them on this in due course.</p> <p>Appropriate Assessment: Recreational Pressures on Epping Forest SAC We agree that an Epping Forest SAC SANG Strategy would need to be developed and agreed with us prior to the Local Plan being adopted. We have not currently seen any such borough- wide strategy and as a result cannot agree with the conclusion of this section so far that there would be no LSE on EFSAC from recreational pressures. Going forward, we would need to see a detailed borough-wide SANG strategy covering the bullet points outlined on page 33 of the HRA report; this would provide a level of certainty that appropriate mitigation would be delivered for the housing targets.</p> <p>Appropriate Assessment: Recreational Pressures on Lee Valley SPA/Ramsar We agree with the conclusions of this section that LSE from recreational effects alone and in combination can be ruled out, although considering recreational effects at project-level HRA for specific developments would still be advisable. Housing developments adjacent to/near the site, particularly in the Blackhorse Lane strategic location, that market themselves in relation to Walthamstow Wetlands or the Lee Valley Regional Park (e.g. promoting them as doorstep recreational green spaces) should consider contributing to the Walthamstow Wetlands accessibility project. We would welcome a discussion with the council about future funding and plans for Walthamstow Wetlands. We suggest our comments here could be added to the HRA and expanded as appropriate.</p> <p>Appropriate Assessment: Urbanisation Effects on Epping Forest SAC - The AA currently concludes that LSE can be ruled out as developments within 500m of EFSAC will be required to contribute SAMM payments, and produce project level HRA reports. We understand that CoL have concerns surrounding urbanisation effects and do not agree that LSE can be ruled out or that mitigation should be left to project-level HRAs. CoL are currently looking at other Strategic Solutions such as Burnham Beeches where an exclusion zone has been established. NE has not seen any evidence currently that would require an exclusion zone for development around EFSAC, but we would, as an evidence-led organisation, consider any such information shared with us.</p>	

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947	Malcolm Souch	NHS London Healthy Urban Development Unit			<p>The updated SEP also identifies potential new builds at: " Silverthorne Centre, Friars Close or alternative site - Endlebury ward " Naseberry Court (NELFT), Merriam Close or alternative site - Hatch Lane ward " Chingford Health Centre (NELFT), York Road or alternative site - Valley ward " Leyton Green Health Centre (NELFT), Leyton Green Road or alternative site - Leyton ward These sites should be added to the document with further discussions needed regarding alternative options for new facilities. We note that a Draft Infrastructure Projects List (January 2019) was published to support the Council's Preliminary Draft Revised CIL Charging Schedule. It includes borough wide population growth assumptions and outputs from the HUDU Model based on the new housing target in the draft London Plan. We would welcome the opportunity to work with the Council to update the infrastructure delivery plan, addressing the implications of the new housing supply figures and the impact of the proposed housing allocations by ward on health infrastructure. It could identify new areas of growth which requires additional healthcare provision. The site allocations include provision of approximately 131,000 sqm of non-residential floorspace on 18 sites and there may be further opportunities to include healthcare space as part of the site proposals. Only one site - SA29 High Street Sainsbury's refers to new social infrastructure provision specifically</p>	<p>These general comments are noted. Further engagement on the next stage of the Plan will be welcomed in relation to strategic and site-specific health infrastructure requirements.</p>
870	Josephine Vos	Transport for London- City Planning			<p>The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish version of the London Plan (ItPLP) was published on 17 December 2019. The Mayor received directions from the Secretary of State on 13 March 2020 in the Annex to his response. The ItPLP and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the Secretary of State's Annex. Publication of the final version of the new London Plan is anticipated soon, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. Given its advanced stage in the adoption process, we will have regard to it when assessing and responding to local planning policy consultations, including Waltham Forest Site Allocations Local</p>	<p>Noted for consideration.</p>

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					<p>Plan. The proposed approach should be consistent with relevant draft London Plan policy and TfL's aims as set out in the Mayor's Transport Strategy (MTS). In particular, it is important that all site allocations support the Healthy Streets Approach, Vision Zero London Borough of Waltham Forest <a href="mailto:planning.policy@walthamforest.gov.uk">planning.policy@walthamforest.gov.uk</a> Transport for London City Planning 5 Endeavour Square Westfield Avenue Stratford London E20 1JN Phone 020 7222 5600 <a href="http://www.tfl.gov.uk">www.tfl.gov.uk</a> and the overarching aim of enabling more people to travel by walking, cycling and public transport rather than by car. This is crucial to achieving sustainable growth, as in years to come more people and goods will need to travel on a relatively fixed road network. In responding to the Waltham Forest Strategic Policies Local Plan last year, we were pleased to note that it included a number of policies and broader themes that strongly support these aims. In particular, we welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. We strongly supported the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. Finally, the need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN).</p>	
802	Mr Matthew Fletcher	Metropolitan Police Service			<p>Thank you for allowing us to comment on the above planning documents. We currently work in the Metropolitan Police Service Unit of Designing Out Crime Officers. Our unit administers the MOPAC 'Secured by Design' (SBD) scheme. Our Team currently work in the North East Division, of which Waltham Forest is one of the 9 Boroughs that our team covers. We have had a chance to</p>	<p>Noted. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design (including addressing</p>

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					<p>review the documents and wish to make the following representations in regards to the proposed site allocations within the Borough. It is noted from the proposals that Waltham Forest plan to "deliver 27,000 additional homes and 52,000sqm of employment floorspace in Waltham Forest by 2035" (pg 5). This is proposed across the Borough by introducing mixed use developments (commercial and residential aspects), high rise buildings with large density populations living within them and unused buildings/land repurposed for residential usage. There are also plans to encourage people into the Borough by improving the overall infrastructure connecting all areas within Waltham Forest and by the introduction of more green spaces/town squares within the new builds. The Borough is already improving its public transport and cycle provisions/routes and the current proposal seeks to further encourage means of alternative transport over cars by making car free developments where possible. Our unit wish to reiterate that the high level of proposed planning sites and densities within this document will, if not properly designed, lead to high levels of crime and anti-social behaviour (ASB). The increase in connectivity across the Borough could have impacts on the opportunities for crime (e.g. creating multiple escape routes or drug dealing/robbery hotspots) if the environment and mitigation measures are not fully considered. Whilst the increase in natural surveillance will be positive through introducing different-use designs and promising well-used pathways; if the spaces are not suitably controlled and owned through sensible design there is the likelihood that they could become misused instead. It will be paramount that early and continuing consultation with our unit to design out crime will help to ensure that town centres, public spaces, transport hubs, residential/commercial spaces and streets are as safe as possible for visitors, residents and workers within these sites. The use of SBD Conditions to ensure compliance with the SBD Scheme will be especially important. We have responded to the Strategic Policy Local Plan documents in a separate letter headed "Waltham Forest LP1 - Strategic Policy". In this letter we affirm that the proposal of the new Local Plan, in particular Policies 52 (Making Safer Places) and 60 (Designing Out Crime), are supported by our unit as this ensures that more consideration to security-based designs across the Borough</p>	<p>community safety and to prevent crime). Other policies also seek to achieve sustainable development - with supporting infrastructure and services for the new communities arriving. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.</p>

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					will be important for new and existing buildings when used in conjunction with SBD conditions attached to planning responses. My colleagues and I strive to ensure that new developments across London reach the highest possible security standards, mainly through partnership working with the relevant Planning Departments and requesting conditions to comply with Secured by Design. By including a requirement in your Core Planning Strategy that new schemes comply with Secured by Design after proper consultation with Designing out Crime Officers, we are better placed to deliver secure developments across the London Borough of Waltham Forest.	
1033	Dr Jeremy Dagley	Head of Conservation (Epping Forest) City of London			<p>4.4a Allocations within 500m of Epping Forest and the EFSAC. Of particular concern to The Conservators are the proposed residential developments within 500m of the Forest boundaries in general, as well as the SAC in particular. We consider that the site allocations choices, densities and design must be modified at the Regulation 19 stage, and in the submission Local Plan itself, to protect the character of Epping Forest and ensure a more clearly "tapered edge between dense urbanity and the Forest's natural aspect. This is particularly important in North Chingford and Leytonstone, as discussed below, but needs to apply to all place-making within 500m of Forest edges, including its historic green lanes. We would welcome the opportunity to collaborate with your Council in this sensitive approach to design and place-making and will be seeking to engage with major developments, such as Whipps Cross and Chingford Library, to this effect. We would advocate a review of the level and locations of growth and suggest that the Local Plan LP2 should be revised at Regulation 19 in order to reduce likely significant effects on the Epping Forest SAC, as well as the overall heritage landscape of Epping Forest, and be accompanied by clear, precise and coordinated SAC mitigation measures that have effect at a strategic level, being Plan-led rather than Project-led.</p> <p>Response of The Conservators of Epping Forest to LBWF Submission Local Plan Regulation 19 consultation 11th December 2020 Page   12 of 13</p> <p>In the Submission Local Plan (LP1) Policy 83C, in demanding Project-level HRAs for developments in this zone, there is acknowledgement that urbanisation effects may lead to adverse impacts on the SAC. However, we would also add that for such sites within a short walking time of the Forest, it</p>	Noted for consideration. The Council has worked extensively with the City of London Conservators, the oversight group authorities and Natural England on a programme of mitigation that includes SAMMS and SANGs. The Council is carrying out further HRA related work to include issues such as air quality mitigation, and the Local Plan will be accompanied by an SPD which will set out measures intended to mitigate the impact of development on SAC and related land in terms of recreation, urbanising, and air quality impacts.

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					is very difficult to mitigate the impacts of recreational pressure. Frequency of visits to the Forest from such close allocations are likely to be disproportionately high compared to allocations further away, especially in the more urban context of the Borough. Without comprehensive and approved SANGS and SAMMS Strategies in place adverse impacts cannot be ruled out. In addition, impacts of vehicular pollution generated by these sites may also be a particular problem given that traffic pollutants (in the form of both gaseous ammonia and nitrous oxides) are the most significant contributors to air pollution on the Forest and the current exceedance of the nitrogen Critical Load across all the Forest's wooded, heath and grassland habitats.	
1031	London Hotel Group	London Hotel Group			Furthermore, we welcome the opportunity to comment on the draft site allocations document. The Site is not currently identified within the Draft Site Allocations Document and we consider there is an opportunity to include the Site within the Site Allocations Document and on the Council's Brownfield Land Register as this would contribute towards the Council achieving its aims for housing and job growth over the plan period. We previously made a submission as part of the Council's Call for Sites Process (December 2019) on behalf of our client, on the basis the scheme was capable of delivering a minimum of 0.1ha of non-residential development in the next 15 years. We acknowledge that the sites allocations included in the Draft Site Allocations Document are 'Strategic Sites' defined as 100 or more new homes and 'Key Sites' which are critical to the delivery of the vision for the area but under 100 units. We consider the Site constitutes a 'Key Site' on the basis that it will deliver less than 100 new homes (plus non-residential floorspace) and help delivery the vision for Bakers Arms District Centre which sees it transitioning into an attractive metropolitan cultural town centre with new quality homes. We have reviewed the Site Allocations document and consider there are other key sites with similar characteristics included. We consider the site should be suitable for a site allocation for a taller building and mixed-use development. The existing sites comprise an operational hotel and residential units. However, given the current market conditions and impact the COVID-19 pandemic has had on the hotel industry, the site allocation should be flexible	This representation is noted. We will consider comments made in this representation in the preparation of the next iteration of the LP2 Site Allocations Document. The proposed development sites will be evaluated in terms of the suitability for development as part of preparation of the Regulation 19 LP2.

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					<p>to allow a range of uses to come forward that would be suitable in this location. The Housing and Economic Land Available Assessment (HELAA) methodology set out in the National Planning Policy Guidance (NPPG) assesses sites under the following criteria: " Suitability " Availability " Achievability " Overcoming Constraints " Development Potential " Delivery Timescales The following provides an assessment of the site against these defined criteria. Suitability The NPPG sets out that'a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated'. The existing sites comprises an operational hotel and residential units and therefore the principal of development for the intensification and re-provision of these uses has already been established. In addition, the site lies 120m west of the Bakers Arms District Centre boundary and therefore there are a range of local services, amenities and transport connection that are highly accessible from the site. The site is therefore suitable for future redevelopment. Availability The site is being promoted for comprehensive intensification on behalf of London Hotel Group who are actively seeking its delivery. We have considered the adopted LBWF Policies Map and the site is not within or adjacent to any existing or potential safeguarded sites, and in line with NPPG Paragraph 019 we do not foresee any impediments to the redevelopment of the site. Achievability Paragraph 20 of the NPPG (Reference ID 3-020-20190722) sets out that'a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period'. The site is within single ownership and the landowner is actively seeking the delivery of the site for an intensification of uses. There are no known complications that would prevent the delivery of the development. As such, we consider that the site can be considered deliverable for redevelopment and therefore development is achievable. Overcoming Constraints We do not consider that there are any physical or environmental constraints which would prohibit an intensified use on this</p>	

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					<p>site: " Flooding: The site falls within Flood Zone 1 and therefore there is a low risk of flooding; " Heritage: The site is not located with a conservation area nor does it contain any designated or non-designated heritage assets; and " Accessibility: The site has a PTAL rating of 4 / 5 and is well connected by public transport. Development Potential The NPPF requires development to optimise density, and the ItP London Plan (2019) Policy D1B sets out that development must make the best use of land by following a design-led approach that optimises the capacity of sites. In addition, objective GG2 of the ItP London Plan sets out the aspiration to make the best use of land, especially brownfield land. Specifically, the Policy states that those involved in planning and development must proactively explore the potential to intensify the use of land to support additional workspace and promote higher density development. Therefore, the redevelopment of the Site for an intensification of uses would be in accordance with the NPPF and the draft London Plan Policies by optimising the use of the Site. Delivery Timescales LBWF draft Local Plan sets out the vision of the borough over the next 15 years. We consider that the delivery of a comprehensive scheme to intensify the use of the site can be achieved within the plan period and help the borough achieve its targets over the plan period. It is therefore considered that the site meets all the criteria of the NPPG and is therefore suitable to be allocated for comprehensive redevelopment with an intensification of uses. Planning Considerations Set out below are the key reasons as to why we consider LBWF should allocate the site for intensified use in the forthcoming Local Plan. This would help the Council achieve its visions and objectives for the borough over the plan period. Principle of Intensification The site is comprised of a number of existing buildings currently in hotel and residential use. However, we consider there is an opportunity for a comprehensive intensification of the site to provide a greater quantum of development and to optimise the use of the site. As above, the allocation should be flexible to support a range of uses on this site given the impact COVID-19 has had on the hospitality industry. This is in accordance with the principles of sustainable development which encourages development to make the best use of land and realise the potential of brownfield sites, as set out in the NPPF, the Good Growth</p>	

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					<p>Objective 2 of the ItP London Plan and draft Policy 5 of the LBWF Reg 19 Local Plan. Policy 7 of the draft Local Plan specifically seeks to encourage mixed use development. This includes a number of criteria which the Council will consider when assessing the most appropriate mix of uses for a site and whether that mix can practically be achieved: i. The location of the development and the character of the area; ii. Whether the proposed mix of uses would be appropriate in the existing street frontage; iii. The design quality of the proposal; iv. The financial and economic viability of the proposal; v. The contribution that land use swaps and off-site contributions could make; vi. Any other planning objectives considered to be a priority for the area; vii. The extent to which planning conditions could be used to protect the amenity of existing and future residents and businesses, and; viii. The compatibility of the proposed use(s) with existing, proposed and adjoining uses. As stated, the site is located circa 120m west of the Bakers Arms District Centre, which is identified in the draft Local Plan as a strategic location within South Waltham Forest that is expected as a whole to deliver a minimum of 16,000 new homes and 3,250 new jobs (draft Policy 9). In particular, Bakers Arms will be enhanced by transitioning, building on their historic characteristics, into an attractive metropolitan cultural town centre with new quality homes (draft Policy 9). We believe that the current site coverage and massing fails to make the best use of land and rather than the spatial characteristics of the site (i.e. a corner site along Lea Bridge Road, with a high PTAL, close to Leyton Midland Overground station, close to the Bakers Arms Centre and in an area which will be subject to significant strategic change) allow for the comprehensive intensification of the site in order to optimise the delivery of uses. Indeed, additional massing is appropriate in this location to allow for a transformation of character that is sought by the Local Plan. Additional massing on this site could be in the form of increased height beyond the existing 4 storeys. To achieve the optimum quantum of development on the Site, future development proposals will be required to consider the Characterisation and Intensification Study (2019) which is an evidence base document to the emerging Local Plan and which informs Draft Policies 8 and 57. The Characterisation and Intensification Study provides</p>	

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					<p>guidance to undertake an assessment of a sites immediate context, setting out how density and local character help to determine the appropriate nature of intensification. This has helped inform emerging Draft Policy 8 and will provide the Council with a guide to ensure that the ‘right forms’ of intensification occur at the ‘right locations’ (paragraph 4.33).</p> <p>Moreover, in accordance with Part B of the Characterisation and Intensification Study, Design Principles, we believe that the site allows for a number of principles to be adopted in our forward intensification proposals. In the first instance, the site layout is effectively a ‘half block’ typology, which allows one streets character, in this instance Lea Bridge Road, whilst responding sympathetically to the existing context of the site. Given the location of the site on a corner of a major route, the principles for the ‘Corner block redevelopment’ typology are also relevant. As above, we consider Draft Policy 57 should be slightly reworded to allow Taller and Tall Buildings outside of Strategic Locations and Opportunity Areas where this supports an opportunity for Transition or Transformation as per the intensification approach in Draft Policy 8. In addition, Draft Policy 57 includes a number of criteria against which proposals for tall buildings will be assessed. Table 1 below provides an assessment of the site against each of these criteria and also draws upon the Townscape and Heritage note prepared by Montagu Evans in support of the intensification of the site and which is included in Appendix II. Table 1. Assessment of the site against the criteria in draft Policy 57 Therefore, as set out above, we consider that the site is suitable for comprehensive intensification which is in line with local, regional and national policy, and should be allocated as such in the emerging Waltham Forest Local Plan. Summary and Conclusions These representations have been prepared on behalf of London Hotel Group and provide comment on the Local Plan (LP1) Proposed Submission Document and Local Plan (LP2) Draft Site Allocations Document. In the first instance, we consider that the Waltham Forest Local Plan (LP1) is ‘sound’ as it is positively prepared, justified, effective and consistent with national policy and we are supportive of the overall aims of the plan. However, we consider Draft Policy 57 should be reworded in order to reflect the opportunity for Taller and Tall buildings to be located</p>	

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					outside of Strategic Locations and Opportunity Sites where they meet the relevant criteria and positively support the objectives of sustainable development and the Local Plan. We also consider that the Site detailed within this letter should be considered for a site allocation for mixed-use development as part of the Local Plan (LP2). The Site provides an excellent and sustainable opportunity to deliver a comprehensive intensification of the site. The site is deliverable, as defined by the NPPF, as a result of the suitability, availability and achievability of the site for redevelopment. As set out above, there would be a number of public and planning benefits associated with the redevelopment of the Site which would be in accordance with the three dimensions to achieving sustainable development set out in the NPPF. The aspirations for the comprehensive intensification of the site would meet the Council's strategy for the area and help achieve the vision and objectives for the borough over the next 15 years as set out in the emerging Local Plan. For the reasons set out above, we consider that the site is suitable for comprehensive intensification and redevelopment and should be included in the Brownfield Land Register and allocated within the forthcoming Local Plan.	
858	Ms Francesca Valdez				Retail space should be carefully considered before renting out. I feel there should be more diversity in the type of retail space that is on the high street. I think a good example of stoke newington/ Walthamstow village.	Noted.
1032	Dr Jeremy Dagley	Head of Conservation (Epping Forest) City of London			We have already drawn attention, above, to our overriding concern with the quantum of development being proposed by the Local Plan and its intensification of recreational, urbanisation and likely pollution pressures on Epping Forest. We consider that the amount of growth proposed, and some of the allocation sites, should be reviewed alongside more specific mitigation proposals. We would advocate a review of the level and locations of growth and suggest that the Local Plan LP2 should be revised at Regulation 19 in order to reduce likely significant effects on the Epping Forest SAC, as well as the overall heritage landscape of Epping Forest, and be accompanied by clear, precise and coordinated SAC mitigation measures that have effect at a strategic level, being Plan-led rather than Project-led	Noted for consideration. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply including those seeking to protect

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						Epping Forest will be important considerations. This to ensure that there is a balance between physical, social and economic development and environmental protection.
1054	Aviva Life and Pensions UK				<p>Dear Sir/Madam, REPRESENTATIONS TO WALTHAM FOREST DRAFT LOCAL PLAN 2020 - 2035 (PART 2) We write on behalf of our clients, of Aviva Life and Pensions UK Limited ( 'Aviva'), to make representations to London Borough of Waltham Forest's (LBWF) Draft Local Plan, which now comprises Part 1 (LPP1) Strategic Policies (which is at Regulation 19 stage in the development plan preparation process) and Part 2 (LPP2) Draft Site Allocations (Regulation 18 Stage). This letter addresses matters related to LPP2, in the context of the land at the Deacons Trading Estate, Cabinet Way, Chingford, which is identified as Borough Employment Area (BEA) BEA2 - Cabinet Way in the LPP1. Our client is the owner of the site and considers that it presents a strong opportunity for more intensive redevelopment to deliver a mix of new homes and also employment space that can optimise the potential that the site offers. This can therefore assist in meeting the dual needs of delivering new homes and supporting economic growth as identified within LPP1 Policy 10. It is therefore requested that the site is included within the next iteration of LPP2 as a specific strategic allocation with the overall housing target (circa 19,000) for LPP2 adjusted accordingly. This approach would align with comparable BEA sites being brought forward within the Borough. Table 1 on the following page sets out key site details whilst this letter is accompanied with a site location plan (refer to Appendix 1). We trust the above site details, the submitted site location plan alongside the ongoing, constructive preapplication discussions and wider masterplan process are sufficient to enable the site to be included as strategic allocation in the regulation 19. Stage LPP2 document when published in 2021. We would welcome the opportunity to discuss the comments with you further should you find this of assistance. If you have any queries, please do not hesitate to contact myself or Samuel Brown at our London office. Yours sincerely,</p>	This representation is noted. We will consider comments made in this representation in the preparation of the next iteration of the LP2 Site Allocations Document. The proposed development sites will be evaluated in terms of the suitability for development as part of preparation of the Regulation 19 LP2.

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962	Mr Hassan Ahmed	Greater London Authority			<p>Thank you for consulting the Mayor of London on the London Borough of Waltham Forest's (WF's) Regulation 18 draft Local Plan Part 2: Site Allocations. As you are aware, all Development Plan Documents in London must be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. The Mayor has afforded me delegated authority to make detailed comments which are set out below. Transport for London (TfL) have provided comments, which I endorse, and which are attached at Annex 1. The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in</p>	Noted for consideration

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					<p>Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the</p>	

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					<p>allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to</p>	

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					creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN).	
531	Mr Patrick Batten	Associate Director Segro Properties Ltd	Ms Laura Elias	Associate Director C B R E	Employment Supply - Site Commentary The identified need for new employment space is 52,000sqm (over 36,000 sqm of B8) over the plan period. As mentioned above, the London Plan's forecasts are significantly higher and its unlikely that intensification alone will be capable of delivering the additional B8 space needed over the plan period. In this context, it is surprising to see that nine sites (totalling over 26 ha) are proposed to be released from employment designations. The below designations do not therefore appear to be justified without planning for significant new provision elsewhere in the borough. SA02 - New Spitalfields (existing Borough Employment Area - BEA) SA03 - Bywaters (existing BEA) SA04 - Osier Way (existing BEA) SA07 - Lea Bridge Station sites (part of site is existing SIL) SA09 - Estate way (existing BEA) SA10 - Low Hall Depot (existing BEA and part of site is existing SIL) SA18 - Joseph Ray Road (existing BEA) SA24 - B&M site (existing BEA) SA36 - Sutherland Road (existing BEA) Whilst we recognise that two of these sites propose the reprovision of some 'employment' space (c. 38,102 sqm) and new industrial space could be delivered at Cork Tree Retail Park (2.16 ha), we expect the planned supply to be far less than what exists currently across these sites currently plus identified additional need. For	Noted for consideration

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					transparency the space to be lost across these sites should be clearly set out in the evidence base or local plan documents. We would recommend that Waltham Forest appraises the quality of some of these sites for continued employment use, alongside the relative sustainability of redevelopment for residential. We have not reviewed all site allocations in detail but would like to take the opportunity to make some observations about a selection of sites.	

South Waltham Forest						
Leyton						
SA01 - Leyton Mills Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
64	Mr Mike Chrimes				It seems to be impossible to comment on the opening section	Noted.
1	Ms Alison Hill				2000 new homes and no extra GP surgery?	The Local Plan contains policies to ensure the provision of health facilities including GP Surgeries. See LP1 (Policy 3). An Infrastructure Delivery Plan has been published with the plan. It sets out a schedule of projects or proposals to be delivered during the plan period.
58	Mr Adrian Stannard	Planning Watch Convenor Civic Society			The Central line is at capacity and there are already well over 1,000 homes under construction locally so the development of 2,000 more homes in this area would create severe congestion. This site should be maintained as a commercial/industrial site to enable jobs to be created for the many new people that will be occupying the buildings currently being built. There is no point in filling every space with homes when stable and content communities need a range of services to support them. Supermarkets and DIY stores are essential as well as health services. A change of use of this site should not be allowed.	Site allocations are an important tool for the council to plan positively to meet growth targets and ensure the best use of land. The site allocation policies will assist in ensuring that the right type of development is delivered in appropriate locations and that this is designed in response to local character. The proposed allocation for this site includes non-

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SA01 - Leyton Mills Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						residential floor space. The proposed allocation seeks to make more efficient use of land with supporting services and facilities for the new communities. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
65	Mr Mike Chrimes				Ruckholt Road Station The proposed station should contain reference to the reinstatement of the Hall Farm Link	There is currently no business case for implementing the Hall Farm Curve proposal at the present time. Accordingly, this project remains a long-term aspiration.
400	Adam Single	National Planning and Conservation Department: London Greater London			Consented developments at many of these sites would merit some form of archaeological investigation by condition, but the ones highlighted below here warrant deeper consideration and preparation to successfully develop and also to maximise public benefit through heritage preservation, interpretation and presentation in compliance with the relevant national and local policy:	Noted. Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.

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Leyton						
SA01 - Leyton Mills Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
		Archaeological Advisor (North East)			Leyton Mills Retail Park - this is an area of high archaeological potential connected with the Ruckholts manor mediaeval site and the Roman remains at Temple Mills. Development plans should make provision for the sympathetic management of important remains, including considering how they can be interpreted and presented in a final scheme. Further detail on all the sites is included in the emerging Waltham Forest Archaeological Priority Areas (APAs), recently provided in draft form to the borough by GLAAS and Essex Place Services. It is expected that these will supersede the current APAs as part of the Local Plan process in late 2020/early 2021.	
404	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned	This will be considered in the drafting of the next iteration of the LP2 Document. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81

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Leyton						
SA01 - Leyton Mills Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA01 Leyton Mills Retail Park Green infrastructure to be embedded wherever possible	(Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
236	Mr David Boote				Some old Ordnance Survey maps mark (with an antique cross) a site of historic interest. For example the Ordnance Survey map 1963-67 reproduced in 'The Godfrey Edition' shows 'Ruckholt (Siteof)' in what would be the middle of the Asda store car park. The manor house of Ruckholt was probably of Tudor construction, the home of Michael Hicks (or Hickes), an assistant to William Cecil and Robert Cecil, advisers to Queen Elizabeth I and James I. Ruckholt House was visited by the diarists John Evelyn and Samuel Pepys. There was probably an earlier house on or near the site, perhaps with a moat. Construction of the railway 'Engineer's Yard' may have removed everything of archaeological significance, but this should be verified before construction on the site is permitted to begin.	Noted. Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.
237	Mr David Boote				This site is important for pedestrian routes between Leyton High Road, particularly the Leyton Station on the Central Line, and green open space in the Lea Valley, such as the Queen Elizabeth II Park (2012 Olympic site), and Hackney Marshes. Use of these important green open spaces should be encouraged by protecting and enhancing pedestrian access routes from the built up area.	Noted.

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SA01 - Leyton Mills Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
340	Mr John Gilbert				2000 dwellings minimum would be a very high target (104 per acre) even if the whole site were to be used for housing. As the continuation of retailing and other non-residential floor space plus the provision of a school is allowed for, 1500 dwellings minimum would be far more achievable.	Noted for consideration. The draft LP2 Site Allocations (Regulation 18) set out an indicative development capacity, in terms of a minimum number of new homes and non-residential floorspace. The allocations should not be read prescriptively. The actual development capacity of a site will ultimately need to be determined through a detailed design and planning approval process. Site allocations are an important tool for the council to plan positively to meet growth targets and ensure the best use of land. The site allocation policies will assist in ensuring that the right type of development is delivered in appropriate locations and that this is designed in response to local character. The site has considerable capacity to deliver mixed-use development, and through the Leyton Mills Development Framework, the full development potential of the site (in conjunction with the wider opportunity in the area) will be outlined.

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338	Mr Chris Woolrych				How would additional housing in this area fit with existing retail area. Also have a concern about noise levels for residents due to proximity to A12 arterial route and other nearby transport infrastructure.	<p>Noted for consideration. The draft LP2 Site Allocations (Regulation 18) set out an indicative development capacity, in terms of a minimum number of new homes and non-residential floorspace. The allocations should not be read prescriptively. The actual development capacity of a site will ultimately need to be determined through a detailed design and planning approval process.</p> <p>Site allocations are an important tool for the council to plan positively to meet growth targets and ensure the best use of land. The site allocation policies will assist in ensuring that the right type of development is delivered in appropriate locations and that this is designed in response to local character.</p> <p>The site has considerable capacity to deliver mixed-use development, and through the Leyton Mills Development Framework, the full development potential of the site (in conjunction with the wider opportunity in the area) will be outlined.</p>

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SA01 - Leyton Mills Retail Park						
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366	Ms Ruth Goundry				<p>This site does not have the capacity for the level of development you propose ... Leyton Station has reached capacity and is added more residential units so close by will pose a serious risk to passenger and on street pedestrian users at peak times. The site performs perfectly well. I think this is opportunism which riskd a further erosion of the environment. The site is very close to the link road which has high volumes of traffic and air quality is likely to be very poor added more residential housing is inviting people to live in an area where their long term health will be eroded.</p>	<p>Noted for consideration. Any proposals coming forward on this site will be forward to a full planning application which will have to align with the policies detailed in the LP1 Local Plan Strategic Policies Document. The draft LP2 Site Allocations (Regulation 18) set out an indicative development capacity, in terms of a minimum number of new homes and non-residential floorspace. The allocations should not be read prescriptively. The actual development capacity of a site will ultimately need to be determined through a detailed design and planning approval process. Site allocations are an important tool for the council to plan positively to meet growth targets and ensure the best use of land. The site allocation policies will assist in ensuring that the right type of development is delivered in appropriate locations and that this is designed in response to local character. The site has considerable capacity to deliver mixed-use development, and through the Leyton Mills Development Framework, the full</p>

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Leyton						
SA01 - Leyton Mills Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						development potential of the site (in conjunction with the wider opportunity in the area) will be outlined. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Site by site targets have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the

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						London Plan and is consistent with transport policy at national level.
575	Mr Christopher Waller	Planning Policy Officer London Borough of Redbridge			SA01 - Leyton Mills Retail Park The potential improvements to Leyton Station are welcomed. However there is a need to consider capacity on the Central Line itself, including the timescales of the Central Line upgrades and cumulative development within LBR and EFDC. However, this is primarily an issue of peak time, peak direction passenger flows and this may potentially be alleviated by changes to home working and commuter patterns long-term.	Noted. The proposed allocation draws attention to public transport improvements including links to Leyton Tube Station. The Leyton Mills Development Framework is exploring the wider development potential of the Leyton Mills and surrounding sites, including transport infrastructure in relation to the realisable capacity of this and surrounding sites.
1002	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
871	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. In this context TfL notes and supports improved links to Leyton Underground station. These links should be prioritised above connections to a potential new station at Ruckholt Road (see comments under SA2)	The Council is committed to its continuing dialogue with TfL and the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
73	Mr Mike Chrimes				It is not clear how the strategic sites have been identified but it is apparent other sites need to be added or considered across the Borough. In the North of the Borough the former telephone exchange occupies an attractive site for housing alongside ridgeway park. The existing buildings are probably suitable for conversion to a variety of uses, while close by the Green Man pub	These initially identified sites have been subject to a range of separate assessments leading to their identification by various parties as suitable for development. To ensure

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					occupies a site much larger than is required for its current purposes. A mixed development there could probably embrace a smaller pub and housing. Arguably the Dovecote site at Chingford Hatch could be better used as well. More generally it is unclear what kind of housing need is being met by the various sites under consideration. Some targets for eg single people, retired etc etc would be helpful. Although mention is made of issues like COVID, that uncertainty could be aligned with uncertainties over Brexit and the climate challenge .	consistency, all sites were subject to further initial screening, to identify constraints and sites which conflict with the vision, objectives and spatial policies contained in LP1 and the London Plan. Sites proposing development in the Metropolitan Green Belt and MOL were removed. LP2 - Regulation 18 defined a Strategic Site as a site having capacity for 100 or more new homes.
417	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	Noted.
576	Josephine Vos	Transport for London- City Planning			SA1 - Leyton Mills Retail Park - The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. In this context TfL notes and supports improved links to Leyton Underground station. These links should be prioritised above connections to a potential new station at Ruckholt Road (see comments under SA2).	Noted for consideration. Development proposals on this site will be guided by the Local Plan policies including parking standards and controls. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car.
578	ASDA	Asda Stores Ltd			The proposed allocation is for: " Minimum of 2000 new homes (35% affordable housing) " 47,200sqm of non-residential floorspace including replacement retail, culture and employment " New school " Public transport improvements including links in Leyton Tube Station, Leyton District Centre and potential new station at Ruckholt Road Planning Context Having reviewed	This representation is noted. The draft LP2 Site Allocations (Regulation 18) set out an indicative development capacity, in terms of a minimum number of new homes and

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					<p>the emerging Local Plan documents, we can see a real desire to make significant change across the Borough and in particular around Leyton. We fully support these aspirations and welcome the opportunity to be involved in making meaningful change within the area. We are encouraged to see the Site coming forward for allocation and agree that there are limited sites within the area that are capable of accommodating the scale of change proposed. It is considered that the allocation is consistent with the aims of relevant adopted policies and documents of the Local Plan, the National Planning Policy Framework and emerging planning policy documents (specifically, the Intend to Publish London Plan (ITP)). In this regard, the London Plan and ITP London Plan both identify the optimisation of land, including the development of brownfield sites, as a key part of the strategy for delivering additional homes in London. Furthermore, London plan policy 2.15 and policy SD6 of the ITP London Plan identify town centres as focus areas for commercial development and intensification, including housing-led intensification to "optimise residential growth potential €2. Further, Policy SD7 of the ITP London Plans requires boroughs to identify sites suitable for higher density mixed-use residential intensification within walking and cycling distance of current and future public transport provision, including the comprehensive redevelopment of low-density supermarket sites and surface car parks. The Deliverables We agree that the scale of change recommended is necessary to bring this site forward and we are encouraged to see high density residential growth within the scope and agree that the proposed 2,000 homes should be a minimum. The process should be design led and should not focus on a particular housing target. The requirement for 35% affordable housing is noted and this is considered to be a matter for the detailed planning application stage. In addition, we note the proposal for 47,200sqm of non-residential floorspace and a new school. In this regard, a balance must be struck between what is aspirational and what is deliverable. As a consequence, we would recommend that the proposed</p>	<p>non-residential floorspace. The allocations should not be read prescriptively. The actual development capacity of a site will ultimately need to be determined through a detailed design and planning approval process. Site allocations are an important tool for the council to plan positively to meet growth targets and ensure the best use of land. The site allocation policies will assist in ensuring that the right type of development is delivered in appropriate locations and that this is designed in response to local character. The site has considerable capacity to deliver mixed-use development, and through the Leyton Mills Development Framework, the full development potential of the site (in conjunction with the wider opportunity in the area) will be outlined.</p>

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					<p>allocation'deliverables' should not be too prescriptive at this stage of the process but that it allows flexibility. Going into a new local plan regime would also call for greater flexibility - particularly as the Site should be considered as a'Growth Site' under the provision of the Zoning Principles set out within the Planning for the Future White Paper. Placemaking We agree, for placemaking purposes, that a proportionate level of non-residential floorspace should be provided, however, as discussed above, further studies would be required to determine what this is, where it is and ultimately, whether this is deliverable. We have reviewed the 'Placemaking Plan' alongside the draft Skyline Study, which forms part of the evidence base for Local Plan 2 and considers where'tall' and'taller' buildings could be appropriate and examines these opportunities in greater detail. We support the principles established within the Placemaking Plan and corresponding plan within the Skyline Study in relation to establishing key routes, points of access and egress, location of important frontages and the presence of sensitive frontages with the lower scale residential context to the north of the Site. The two documents suggest the most appropriate location for height is to the southern corner of the site reducing in scale towards the centre of the Site. The Skyline Study presents a series of opportunities for the Site, one of which being'creating a wayfinding landmark'. From an urban design perspective, this would suggest a taller building that acts an urban marker to assist wayfinding within the wider urban context to lead people into and through the Site. We interpret this as a feature that provides a marker for the key public realm being introduced to the Site i.e. the central public square that sits at the intersection between key desire lines through the Site (as per the Site Allocations Placemaking Plan). To this regard, we question the success of a wayfinding landmark that sits on the Sites southern boundary where it is likely to have limited benefit in acting as a wayfinding landmark particularly when viewed from the north - where Site access is possible. It is our view that a wayfinding landmark visible from the south where the railway and A13 act as barriers to movement is likely to have</p>	

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					<p>little success. Accordingly, it is our view that taller buildings to the south of the Site are clearly an appropriate response however would act as markers / signposts on a macro scale - where they would clearly be visible from the south given the Olympic Park terrain. It is accepted that these taller elements are still likely to be an important element, however, it is contended that these should sit alongside a more centrally located landmark - with each element contributing in a different way. Phasing and Delivery Timing will be important for both physical delivery but also to align with the local plan regime - as discussed above. In this regard we would fully expect the Council to promote this Site for 'Growth' should this policy approach come forward. It is our Client's desire that redevelopment of the Site will come forward as part a phased development, with the development of the Asda store and car park forming the first phase - to be delivered as soon as possible. Our clients intention is to enter into an agreement with a delivery partner to see through project through. At this stage it is unknown as to whether this will be in the form of a JV , conditional sale or procuring a contractor to deliver the scheme on their behalf. As matters progress and the scheme design develops it will become clearer as to which route is most suitable for our client. The key throughout construction will be to ensure that our client can continue to operate and serve their customers within the local community. This will be achievable through the provision of a detailed phasing plan which will be jointly agreed between our client and the delivery partner. Conclusion These representations are submitted to LBWF on behalf of our client, in relation to the Site known as 'SA01 - Leyton Mills Park'. We are encouraged to see the Site coming forward for allocation and agree we are encouraged to see high density residential within the scope. We would, however, recommend that the proposed allocation 'deliverables' should not be too prescriptive at this stage of the process but that it allows flexibility. With regards to the Placemaking Plan, it is contended that the proposed taller elements along the southern boundary should sit alongside a more centrally located landmark -</p>	

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					with each element contributing in a different way. We support the overall direction of the Site Allocation and would welcome the opportunity to discuss the development potential of the Site further.	

Leyton						
SA02 - New Spitalfields Market						
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3	Ms Alison Hill				Why only 35%-50% affordable? Why are they not council homes? Why no extra GP surgery for 3000+ people (I know there is one planned on site SA05 but for the whole area you are planning 7190 homes) The two tower blocks will make 6 in total in the area - what a monstrous view that will make	The policies in the Waltham Forest Local Plan support the strategic policies set out in the London Plan which it must be in general conformity with. The affordable housing tenure split (70% London Affordable Rent/social rent and 30% intermediate tenures) sought is consistent with identified local needs (which are predominantly for more affordable than intermediate tenures). This has to be balanced against the Mayor's strategic affordable requirements set out in London Plan policy H6 Affordable Housing Tenure (minimum 30% of London Affordable Rent or Social Rent and minimum 30% intermediate). The viability of this mix in association with market sale

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						<p>housing development is supported by appropriately robust viability evidence.</p> <p>The Council does not have full ownership control to redevelop as Council homes. The Local Plan contains policies to ensure the provision of health facilities including GP Surgeries. See LP1 (Policy 3). An Infrastructure Delivery Plan has been published with the plan. It sets out a schedule of projects or proposals to be delivered during the plan period.</p> <p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The local plan contains a range of policies to manage the impact of development proposals on</p>

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						local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
119	Ms Abigail Woodman				Access from the north west of the site to the eastern bank of the River Lea should not be permitted and the boundary between the site and the River Lea should be marked as a sensitive boundary. The eastern bank of the River Lea in this location is relatively inaccessible and is, as a result, teeming with wildlife. It should be protected as part of the borough's commitment to responding to the climate emergency.	Noted for consideration
295	Mr Julian Cheyne				1. Towers should not be situated near to Hackney Marshes and East Marsh but concentrated on the Ruckholt Road frontage and next to the railway at the south east end of the site to reduce the visual impact on the Marshes open space. Attention should be paid to ensuring towers, where needed, are not too high so that the site as a whole does not affect the visual impact of the Marshes. The Marshes are increasingly affected by the building of towers all around them. Given the size and shape of the site it provides plenty of opportunity to place towers at the most distant points next to Ruckholt Road and alongside the railway. There seems no need to choose locations for towers to be built close to the open spaces adjacent to the site. Why should any towers be built at the north end of the site? 2. It is difficult to see why the locations suggested for towers are 'suitable' for height. They seem to have been chosen without consideration for their wider context, namely the neighbouring open spaces. It would be best to limit tall towers on the site but if they are going to be built then they should be built in locations which result	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area

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					<p>in the least visual impact, ie further away and close to the railway. 3. I find there is a document attached to this consultation 'Draft Skyline Study. I am unsure whether it was there before or has been added. However, it partly makes the point I am raising. It includes this statement 05.5.4 Sensitivities: The following elements of the surrounding context would be sensitive to increased height: - the River Lea and adjacent green / amenity space, which may be vulnerable to overshadowing. Also in 05.5.7 Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space - namely the River Lea, Hackney Marshes and Eton Manor park. I don't think 'overshadowing' is the only issue. Overshadowing is an issue but so is the impact of tall towers on visual amenity. Just the increasing number of towers around the Marshes and their height and pervasiveness reduces the enjoyment and feeling of openness on the Marshes and other open spaces. Attempts should be made to reduce the height of towers close to open spaces and to site them as far away as possible so that they are not noticeable from the open spaces. I looked for this skyline document again today (13/12/2020) and it seemed to have disappeared. I then searched on Google and found this <a href="https://www.walthamforest.gov.uk/sites/default/files/Draft%20skylines%20study%20south%20Waltham%20Forest%20sites%20part%201.pdf">https://www.walthamforest.gov.uk/sites/default/files/Draft%20skylines%20study%20south%20Waltham%20Forest%20sites%20part%201.pdf</a> I am very confused! 4. It is therefore astonishing that the sites suggested for towers are not in the south east part of the site by the railway and next to Ruckholt Road. Indeed the transition in height at the south end of the site is to go lower the closer to the railway line! Surely the transition should be the other way, higher towers (if towers are required) by the railway and at the south east end of the site. All the higher towers should be along the railway. Who is affected by height on that side of the site? A few people whizzing past in trains? It is interesting to note that of the views provided in the Draft Skyline Study only one is from the Marshes. It includes lots of views from a variety of unlikely and irrelevant points, including the railway line, Orient Way, (I think there may be an error in View number 10 which should be Ruckholt Road looking east) and Temple Mills Lane which do not involve any residential sites. People</p>	<p>character. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>

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					<p>are on the Marshes on a regular basis and thus are exposed to views of buildings surrounding the Marshes, these other sites are mainly where people are driving or travelling and not paying much attention to the view! It is hard to see why these are priority views. Surely, given the sensitivity of the impact on the River Lea and the Marshes, as stated above in 05.5.4 Sensitivities, there should be more representation of the impact on these sites and greater (there doesn't seem to be any) concern about the impact of these towers on the neighbouring open spaces? The view provided from East Marsh is depressing to say the least. The visual impact of a tall tower will be very severe. The document for the site includes two markers for towers running through the centre of the site so the impact could be even worse. No views are provided from the main part of Hackney Marsh or from the Waterworks Meadow. Likewise no views are provided from the allotments sites on the east of Orient Way or from Jubilee Park. I find it curious the concern seems to be with views from roadways or railways where people will be moving and largely unaffected as this will only a temporary impact than from sites where people are trying to enjoy leisure and recreation. 5. It is also interesting to note other statements in the Study: Further opportunities include: - defining Ruckholt Road as a gateway to the borough with new high quality landmarks, - improving accessibility to the area's green amenity offer, - capitalising on views to Hackney Marshes and the Queen Elizabeth Park, - clustering height at the eastern edge of the site to complement development at Leyton Mills retail park So views of Hackney Marshes from the buildings on the Spitalfields site are considered to be of importance but the views of the buildings on the Spitalfields site from the Marshes are only minimally represented and their impact is only referred to in terms of shadowing and not in terms of visual impact. This hardly seems a fair representation of planning principles. If Waltham Forest wishes improve the area's 'green amenity offer', once again the point would seem to be reduce impacts on that space with towers. Clustering height at the eastern edge of the site (I would suggest south east of the site) would support the idea of placing the highest towers along the railway line. 6. Further to that the site is expected to benefit its occupants in</p>	

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					<p>terms of access to the amenity of Hackney Marshes but without any particular appreciation of how the Spitalfields site will actually diminish the visual amenity from which those residents (and others) are expected to profit. It is easy to understand that developers will be happy to profit from this uneven distribution of benefits and harms. 7. As is often the case reference is made to gateways and landmarks. Given that its green spaces on the west side of the Borough are among its more remarkable features it is sad to see this failure to understand that they too are landmark features and superb gateways to the Borough. It seems size, or maybe height, of buildings is what matters more than open space even though its health benefits are ever more widely recognised. 8. Once again it is sad to see a failure to appreciate the benefits provided by green open space that such a space provides for its users in the following comment: 05.5.6 Important borough views: The site does not sit within any important borough views identified by the LBWF Characterisation and Intensification Study (2019). Once again no mention of the damage that towers will do to the views from the open spaces which should be considered of importance. 9. I note no mention is made of the impact of towers on this site on the visual amenity of the Olympic Park. 10. Further to the above regarding the possible location of towers, I am unclear what is meant by 'hostile edge'. I assume it refers to the railway line next door and noise from that railway. I do not see why this should prevent the building of towers along that frontage.. There is also a further diagrammatic representation of noise from the railway, although surprisingly not from Ruckholt Road. Towers and blocks are regularly built close to railway lines these days. Railways are much quieter now and it is possible to build in such a way that living spaces face away from the railway leaving kitchens and bathrooms on that side of the building and to provide good sound insulation. The site as a whole will be affected by railway traffic and building tall buildings on some locations close to the railway will protect the rest of the site. Residents in tall buildings will be less affected by noise from a railway than those in smaller blocks built close to the railway. Spaces lower down can be reserved for offices or other leisure facilities. I understand there will be a station entrance on the site which</p>	

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					<p>appears to be part of the plan. This could be incorporated into a taller building buffering noise at the bottom of the tower, once again reducing the noise of trains on the rest of the site. 11. I note cycling/pedestrian connectivity is marked along the Marshes side of the site. This seems to indicate a willingness to consider a margin along that side of the site next to East Marsh and the River. I would suggest this should not just indicate cycling/pedestrian connectivity but should mark a green margin along the whole of that side of the site allowing for tree planting and gardens as well as connectivity. There is already some tree cover on the edge of East Marsh and along the river next to the site. This can be added to on the site to create a wider green margin all along the edge of the site. 12. The plans show no trees are to be retained or even planted. There is reference to trees being retained on the other side of Ruckholt Road. It is hard to see what that has to do with this site. The point is what environmental improvements or even retention will occur on this site and it seems nothing of this kind is envisaged which is extremely disappointing. The triangle at the bottom south western part of the site is already wooded. I would suggest this should be retained and added to as it is, again providing a buffer between the Marsh and the development. If it is to be cut back then at least a substantial section on the edge of East Marsh should be retained as part of the green margin I am suggesting for the whole site. However, given its limited usefulness as a development location I would suggest leaving it as a wooded area is the most useful and ecologically sensible decision. 13. Given there is already a green frontage to the site on Ruckholt Road I would also suggest retaining that line of trees along the road. It is regrettable there is no mention of these trees or of the wooded area in these documents. Once again the documents suggest Waltham Forest is only interested in buildings as providing landmarks. A line of trees along the edge of Ruckhold Road would be much more impressive to my mind, especially as this is not an urban area with lots of other buildings. This site sits next to several open spaces and for it to be marked with a green edge would be far more suitable. 14. I note the connectivity seems to extend north of the site. It isn't plain what is intended, whether this is supposed to mean the Spitalfields</p>	

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					<p>site will be connected to the Waterworks Meadow. If this is what is being planned I would argue that it is undesirable to penetrate this small green area which at present is able to be an almost inaccessible space for nature. This should be retained as a natural haven. Is there is really a need to create a cycle/pedestrian route north on this narrow side between the river and the railway when it is easy for people to move north over Hackney Marshes and up Orient Way, which is only a short ride away for cyclists? The plans seem to indicate connections across to East Marsh If that is so then that will link this site in with the already well used walking and cycle routes along the side of Hackney Marshes. In addition, creating this as a route north to the Waterworks Meadow may well have negative consequences for the Meadow itself as a self contained space which has potential as an ecololigical site on its own merits. Since the LVRPA abandoned the golf course this land has been treated as an occasional camp or festival site. This has caused a lot of annoyance to local users and has prevented proper long tem planning for the Meadow. Local groups, notably Save Lea Marshes, have proposed a long term plan to improve the ecology of the site and make it a more attractive open space for local people to enjoy. The risk of creating a cycle route north from the Spitalfields site would mean there is a risk that it will become high speed route for cyclists who would then see the Waterworks as part of that route. Cycle routes are already created and well used on both sides of the site across East Marsh or up Orient Way. There is little need for another north south cycle route when there is plenty of existing provision and a further route here could have negative impacts on a piece of land along the river, which is already a natural haven, and on the Waterworks Meadow further north</p>	
403	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both</p>	<p>Support in principle noted. This will be considered in the drafting of the next iteration of the LP2 Document. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning</p>

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					<p>the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA02 New Spitalfields Market Site is adjacent to a Metropolitan Site of Importance for Nature Conservation (Met SINC): M071 The Lee Valley) Support in principle. Landscaping should seek to enhance the western boundary to strengthen ecological resilience of SINC</p>	<p>work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".</p>
386	Mr Hassan Ahmed	Greater London Authority			<p>SA02: New Spitalfields Market The proposed introduction of non-industrial uses into this BEA/LSIS should only be considered acceptable where co-location through a masterplan approach is required with the intention of</p>	<p>Comment noted for consideration in the next iteration of the LP2 document.</p>

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					maintaining industrial capacity. This site should form part of the proposed Industrial Intensification SPD that has been raised in the draft Local Plan.	
1082	LVRPA	Lee Valley Regional Park Authority			<p>SA02 lies outside the Regional Park but opposite the Lee Valley Hockey and Tennis Centre, (please see Appendix B). Both sites form part of the "New Leyton € Development area. Reference within the Site Allocation to supporting development where it provides connections with the Regional Park and QEOP and opens up Hackney Marshes are noted, but with the quantum of development proposed, this site allocation will need to provide a substantial area and range of open spaces to cater for the needs of the new residents. Proposed green/open space should be indicated on the Placemaking map. This open space should then be located and designed to complement the adjoining Lee Valley Hockey &amp; Tennis Centre to the south and Hackney Marshes to the west. The Lee Valley Hockey &amp; Tennis Centre opposite forms part of the QEOP and serves a regional, national and international sporting and leisure market as well as serving local sporting need in relation to tennis and hockey. It includes areas of public open space and areas of valuable habitat in relation to both the LLDC and LVRPA Biodiversity Action Plans but the Authority's primary objectives in relation to the site are to ensure it continues to play its part in developing the QEOP as a zone of sporting excellence. The reference to new walking routes going north towards Lea Bridge Road are noted as is the reference to connections into the Regional Park and QEOP. Area 1 PDF Proposals identify the need for partnership working "to promote and enhance both routes into the Regional Park and the areas of the QEOP and Stratford that lie just outside the boundary € in order to establish a network of visitor facilities and open spaces linking the QEOP with the wider Regional Park, including Hackney Marshes, the Waterworks visitor hub, and Walthamstow Wetlands. Proposals also identify the opportunity to "develop and promote a primary gateway into the Regional Park and QEOP from the which would be signed from Leyton, through the Lee Valley Hockey and Tennis Centre. Future development within this site could assist in achieving this entrance/gateway and this should be referenced. The "potential for height € noted in the Placemaking Plan</p>	<p>Noted for consideration. The Lee Valley Hockey and Tennis Centre is considered within the Council's emerging SANGs strategy as a site capable of enhancement and biodiversity uplift to form part of the borough's mitigation for the impact of development on the Epping Forest SAC.</p>

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					should also consider views through into both the Regional Park (including views to the north "up the valley €?) and the QEOP; maintaining views south through to the VeloPark will be important for example. The site allocation makes no mention of biodiversity and yet this site presents opportunities for habitat enhancements around the river frontage that sits on the western side of the site. Its frontage to the waterfront should be noted and a river restoration scheme should be identified as part of the Placemaking Plan included in the Site Allocations.	
872	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. TfL notes the aspiration to create a new station at Ruckholt Road, but this performed poorly in recent modelling jointly undertaken for the Upper Lee Valley Opportunity Area. A new station may be a longer-term ambition that could be tested through the forthcoming transport strategy to support the New Leyton Development Framework. However, access and capacity improvements at Leyton station (including provision of step free access), alongside improved bus links are likely to be more effective in providing the transport connectivity needed to accommodate proposals for the site. Any funding from the development should be directed towards improvements to Leyton station, bus links and active travel. Consideration should also be given to accommodating bus garage facilities on the site as part of wider development. There is a need for additional bus garage capacity in the area, particularly if the existing Lea Interchange bus garage is required in the future for alternative rail related uses. As a major generator of employment, the bus garage would help to deliver the minimum 29,798 sqm of replacement employment space proposed for the site in addition to securing adequate space for sustainable travel into the future, as London grows.	The Council is committed to its continuing dialogue with TfL and the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

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963	Mr Hassan Ahmed	Greater London Authority			The proposed introduction of non-industrial uses into this BEA/LSIS should only be considered acceptable where co-location through a masterplan approach is required with the intention of maintaining industrial capacity. This site should form part of the proposed Industrial Intensification SPD that has been raised in the draft Local Plan.	The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.
385	Mr Hassan Ahmed	Greater London Authority			The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and	Noted for consideration

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					<p>draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London</p>	

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor</p>	

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					welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN).	
390	The City of London	Department of the Built Environment City of London	Mark Underwood	Deloitte	To avoid any confusion, the CoLC requests that emphasis should be placed on the Site's potential for redevelopment to explicitly state that this is dependent on the relocation of New Spitalfields Market. The CoLC requests that the first sentence of the proposed allocation box in the Site Allocation is updated to read (additions in bold): "If New Spitalfields Market is relocated, development will be supported where it provides: € The CoLC also requests that the requirement for a "Minimum 3,000 homes € and "Minimum 29,798 sqm of replacement employment floorspace € are respectively updated to read (additions in bold): "Minimum 3,000 homes, subject to quality design review € and "An appropriate quantum and range of flexible employment floorspace to replace the existing jobs, ensuring that the redevelopment of the Site is residential-led. € This aligns with the CoLC's recommended changes to Policy 30'Industrial Masterplan Approach' as set out in representations to the LBWF Local Plan Part 1 consultation (Shaping the Borough). It is important that this flexibility is retained as re-providing the existing quantum and type of employment floorspace on site could hinder the quality and quantity of future residential development and could lead to over-	Noted for consideration

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					<p>development as well as contradicting Local Plan Part 1 Policies 7 and 8. These proposed changes are informed by a preliminary analysis of the Site carried out by the architects Prior &amp; Partners (commissioned by the CoLC) to develop a 'framework masterplan' that establishes place-making principles, key routes, density, land uses and plots which has informed an indicative site capacity assessment. This preliminary study will inform further work and discussions with key stakeholders taking part in the New Leyton Masterplan. The redevelopment of the Site will ultimately have to include a balanced mix of uses to ensure it is creating a sustainable community with a sense of place. The preliminary capacity studies undertaken by Prior &amp; Partners have demonstrated that the strict application of a minimum of 3,000 homes and re-provision of a minimum of 29,798 sqm of replacement employment floorspace may hinder the delivery of a high-quality, residential-led development of the Site and simply not allow for the provision of complementary uses and open space or result in an over-developed site and a site which may not be viable to bring forward. This is a level of detail that will need to be worked through in the New Leyton Masterplan which will ultimately influence the definitive minimum of housing that can realistically be delivered on the Site. The requirement for a minimum quantum of employment floorspace is potentially overly restrictive as it does not take account of the varying numbers of jobs associated with different types of workplaces. For example, an office use would provide a much higher density of workers per sqm than light industrial floorspace re-provision. It therefore may not be necessary to have the 'same' quantum of floorspace replaced on the site as existing to maintain the same number of jobs. The CoLC therefore requests that the requirement for employment uses on the site does not include a specific quantum of floorspace as this would be inconsistent with, and could be detrimental to achieving the aims of Policy 9 of the Local Plan Part 1 that requires a minimum of 6,800 jobs in the Leyton Strategic Location. In addition, as the Site will not be available for redevelopment until New Spitalfields Market has been relocated, the type of employment uses required should be flexible to ensure that when the Site is redeveloped the appropriate</p>	

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					types of employment floorspace can be delivered. Requiring specific employment uses could slow down the regeneration of the area and conflict with paragraph 119 of the National Planning Policy Framework which states "local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs. € Restricting flexibility would also conflict with Policy 28 of the Local Plan Part 1 which identifies that the following uses will be supported in Borough Employment Areas: "i. Light industrial (Class E G iii) ii. Workspaces (Class E G) iii. General industry (Class B2) iv. Storage or Distribution (Class B8) v. Waste sites (B2/B8/Sui Generis) vi. Uses ancillary to the above. € Finally, the location for a potential new station at Ruckholt Road is yet to be finalised with a few options being considered across the wider Leyton Strategic Location where the Site sits. The above Site Allocation should reflect the fact that the entrance to the station may not be within the Site. The CoLC therefore requests that "Public transport improvements including potential new station at Ruckholt Road € should be amended to state (additions in bold): "Public transport improvements including links to a potential new station at Ruckholt Road. € Whilst the CoLC aspires to such development at the Site, the Site Allocation should be re-worded to allow a mixed-use and balanced development to be brought forward, in consideration of housing and employment demands by the time New Spitalfields market is relocated. The CoLC therefore requests that these requirements are revised in line with the recommendations in this letter to ensure there is sufficient flexibility for the right quantum and types of uses to be delivered on the Site. It is noted of course that much of the detail in relation to the Site Allocation will be worked through in the South Leyton Masterplan. The CoLC is committed to working with LBWF on this exercise.	
420	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site is adjacent to a Metropolitan Site of Importance for Nature Conservation (Met SINC): M071 The Lee Valley) Support in principle. Landscaping should seek to enhance the western boundary to strengthen ecological resilience of SINC.	Noted

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306	Mr Thomas Addenbrooke				In policy 57.A, Part 1 of the Local Plan lays out a stringent set of 'tests' by which the possibility of building Tall and Taller buildings will be judged. "Subject to their impact on local character and context, Taller and Tall buildings will generally only be supported in identified Strategic Locations and Opportunity Sites (see Policy 4, Location of Growth). In addition, for a site to be considered appropriate for a Taller or Tall Building(s), the following further locational criteria will also be considered: i. proximity to public transport interchanges; ii. public transport accessibility; iii. walking and cycling networks; and iv. nearby facilities such as shops, community facilities and social infrastructure. These "tests" are extremely important in ensuring appropriate and sustainable development. However, the Site Allocations document treats these tests much more blithely than implied by Part 1 of the Local Plan - SA02 is a good example. i. The site is a long way from public transport interchanges ii. The PTAL rating for the site is largely 0 which is terrible in the context of the borough, much of which has a rating of 4-6. iv. The site is poorly positioned in terms of access to local infrastructure. The justifications for these heights in the draft skylines study is based on the location in a strategic/gateway position, but the text quoted above clearly states that criteria i-iv must be considered in addition to whether the site has been identified as a strategic location.	Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
413	Carolyn Seymour	Regeneration and Sustainability Delivery Lead London Borough of Waltham Forest			In the role as Sustainability lead for the Council, I have reviewed the Sites Allocation Document (SAD) to plot where development is likely to be clustered within the borough and where there might be the possibility to create further Decentralised Energy Networks as per government BEIS, GLA and our own existing Local Plan policies.	Noted
600	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including those promoting active travel will apply to

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						ensure that there is a balance between physical, social and economic development and environmental protection.
602	Josephine Vos	Transport for London- City Planning			Consideration should also be given to accommodating bus garage facilities on the site as part of wider development. There is a need for additional bus garage capacity in the area, particularly if the existing Lea Interchange bus garage is required in the future for alternative rail related uses. As a major generator of employment, the bus garage would help to deliver the minimum 29,798 sqm of replacement employment space proposed for the site in addition to securing adequate space for sustainable travel into the future, as London grows.	Noted for consideration
601	Josephine Vos	Transport for London- City Planning			TfL notes the aspiration to create a new station at Ruckholt Road, but this performed poorly in recent modelling jointly undertaken for the Upper Lee Valley Opportunity Area. A new station may be a longer-term ambition that could be tested through the forthcoming transport strategy to support the New Leyton Development Framework. However, access and capacity improvements at Leyton station (including provision of step free access), alongside improved bus links are likely to be more effective in providing the transport connectivity needed to accommodate proposals for the site. Any funding from the development should be directed towards improvements to Leyton station, bus links and active travel.	Noted. The Council agrees that the proposed Ruckholt Road Station is a long-term aspiration. The Council is currently investigating the feasibility of this proposal. This project would have an important role in unlocking development potential in the Leyton Growth area.
532	Mr Patrick Batten	Associate Director Segro Properties Ltd	Ms Laura Elias	Associate Director C B R E	New Spitalfields occupies a site of 11.23 ha that is naturally separated from established residential uses and is located in proximity to the strategic road network. These characteristics make the site highly suitable for continued use for warehousing, and possibly multi-level warehousing. In contrast, the spatially isolated nature of the site from amenities and social infrastructure, together with its poor PTAL rating of 1b, suggest that this site may not be sustainable for residential development. We recommend that Waltham Forest reconsiders the draft allocation SA02 and suggest that a multi-level warehouse development is explored to meet the identified needs for employment space. If justified, multi-level development could actually	Noted for consideration

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					facilitate the release of lower quality industrial land in more sustainable locations for housing.	
384	Mr Hassan Ahmed	Greater London Authority			<p>Thank you for consulting the Mayor of London on the London Borough of Waltham Forest's (WF's) Regulation 18 draft Local Plan Part 2: Site Allocations. As you are aware, all Development Plan Documents in London must be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. The Mayor has afforded me delegated authority to make detailed comments which are set out below. Transport for London (TfL) have provided comments, which I endorse, and which are attached at Annex 1. The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new</p>	<p>Noted for consideration. The Mayor's recommendations in relation to clearly identifying sites with capacity to meet the borough's economic needs over the plan period are noted, and additional allocations and modifications to the allocations are proposed to address this, and support a strategy for delivering and maintaining an adequate supply of industrial land over the plan period.</p>

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					<p>homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in</p>	

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					<p>individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate</p>	

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					<p>heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA02: New Spitalfields Market The proposed introduction of non-industrial uses into this BEA/LSIS should only be considered acceptable where co-location through a masterplan approach is required with the intention of maintaining industrial capacity. This site should form part of the proposed Industrial Intensification SPD that has been raised in the draft Local Plan.</p>	

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Leyton						
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4	Ms Alison Hill				The tower block will ruin the view and sunlight for the allotment holders. Why only 50% affordable and why not council homes?	<p>The policies in the Waltham Forest Local Plan support the strategic policies set out in the London Plan which it must be in general conformity with. The affordable housing tenure split (70% London Affordable Rent/social rent and 30% intermediate tenures) sought is consistent with identified local needs (which are predominantly for more affordable than intermediate tenures). This has to be balanced against the Mayor’s strategic affordable requirements set out in London Plan policy H6 Affordable Housing Tenure (minimum 30% of London Affordable Rent or Social Rent and minimum 30% intermediate). The viability of this mix in association with market sale housing development is supported by appropriately robust viability evidence.</p> <p>The Avenue Road Estate Regeneration proposals have been put to initial resident ballot in January 2021, with 91.5% of residents voting in favour of the proposals.</p> <p>The Site Allocations Document does</p>

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						not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. with regards to affordable housing. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. Strategic policies such as Enhancing, and Preserving our Historic Environment are captured in the Local Plan LP1 document.
405	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan	Support in principle noted. This will be considered in the drafting of the next iteration of the LP2 Document. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a

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					<p>(intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA03 Bywaters, Leyton Site is proximal to a Local Site of Importance for Nature Conservation (Local SINC): WFL05 The Dagenham Brook Support in principle. Landscaping should seek to enhance the western boundary to strengthen ecological resilience of Local SINC.</p>	<p>Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site". The Council will be undertaking a SINC review.</p>
238	Mr David Boote				<p>This site is close to the Lea Valley area of green open space. future development should protect existing pedestrian access and enhance it to encourage walking for physical and mental wellbeing.</p>	Noted

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387	Mr Hassan Ahmed	Greater London Authority			SA03: Bywaters, Leyton It should be made clear if Bywaters Waste Management Facility is a safeguarded waste site as part of the North London Waste Plan. If it is, the waste plan reference or ID should be noted, and so too should the waste capacity throughput of the site. Relevant ItP London Plan Policies should be set out including S18 and S19 to ensure the correct implementation of the waste hierarchy and to ensure that compensatory capacity is able to at least meet, and should exceed, the maximum throughput of the site to be lost. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD or via an Area Action Plan for example.	The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.
622	Thames Water Utilities Ltd	Thames Water Utilities Ltd	Ms Stefania Petrosino	Planner Savills (UK) Ltd	Further to Thames Water's separate statutory undertaker consultation response to the Local Plan Parts 1 and 2 consultation, this response is made to the Local Plan Part 2 (site allocations) consultation by Thames Water as a landowner. Thames Water have been working with the London Borough of Waltham Forest (the Council) and other site promoters to progress the concept and delivery of proposed allocations SA03 and SA10. Proposed sites SA04 and SA05 are adjacent to the storm tanks within site SA03. The effect of the tanks on the development of the adjacent sites must be taken into account during their masterplanning, including odour assessment in the event that the sites come forward ahead of site SA03. It is within this context that Thames Water make the following comments. SA03 - Bywaters, Leyton Thames Water support the identification of their land within the wider site allocation SA03. Thames Water own and operate the existing Storm Water Tanks located within the centre of the proposed allocation. The allocation site is located within the urban area of Leyton, outside of the Metropolitan Green Belt, and is previously developed land. The site is immediately adjacent to two other proposed strategic allocations: SA04 (Osier Way) and SA05 (The Score Centre), both of which are for predominately residential development, with	The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.

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					<p>SA05 also incorporating leisure and community facilities including a doctor's surgery and nursery. The proposed allocation requires "Re-provision of a new Thames Water Storm Water facility incorporating underground storm water storage tanks €2 which is supported as re-provision is essential for the comprehensive masterplanning and eventual delivery of the site. Given the nature of the function of the existing storm tanks and pumping station, which includes open tanks, relocation is necessary prior to any residential development taking place in order to protect the amenity of new residents and in order to be consistent with the requirements of National planning Policy Framework (NPPF) 2019 paragraphs 170 and 180. Thames Water will continue to work with the Council regarding the redevelopment of the site and the feasibility of relocating the storm tanks elsewhere within the site. In due course, technical and feasibility assessments will be required to inform the development of a comprehensive masterplan for the site. Careful masterplanning and technical design will be required in order to ensure that the relocated storm tanks will not impact unacceptably on the amenities of neighbouring development by virtue of odour, noise or lighting associated with their operation. Thames Water is a regulated company and any investment that it makes into its assets is ultimately funded via its customers' bills, meaning there is enormous pressure on its investment programme. Whilst it is Thames Water's intention to continue to maintain and enhance the existing storm tanks, there is no business case for Thames Water customers to fund the relocation of the storm tanks. Consequently the storm tanks will only be relocated if relocation and associated works to address the impacts of the operation of the tanks are facilitated and funded by the redevelopment of the wider site. If for any reason, any part of the site were to come forward for development prior to the storm water tanks being relocated (which we do not support as set out above), the proposal must be subject to an Odour Impact Assessment (OIA) based on odour sampling and modelling which must be submitted with the application. If the OIA requires any necessary mitigation to make the development acceptable, this must be funded by the developer in order to protect the residents amenity in line with guidance in NPPF and the</p>	

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					<p>Agent of Change principle in new London Plan Policy D131. The site allocation proforma notes that the site already benefits from outline planning permission for redevelopment, including the provision of a new two form-entry primary school (Council ref: 171408). It is noted that provision of a primary school is not a requirement of the proposed allocation, which is supported on the basis there does not appear to be evidence of need for a new school. The Council's Infrastructure Delivery Plan (January 2019) for example identifies that there is a surplus of primary school places in the Borough stating that "A drop in birth rate since 2013 has meant there is a projected surplus of approximately 4% for the next 5 years. Lack in demand for new primary schools has also been confirmed more recently in the Officers Report for the refused planning application for the Reach2 school at the Lea Bridge Depot site (council ref: 171408). The Officers Report stating that: "The Council's Education department confirm there is no requirement for school places at this location. This is because in the primary phase, there is currently a borough-wide surplus of over 300 reception places (the first year of primary education). This is the equivalent of five 2FE primary schools. In summary the proposed allocation SA03 is supported by Thames Water subject to: the requirement for the storm tanks to be relocated as part of the comprehensive redevelopment of the site; and the relocation of the storm tanks and necessary mitigation to protect the amenities of new residents being facilitated and funded by the comprehensive redevelopment of the site.</p>	
1004	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>Site is proximal to a Local Site of Importance for Nature Conservation (Local SINC): WFL05 The Dagenham Brook. Support in principle. Landscaping should seek to enhance the western boundary to strengthen ecological resilience of Local SINC.</p>	<p>The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to</p>

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						maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
956	Ben Terry				Site boundaries should be tight against one another. Boundary should include Auckland Rd. Pedestrian Cycle connectivity from Dunedin ro to Osier way	Noted for further consideration.
873	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services in line with the existing planning consent. The adjoining Score Centre has proposed a segregated cycle way along Auckland Road, and connections to this should be created as part of this development.	The Council is committed to its continuing dialogue with TfL and the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is

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						consistent with transport policy at national level.
1026	LocatED	Senior Director B N P Paribas			<p>(September 2019). We are also submitting a response to the Local Plan Part 1 Strategic Policies Regulation 19 consultation. REPRESENTATION For the Part 2 - Site Allocations (Regulation 18) Consultation, we suggest an Allocation that recognises the Subject Site as: - a Major Existing Developed Site within the MOL suitable for housing, leisure, community and open space uses ENCLOSURES In support of this Representation, we provide the following enclosures: - an Architects Brochure (produced by Architecture Initiative) that demonstrates how the Subject Site could be developed for housing, consistent with the principles of the MOL as set out in the NPPF. - a Supporting Transport Statement (produced by Curtins) which demonstrates that a residential development of the land would reduce the number of car trips compared to that previously generated by the baseline Thames Water depot use. The development approach shows housing where the existing buildings are focused, leaving the eastern part left open for leisure, recreation and ecology. THE LANDOWNER The site is owned by the Secretary of State for Housing Communities and Local Government. These representations are submitted on behalf of LocatED which provides property advice to the landowner on this site. LocatED is a government-owned property company with the responsibility for buying and developing sites in England to create new schools. A planning application for school use was recently refused by the Council, hence LocatED is promoting alternative uses as part of the Local Plan process. THE SUBJECT SITE Former Thames Water Depot, Lea Bridge Road, Leyton, London, E5 9RJ The Council will be aware of the Subject Site's characteristics, constraints and opportunities - see Architect's Brochure. The Subject Site currently has a PTAL rating ranging from 3 to 2. The Subject Site is located on the southern side of Lea Bridge Road close to Lea Bridge Station (450m). Its south western boundary is the River Lea, which also forms the borough boundary (with the London Borough of Hackney). There is existing extensive built form on the Subject Site. Effectively, the site is covered almost completely by hardstanding, and there are a number of permanent and</p>	Noted for consideration.

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					<p>existing buildings used by current operations but also in connection with the historic waterworks use. The permanent buildings are concentrated within the western part of the site, with some temporary buildings located within the eastern area. The whole site is used for a mix of B1 (office) and B2 (employment brownfield land) uses. The Subject Site contains two locally listed buildings which are within western part of the site - the Red House (Engineer's House) and Turbine House. Otherwise, there are no heritage assets on the site or in the immediate locality. To the east of the site is a cycle path beyond which is the Water Works Centre Nature Reserve &amp; Middlesex Filter Beds which is part of the wider Lea Valley Regional Park (LVRP). To the north of the site beyond Lea Bridge Road is the Lea Valley Ice Centre (proposed for redevelopment) and the recent Essex Wharf residential development. There is a belt of mature trees on the site's northern boundary with Lea Bridge Road. Additionally there is a dense row of trees running along the eastern and south western site boundaries. The site falls within Flood Zone 2 as identified on the Environment Agency's Flood Maps. There are some 'no build zones' within the site owing to below ground constraints such as power tunnels and wayleaves for National Grid, Thames Water, the Canal &amp; River Trust and BT. RECENT PLANNING HISTORY A planning application for school use and sports fields was submitted in 2017 (LPA ref: 171408). This application was refused by the Council's Planning Committee on 25 March 2019. Six reasons for refusal were given. The main reason for refusal was that the Council considered it to represent inappropriate development in the MOL and by reason of its siting, height, excessive foot print, scale, bulk, massing and location, it was judged to cause substantial harm to its openness. There were other design and technical reasons against the planning application. The Committee Report provided no commentary on the principle of the loss of the existing use, or provided any indication that the loss of the existing use would be resisted (subject to MOL and other design and technical considerations). PLANNING POLICY CONTEXT The 3 tier planning policy context is now explained which supports the Allocation of the Subject Site National Planning Policy Framework (NPPF) 2019 The NPPF is significant for our Representation</p>	

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					<p>because it sets out: - the definition of Previously Developed Land - the NPPF objectives for development - the context for plan-making - the encouragement for development - the approaches to the Green Belt (and therefore Metropolitan Open Land). Previously Developed Land Under the NPPF (Annex 2: Glossary), Previously Developed Land is defined as: 'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole curtilage should be developed) and any associated fixed surface infrastructure.' The Subject Site by virtue of existing buildings and the extensive hardstanding is therefore Previously Developed Land and would be subject to the approach contained in the NPPF. Overall NPPF Objectives The purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Paragraph 8 states that 'Achieving sustainable development means that the planning system has three overarching objectives, which are economic, social and environmental.' Social Objective - it identifies the need to 'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.' [our emphasis]. Environmental Objective - it identifies the need to 'contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'. [our emphasis]. Plan-making Paragraph 9 indicates that the objectives should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF, and that planning policies should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. Paragraph 11 sets out that for plan-making, the</p>	

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					<p>application of the presumption in favour of sustainable development means that:'a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change; b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area6 ; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.' [our emphasis]. Footnote 6 of the NPPF (in relation to part i above) highlights specific policies which are considered to meet the criteria of part b)i, and significantly this does not include MOL. Part 3 of the NPPF sets the framework for the production of Local Plans. This states that the planning system should be genuinely plan-led and provide a framework for addressing housing needs and other economic, social and environmental priorities (Paragraph 15). Local Plans should be prepared positively, in a way that is aspirational but deliverable (Paragraph 16). Strategic Policies Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for (inter alia) housing (including affordable housing). Paragraph 23 highlights the need for broad locations for development to be indicated on a key diagram, and land use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. Making Effective Use of Land Paragraph 117 sets out the requirement for planning policies to promote effective use of land in meeting the need for homes and other uses. Paragraph 118 goes on to state that planning policies should (inter alia):'a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains - such as</p>	

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					<p>developments that would enable new habitat creation or improve public access to the countryside; c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).' [our emphasis] Achieving Appropriate Densities In respect of densities, Paragraph 122 highlights the requirement for planning policies and decisions to support development that makes efficient use of land, taking into account:'a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.' [our emphasis]. Green Belt Land (MOL Land) Paragraph 141 states that (interchange Green Belt for MOL):'Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access: to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land'. The NPPF states at Paragraph 145:'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:' Under g)'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: - not have a greater impact on the</p>	

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					<p>openness of the Green Belt than the existing development; or - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.' [our emphasis]. The conclusions from this approach in respect of the Subject Site are that: - its redevelopment would not amount to inappropriate development requiring very special circumstances to be proven, provided the form of development does not have a greater impact on the openness than the existing development. - where it meets an identified affordable housing need, it would also not be inappropriate development where it does not cause substantial harm to the openness of the MOL. Therefore it is suggested that the Allocation of the Subject Site for housing including affordable housing is supported by the Framework. We now turn to the local considerations supporting such a case. London Plan The current London Plan was adopted in 2016 (as amended) and remains the prevailing document until the new London Plan is formally adopted. The London Plan pre-dates the NPPF 2019 and therefore is not up to date with national policy. On 9 December 2020 the Mayor of London wrote to the Secretary of State setting out the intention to publish the document later that this month. The Secretary of State responded on 10 December setting out a fresh series of amendments to the draft plan, and issuing two fresh directions. The key Adopted London Plan Policy is Policy 7.17 which at 7.17(C) indicates that alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process. This same wording is carried forward at draft Policy G3(C) of the emerging new London Plan. However, a proposed alteration by the Secretary of State as issued 10 December 2020 seeks to remove wording which states that as part of any MOL boundary change, the quantum of MOL should not be reduced, and that the overall value of the land designated as MOL is improved. the proposed revised wording makes reference to any MOL boundary change taking into account the purposes for including land in MOL set out in Policy G3 (B). Another proposed amendment to Policy G3(A)1 seeks the removal of wording which states that'Development proposals that would</p>	

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					<p>harm MOL should be refused.' The remainder of the policy which refers to national planning policy tests that apply to Green Belt, is retained, as is Policy G3(A)2) which states that boroughs should work with partners to enhance the quality and range of uses of MOL. For clarity, we are not seeking removal of the Subject Site from the MOL. Paragraph 8.34 of the draft London Plan states that: Proposals to enhance access to MOL and to improve poorer quality areas such that they provide a wider range of benefits for Londoners that are appropriate within MOL will be encouraged. Examples include improved public access for all, inclusive design, recreation facilities, habitat creation, landscaping improvement and flood storage. Draft new London Plan Policy D1(A) states that 'Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth. Area assessments should cover the elements listed below: '1) demographic make-up and socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing types and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) existing and planned transport networks (particularly walking and cycling networks) and public transport connectivity 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging Development Plan designations 11) land uses 12) views and landmarks' [our emphasis] Draft Policy D1(B) goes on to state that 'In preparing Development Plans, boroughs should plan to meet borough-wide growth requirements, including their overall housing targets, by: 1) using the findings of area assessments (as required in Part A) to identify suitable locations for growth, and the potential scale of that growth (e.g. opportunities for extensive, moderate or limited growth) consistent with the spatial approach set out in this Plan; 2) assessing the capacity of existing and planned</p>	

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					<p>physical, environmental and social infrastructure to support the required level of growth and, where necessary, improvements to infrastructure capacity should be planned in infrastructure delivery plans or programmes to support growth; and 3) following the design-led approach (set out in Policy D3 Optimising site capacity through the design-led approach) to establish optimised site capacities for site allocations. Boroughs are encouraged to set out acceptable building heights, scale, massing and indicative layouts for allocated sites, and, where appropriate, the amount of floorspace that should be provided for different land uses.' [our emphasis]. Waltham Forest Local Planning Policy The new housing requirement for the borough is considered in more detail in our response to the Local Plan Part 1 Strategic Policies (Regulation 19) consultation. However, it is clear from the emerging planning policy context that there is a very strong and pressing need for new homes in the borough. As currently drafted, Policy 12 of the Local Plan Part 1 Strategic Policies (Regulation 19) consultation sets out the requirement to deliver a minimum 27,000 homes in the period 2020 - 2035 (1,800 homes per annum). This signifies an increase of 137% against the current Waltham Forest Core Strategy housing requirement of 760 homes per annum. The Government's Housing delivery Test (2019 Measurement) indicates that over the previous three year period the Council had delivered 2,590 homes against a requirement of 2,430 new homes. Whilst it is positive that London Borough of Waltham Forest (LBWF) met its housing requirements, it is salient that the average annual requirement over this three year period was only 810 homes. The minimum annual requirement set out at Draft Policy 12 signifies an increase of 122% over that figure. The most recent LBWF Authority Monitoring Report 2018/19 (December 2019) indicates that in total, the identified deliverable supply for the period 1 April 2019 - 31 March 2024 is 5,975 homes. It indicates that against a target of 862 homes per annum for the borough (as set out in the adopted London Plan), and incorporating a 5% buffer as required by NPPF Paragraph 73, the Council's five year total requirement is 5,205 dwellings. Therefore, on that basis, the Council can currently demonstrate a five year housing land supply. However, against a five</p>	

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					<p>year requirement of 9,450 (Draft Policy 12 requirement of 1,800 dpa, with 5% buffer), the Council would be able to demonstrate a housing land supply of 3.2 years, and a shortfall of 3,475 homes. Of course, the new Local Plan Parts 1 and 2 aims to set out the strategy for delivering the new housing requirement, however this demonstrates the challenges the Council faces in terms of housing delivery. Given the pressing need for new homes over the Plan Period, the Council will need to consider all potential options within the emerging Local Plan process, including Previously Developed Land in the MOL, particularly given that the borough is very constrained. Draft Policy 79 of the Local Plan Part 1 Strategic Policies (Regulation 19) consultation sets out the approach for the preservation and enhancement of green and blue infrastructure, which at (A) includes the protection of MOL from inappropriate development and improving active access for pedestrians and cyclists where appropriate. It also focuses on delivering development and regeneration activity principally through the use of brownfield land and buildings. Part (B) sets out the principles of development in the event that development proposals are allowed in exceptional circumstances in MOL within the meaning of national policy and the London Plan. This includes the need to complement and improve the quality of existing open space uses and landscaping, enhancing the green infrastructure network through better connectivity, and extending the Borough's Greenways, Green Corridors and provide landscaping along transport routes where possible. POSSIBLE PROPOSALS FOR THE FORMER THAMES WATER DEPOT The illustrative proposals in the Architects Brochure demonstrate that a scheme could be conceived that would create some 350 residential units including substantial affordable housing, open space and leisure activities as well as allow the site to contribute to biodiversity. The approach has sought to strike an appropriate balance between providing efficient use of this sustainable site but reflecting the nature of the MOL in terms of height, scale, mass and positioning of built form. Additional key design drivers have been to increase permeability across the site, provide high quality green infrastructure within the site and connectivity to the LVRP, provision of sustainable drainage to</p>	

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					<p>enhance flood risk management, and consideration of the setting of the locally listed buildings. For clarity: - it is not part of the Representation to seek the removal of the site from the MOL - it is held that the proposals prepared by AI Architecture represent a scheme which, by virtue of the overall scale, mass and positioning of buildings, together with existing and proposed landscaping, would result in a scheme which would retain the openness of the MOL. When the proposals are viewed as a whole, including the generous open space provision, it is considered that the openness of the MOL would be retained. As explained later in this letter, the Council includes the site within the Lea Bridge and Church Road Strategic Location (Local Plan Part 1 Regulation 19 consultation) as an area where growth is proposed to be focussed. Moreover, in the Lea Bridge and Leyton Vision (2017) document, LBWF identified the site as a 'possible regeneration opportunity' (page 28), and page 32 shows an indicative form of development focussed around the western part of the site, which is similar in approach and scale to the AI Architecture proposals. Extracts are included at Appendix 1. Whilst we note that this is not an adopted planning policy document, it demonstrates the Council recognises this as a potential regeneration site and identifies a broad design approach. In the planning policy context, it is clearly evident that there are overwhelming benefits to demonstrate that the site should be allocated as a Major Existing Developed Site in Metropolitan Open Land for residential (or residential-led) development. These benefits are explored below. i. Need for New Housing As set out above, it is clear that the Council's housing requirements are set to increase very significantly in the new Local Plan period (an increase of 137% against the adopted Core Strategy). Against this requirement and in the context of a constrained borough, the site represents a unique opportunity to deliver a high level of homes on one site which is under one ownership. In this respect, the AI Architecture design document presents a scheme which could deliver an indicative 350 new homes. This represents a valuable contribution to the Council's housing target over the plan period. Within this, the scheme could make a significant contribution to affordable housing for which there is a pressing need in the borough, in</p>	

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					<p>accordance with the Council's policies. ii. Affordable Housing As well as the overall level of housing need for the borough, it is highlighted that there is a specific urgent need for affordable housing. The 2017 London-wide Strategic Housing Market Assessment (SHMA) found that of the total housing need across London, 47% of this is for low-cost rented affordable housing, and 18% for intermediate affordable housing. Additionally the SHMA for Waltham Forest prepared in 2017 by Cobweb Consulting indicated that at that time there was a net annual requirement 1,258 affordable homes. Whilst scheme viability would be considered at the time of any future planning application having regard to project costs and market conditions, the intention is that the proposal would deliver a significant contribution to the Council's affordable housing requirements, in accordance with London Affordable Housing and Viability SPG, draft new London Plan Policy H5, and draft Local Plan Policy 13.</p> <p>iii. Sustainable Brownfield Location The site comprises a highly sustainable option for development, given that it comprises previously developed land which is vacant, which is strongly supported at all levels of planning policy. It is also well served by existing local services and public transport, both of which are within easy walking distance. In particular, the site is around 450m from the recently re-opened Lea Bridge Station. iv. Location in the Lea Bridge and Church Road Strategic Location As indicated within the Local Plan Part 1 Regulation 19 consultation, the greatest opportunities for regeneration and good growth in the borough lie in the South, where 14,000 new quality homes are to be provided over the plan period. The Vision for the South also highlights the need to increase access to high quality green and open space across the South, including the LVRP and the River Lea. The diagram provided alongside the Vision for the South identifies the Lea Bridge and Church Road Strategic Location incorporating the site, extending effectively to the western borough boundary. As indicated at Paragraph 4.21 of the Local Plan Part 1 Regulation 19 consultation, the Strategic Locations are 'areas where substantial growth is expected to occur on larger sites or clusters of smaller sites to deliver the significant growth in housing, employment and infrastructure provision.' (our emphasis). Paragraph 4.23 continues: 'Focusing</p>	

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					<p>growth in the identified strategic locations will reduce the pressure for substantial incremental development in predominately established residential and more sensitive areas. By promoting synergy in clusters of sites/areas, more sustainable places and growth locations will be created. In these areas, new homes and jobs will be delivered close to community facilities and public transport and there will be enhanced opportunities for developing a unique sense of community and place. Distributing significant growth to these areas will bring the opportunity to transform places and communities, delivering renewal and strategic scale regeneration. The inclusion of the former Thames Water site within the Strategic Location is clearly intentional and again demonstrates that the Council recognises the potential for redevelopment on the site. Paragraph 4.24 of the Local Plan Part 1 Regulation 19 consultation confirms that the identification of the strategic locations has been derived and informed by the outcome of previous consultation and the Local Plan evidence base. Policy 8 of the Local Plan Part 1 Regulation 19 consultation document and supporting Paragraph 4.43 states that opportunities for intensification of development involving housing uses will be promoted at appropriate locations including within (B)'Transition' areas, including Strategic Locations. Policy 9 of the Local Plan Part 1 Regulation 19 consultation document indicates that within the south of the district (as the priority area for regeneration and good growth), development will be directed towards the identified Strategic Locations, including at (B. i) a minimum of 3,000 new homes in the Lea Bridge and Church Road Strategic Location. The fact that Lea Bridge area (including the Subject Site itself) is identified as a Strategic Location as a focus for housing growth, is strongly welcomed by LocatED, noting the sustainable nature of the site and the wider Lea Bridge area, and the ability for the site to contribute towards development needs and deliver other benefits. It is however salient that the allocations proposed within the Council's Local Plan part 2 Regulation Consultation which fall within the Strategic Location area would only deliver 2,280 homes (using the minimum figures set out in the consultation document):</p> <p>â€¢ SA06 - Gas Holders - 550</p> <p>â€¢ SA07 - Lea Bridge Station Sites 1, 2 and 3 - 300</p> <p>â€¢ SA09 (Estate Way) -</p>	

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					<p>1430 € Total - 2,280 This provides a shortfall of 720 homes against the Council's minimum requirement of 3,000 homes for the Strategic Location area. Whilst of course some development will come forward on windfall sites, this is clearly less certain than site allocations. In order to ensure the deliverability of the Local Plan Part 1, the Council should wherever possible be looking to allocate sufficient land to meet the minimum requirement of 3,000 new homes within the strategic locations. The former Thames Water Depot site would make a significant contribution to that, as the indicative scheme prepared by AI demonstrates that a 350 home scheme could be achieved whilst according with MOL policy. Including such a Land Use Designation for the former Thames Water site for a minimum 300 homes would bring the total site allocation figures in the Strategic Location area to 2,580 homes. v. Connectivity We note the Council's comments in the committee report for the refused planning application at the Subject Site that it is 'keen to bring the former Thames Water Depot site back into use given the MOL designation, by providing links towards Lee Valley Regional Park, which would align with Policy 2.18'Green infrastructure: the multi-functional network of green and open spaces' of the London Plan (2016). The'Vision' for the site is to bring forward some development on the south western fringes of the site, allowing the remaining site to provide links through, which would allow pedestrian access at all times.' The Local Plan Part 1 Regulation 19 consultation document'Vision for the South' indicates that the places within this part of the borough will be defined by their access to high quality green and open space across the South, including the Lee Valley Regional Park and the River Lea. Draft Policy 9 indicates that proposals will be supported where they (M) contribute to improving walking and cycling connectivity around the wider area via public realm improvements. Draft Policy 84 also indicates that proposals which affect the LVRP should include measures for the protection, enhancement and where possible, the extension of the borough's network of Green Corridors, deliver enhancements where possible, and improve access and links to the park and its waterways. As one of the key design drivers of any new development, the proposals would increase permeability to the LVRP</p>	

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					as part of a movement strategy, and would also include green links as part of the landscape strategy. This would benefit both potential residents of the scheme but also the wider community by enhancing connectivity throughout. This should also be seen in the context of the existing site which is currently private land which forms a barrier to movement, and detracts from the enjoyment of the LVRP. As demonstrated in the AI Architect's Brochure, the indicative development proposals have focussed on western and southern parts of the site which already feature built form (noting the other site constraints and design drivers previously highlighted). vi. Minimal Impact on Openness or Landscaping As indicated previously, the indicative design proposals presented within Architect's Brochure demonstrate that an appropriate scheme can come forward which preserves the openness of the MOL when considered against the existing built form on site. Particular consideration has been afforded to the scale, mass, location of new built form. vii. Enhancements to Local Character In addition to the consideration of the impact on openness of the MOL, the proposals would significantly enhance the character of the locality, given the significant reduction in hardstanding and increase in landscaping, the replacement of large scale industrial buildings with domestic scale buildings, and an emphasis on high quality architecture and the urban realm throughout. We note that the consultation document at Paragraphs 5.12 and 6.11 highlight that the delivery of transformational regeneration and good growth should be based on plac	
422	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site is proximal to a Local Site of Importance for Nature Conservation (Local SINC): WFL05 The Dagenham Brook. Support in principle. Landscaping should seek to enhance the western boundary to strengthen ecological resilience of Local SINC.	Noted
535	Rolfe Judd Planning	Bywaters (Leyton) Limited			Site Allocation The site falls within the Draft Local Plan under ref SA03 which supports development that provides 1250 new homes, 4000sqm of non-residential floorspace, re-provides the Thames Water Storm Water Facility and offers a replacement waste site. The site is not located in a conservation area nor does it contain any listed buildings. It does fall within the Blackhorse Road and Northern Olympic Fringe Housing Zone which aims to create 2608	Noted

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					new homes in the area. The majority of the site has a PTAL rating of 1b and falls within flood zone 1. While we welcome the inclusion of the site in the draft local plan site allocation there are certain matters Bywaters wish to see clarified or amended.	
537	Rolfe Judd Planning	Bywaters (Leyton) Limited			Density When the 2017 permission was granted the context within which the permission was granted was very different as neither the Score Site nor the Osier Way site had progressed significantly through the pre application process. When considering the planning decision granted on these sites it is very clear that they deliver significantly enhanced densities which makes them more viable options to come forward. For example the Pocket Living scheme at 9 Osier Way has 196 homes on a site area of 0.42ha which equate to a density of 466 dwellings per hectare. The Score Site is 3.38ha in size and delivers 750 homes and a new leisure centre and other community uses. This equates to 221dwellings per hectare but in reality is much greater given the significant non-residential uses on site. The Gateway Road scheme has a density of 148 dwellings per hectare. A series of pre -application meetings have taken place between our client and the Council and these have helped to inform the emerging capacity shown on the Site Allocation of a minimum of 1250 homes. The inclusion of the site as SA03 - Bywaters is the major change between the existing Core Strategy and the proposed Local Plan. Bywaters strongly support the Council's objectives in increasing density on the site to a minimum of 1250 homes. However Bywaters would request the Council recognize that the differing land ownerships on the site may mean the two parcels come forward at different times. We consider the Council should therefore provide an overall figure for Site Allocation 03 but also separate figures for the two sites with Bywaters having a minimum capacity target of 950 homes and Thames Water a minimum capacity of 300 homes (the figures representing the ratio of site area).	Noted for consideration.
539	Rolfe Judd Planning	Bywaters (Leyton) Limited			The Site Allocation includes requirement for provision of affordable housing up to 50%. This is contrary to Policy 13 in the Proposed Submission Local Plan (LP1) and Draft London Plan Policy E7 and H6. The requirements for 50% affordable housing in the two policies quoted above only applies on	Noted for consideration

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					<p>designated and non designated employment sites where there is no net loss of industrial capacity. The Site Allocation should therefore refer to Policy 13 and Policy H6 of the Draft London Plan rather than apply a threshold which may not be applicable. Furthermore a requirement for 50% affordable housing on this site would add a significant obstacle to the delivery of the site given the very significant works required to the necessary infrastructure provision. The need for waste and storm water tanks should be viewed as mitigating factors for the scheme and should reduce the overall need down from 50% affordable housing on site. For reference the 2017 scheme was approved with an affordable housing provision of 21% on the site based on the viability of delivering a viable scheme and providing substantial infrastructure improvements. We consider that the Site Allocation should be amended to refer to the policy not a percentage figure and that the viability of delivering this site should be recognized. Bywaters strongly supports the direction that has been outlined in the new Local Plan but have concerns over a number of issues surrounding the Placemaking Plan, and requirements, in the Site Allocation document. As outlined above our client welcomes the inclusion of the Bywater's site in the Draft Local Plan 2 Site Allocation document. However we would recommend some amendments in order to ensure that the site is able to come forward and be developed to its full potential: 1. Recognition of the difficulty of two land ownerships will have in the future delivery of a development 2. The need to treat the Bywater's land and the Thames Water land separately and ensure the development sites are complementary to each other in planning terms. 3. The retention of the waste facility on site then this should be considered as a re-provision of the commercial use on site. 4. As indicted by the existing planning permission on the site the quantum of affordable housing would need to be addressed to reflect the viability assessment. We propose the following amendments to the Site Allocation * The Site allocation should be renamed Bywaters/Thames Water Leyton * The site plan should indicate both ownerships * Minimum of 1250 homes with a minimum of 950 homes on Bywaters and a minimum of 300 homes on Thames Water (affordable housing in accordance with Policy</p>	

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					13) * 4000sqm of non-residential floorspace or equivalent new waste management facility. * The Placemaking plan should be amended as appended below (see attached)	
545	Thames Water Utilities Ltd	Thames Water Utilities Ltd	Ms Stefania Petrosino	Planner Savills (UK) Ltd	<p>Thames Water support the identification of their land within the wider site allocation SA03. Thames Water own and operate the existing Storm Water Tanks located within the centre of the proposed allocation. The allocation site is located within the urban area of Leyton, outside of the Metropolitan Green Belt, and is previously developed land. The site is immediately adjacent to two other proposed strategic allocations: SA04 (Osier Way) and SA05 (The Score Centre), both of which are for predominately residential development, with SA05 also incorporating leisure and community facilities including a doctor's surgery and nursery. The proposed allocation requires "Re-provision of a new Thames Water Storm Water facility incorporating underground storm water storage tanks €2 which is supported as re-provision is essential for the comprehensive masterplanning and eventual delivery of the site. Given the nature of the function of the existing storm tanks and pumping station, which includes open tanks, relocation is necessary prior to any residential development taking place in order to protect the amenity of new residents and in order to be consistent with the requirements of National planning Policy Framework (NPPF) 2019 paragraphs 170 and 180. Thames Water will continue to work with the Council regarding the redevelopment of the site and the feasibility of relocating the storm tanks elsewhere within the site. In due course, technical and feasibility assessments will be required to inform the development of a comprehensive masterplan for the site. Careful masterplanning and technical design will be required in order to ensure that the relocated storm tanks will not impact unacceptably on the amenities of neighbouring development by virtue of odour, noise or lighting associated with their operation. Thames Water is a regulated company and any investment that it makes into its assets is ultimately funded via its customers' bills, meaning there is enormous pressure on its investment programme. Whilst it is Thames Water's intention to continue to maintain and enhance the existing storm tanks, there is no business case for Thames Water customers to</p>	Noted for consideration

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					<p>fund the relocation of the storm tanks. Consequently the storm tanks will only be relocated if relocation and associated works to address the impacts of the operation of the tanks are facilitated and funded by the redevelopment of the wider site. If for any reason, any part of the site were to come forward for development prior to the storm water tanks being relocated (which we do not support as set out above), the proposal must be subject to an Odour Impact Assessment (OIA) based on odour sampling and modelling which must be submitted with the application. If the OIA requires any necessary mitigation to make the development acceptable, this must be funded by the developer in order to protect the residents amenity in line with guidance in NPPF and the Agent of Change principle in new London Plan Policy D131. The site allocation proforma notes that the site already benefits from outline planning permission for redevelopment, including the provision of a new two form-entry primary school (Council ref: 171408). It is noted that provision of a primary school is not a requirement of the proposed allocation, which is supported on the basis there does not appear to be evidence of need for a new school. The Council's Infrastructure Delivery Plan (January 2019) for example identifies that there is a surplus of primary school places in the Borough stating that "A drop in birth rate since 2013 has meant there is a projected surplus of approximately 4% for the next 5 years. € Lack in demand for new primary schools has also been confirmed more recently in the Officers Report for the refused planning application for the Reach2 school at the Lea Bridge Depot site (council ref: 171408). The Officers Report stating that: "The Council's Education department confirm there is no requirement for school places at this location. This is because in the primary phase, there is currently a borough-wide surplus of over 300 reception places (the first year of primary education). This is the equivalent of five 2FE primary schools € In summary the proposed allocation SA03 is supported by Thames Water subject to: * the requirement for the storm tanks to be relocated as part of the comprehensive redevelopment of the site; and * the relocation of the storm tanks and necessary mitigation to protect the amenities of new residents being facilitated and funded by the comprehensive redevelopment of the site.</p>	

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536	Rolfe Judd Planning	Bywaters (Leyton) Limited			<p>Phasing of the Site to deliver homes Following the grant of permission in 2017 the principal reason the site has not come forward for development has been the ownership of the two sites. Whilst Bywaters has been promoting the redevelopment of the land to deliver a genuine mixed use scheme, the other landowner, Thames Water, has not engaged in the process and this has meant the overall development scheme cannot be delivered comprehensively. Following discussions with officers on the issues noted above it is considered that in order to unlock the potential of the site that the 3.7ha of land owned by Bywaters should be identified separately in the Site Allocation (as a separate ownership) and be able to be delivered separately from the Thames Water land. Revised proposals have been prepared which demonstrate this can be delivered successfully and will neither harm the quality of the residential homes proposed on the Bywaters land nor prejudice the future development potential of the At recent pre application meetings planning officers have supported this as a viable option, based on the position that Thames Water either maintain or re-provide the storms tanks on their own land in the future. We have appended a plan amending the Placemaking Plan to show the two ownerships and a further plan showing how the two sites can be delivered as two separate entities and still deliver a successful overall development of the land.</p>	Noted for consideration.
538	Rolfe Judd Planning	Bywaters (Leyton) Limited			<p>Re-provision of the Waste Management use and Household Recycling Centre The Council's local policy requirements for the site, given its designation in the Draft Local Plan as a Site Allocation and its status in the Olympic Fringe Area Action Plan make it apparent that a commercial component will be required on site. The option for a Co-location scheme, where the residential accommodation flanks a central waste facility, has been discussed previously with the council. This has been achieved elsewhere across London in areas such as Old Kent Road and LLDC and has successfully delivered similar sites in these locations. This could be an approach that would enable development to come forward. Whilst initially Bywaters sought to move its waste management facility to another location their retention on site remains an option and the redevelopment of their current premises to create a modern</p>	Noted for consideration

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					waste management facility which includes strong controls on possible environmental impacts (such as noise and odour) is considered a strongly beneficial aspect of a mixed use scheme. This would meet the conditions of Policy 29 and negate the need for significant other commercial/industrial land provision. This approach accords with Draft London Plan policy E7 regarding the need for co-location or substitution on non-designated land. The retention of the waste facility should be viewed positively by the Council as it would contribute much of the non-residential floorspace requirement from the site allocation (some 4000sqm). This should be reflected in the Site Allocation designation and the wording of the Site Allocation should be amended to reference to: *4000sqm of non-residential floorspace or equivalent new waste management facility. This Co-location approach would allow any scheme that came forward to be compliant with proposed Policy 29 (Approach to Non Designated Employment Land) which indicates that development will be supported where it delivers co-location of employment space with other uses including C3.	
533	Mr Patrick Batten	Associate Director Segro Properties Ltd	Ms Laura Elias	Associate Director C B R E	Like New Spitalfields, subject to existing waste facilities being appropriate relocated, this site could be suitable for net additional warehousing space in the borough and, also like New Spitalfields, might not be a sustainable location for significant new housing development. We recommend that Waltham Forest reconsiders the draft allocation SA03 to meet the identified needs for employment space.	Noted for consideration.

Leyton						
SA04 - Osier Way						
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406	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to	Noted for consideration

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					<p>protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA04 Osier Way Support proposal to retain TPO'd trees on western boundary</p>	
239	Mr David Boote				The draft plan correctly identifies this site as being of potential archaeological significance. It is close to the site of Bronze Age settlement at Walnut Road.	Noted
388	Mr Hassan Ahmed	Greater London Authority			The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further	The comments in this representation have been noted and will be

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					<p>amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included</p>	<p>considered in the next iteration of the LP2 document.</p>

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SA04 - Osier Way						
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					<p>in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to</p>	

**Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments**

Leyton						
SA04 - Osier Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central</p>	

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Leyton						
SA04 - Osier Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA04: Osier Way Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD or via an Area Action Plan for example.	
868	Thames Water Utilities Ltd	Thames Water Utilities Ltd			Thames Water are one of the landowners for site SA03 and it is within this context that Thames Water make the following comments to adjoin Sites SA04 & SA05. Thames Water own and operate the existing Storm Water Tanks located within the centre of site SA03. The proposed allocation for SA03 requires: 'the re-provision of a new Thames Water Storm Water facility incorporating underground storm water storage tanks'. Given the nature of the function of the existing storm tanks and pumping station, which includes open tanks, relocation is necessary prior to any residential development taking place close to the tanks in order to protect the amenity of new residents and in order to be consistent with the requirements of National planning Policy Framework (NPPF) 2019 paragraphs 170 and 180. Thames Water will continue to work with the Council regarding the redevelopment of Site SA03 and the feasibility of relocating the storm tanks elsewhere within the site. In due course, technical and feasibility assessments will be required to inform the development of a comprehensive masterplan for the site. Careful masterplanning and technical design will be required in order to ensure that the relocated storm tanks will not impact unacceptably on the amenities of neighbouring development (including at SA04 and SA05) by	This comment is noted and will be considered in the drafting of the next iteration of the LP2 Document.

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Leyton						
SA04 - Osier Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					virtue of odour, noise or lighting associated with their operation. On this basis if any part of Sites SA03 or SA04 and SA05 were to come forward for development prior to the storm water tanks being relocated, the proposals must be subject to an Odour Impact Assessment (OIA) based on odour sampling and modelling which must be submitted with the application. If the OIA requires any necessary mitigation to make the development acceptable, this must be funded by the developer in order to protect the residents amenity in line with guidance in NPPF and the Agent of Change principle in new London Plan Policy D133 . There are also sewers running through part of site SA05 which as part of any masterplanning for the area may need to be relocated to avoid being built over, which would need to be funded by the development. Adjacent sites SA04 and SA05 may be effected by the operation of the storm tanks within site SA03 and this should be a masterplanning consideration. Should sites SA04 and SA05 come forward independently of SA03 odour impact assessment will be required and any necessary mitigation delivered funder by the site developers	
874	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services in line with the draft section 106 agreement which has secured a TfL Healthy Streets contribution.	The Council is committed to its continuing dialogue with TfL and the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
1005	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support proposal to retain TPO'd trees on western boundary	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set

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Leyton						
SA04 - Osier Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
423	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support proposal to retain TPO'd trees on western boundary.	Noted
604	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the	Noted. In granting planning permission for proposals at this

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Leyton						
SA04 - Osier Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services in line with the draft section 106 agreement which has secured a TfL Healthy Streets contribution.	location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
637	Carolyn Seymour	Regeneration and Sustainability Delivery Lead London Borough of Waltham Forest			In the role as Sustainability lead for the Council, I have reviewed the Sites Allocation Document (SAD) to plot where development is likely to be clustered within the borough and where there might be the possibility to create further Decentralised Energy Networks as per government BEIS, GLA and our own existing Local Plan policies. I have identified the 7 potential clusters shown in the attached preliminary document. In parallel, I am working with the GLA and external advisors to map this information onto GIS and add to the existing London Heat Map with supporting information for developers and development partners. The next steps that I have been discussing with the GLA and BEIS include uploading these polygon clusters onto the London Heat Map, plus utilising BEIS funding to commission a next stage Feasibility, Heat Mapping and Heat Zoning study. Cluster: 1. Leyton E10: Coronation Square, Osier Way, Bywaters, New Spitalfields Market, Leyton Mills, Temple Mills Lane Bus Depot, Eton Manor, QEOP	Noted for consideration

Leyton						
SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
547	Thames Water Utilities Ltd	Thames Water Utilities Ltd	Ms Stefania Petrosino	Planner Savills (UK) Ltd	SA04 (Osier Way) and SA05 (The Score) Thames Water are one of the landowners for site SA03 and it is within this context that Thames Water make the following comments to adjoin Sites SA04 & SA05. Thames Water own and operate the existing Storm Water Tanks located within the centre of site SA03. The proposed allocation for SA03 requires:'the re-provision of a new Thames Water Storm Water facility incorporating underground storm water storage tanks'. Given the nature of the function of the existing storm tanks and pumping station, which includes open tanks, relocation is necessary prior	Noted for consideration

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Leyton						
SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					to any residential development taking place close to the tanks in order to protect the amenity of new residents and in order to be consistent with the requirements of National planning Policy Framework (NPPF) 2019 paragraphs 170 and 180. Thames Water will continue to work with the Council regarding the redevelopment of Site SA03 and the feasibility of relocating the storm tanks elsewhere within the site. In due course, technical and feasibility assessments will be required to inform the development of a comprehensive masterplan for the site. Careful masterplanning and technical design will be required in order to ensure that the relocated storm tanks will not impact unacceptably on the amenities of neighbouring development (including at SA04 and SA05) by virtue of odour, noise or lighting associated with their operation. On this basis if any part of Sites SA03 or SA04 and SA05 were to come forward for development prior to the storm water tanks being relocated, the proposals must be subject to an Odour Impact Assessment (OIA) based on odour sampling and modelling which must be submitted with the application. If the OIA requires any necessary mitigation to make the development acceptable, this must be funded by the developer in order to protect the residents amenity in line with guidance in NPPF and the Agent of Change principle in new London Plan Policy D133. There are also sewers running through part of site SA05 which as part of any masterplanning for the area may need to be relocated to avoid being built over, which would need to be funded by the development.	
2	Ms Alison Hill				Only 50% affordable is not good enough. Why aren't you building council homes? The tower block will spoil the view from Coronation gardens and for the allotment holders	The policies in the Waltham Forest Local Plan support the strategic policies set out in the London Plan which it must be in general conformity with. The affordable housing tenure split (70% London Affordable Rent/social rent and 30% intermediate tenures) sought is consistent with identified local needs (which are predominantly for more

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SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						affordable than intermediate tenures). This has to be balanced against the Mayor's strategic affordable requirements set out in London Plan policy H6 Affordable Housing Tenure (minimum 30% of London Affordable Rent or Social Rent and minimum 30% intermediate). The viability of this mix in association with market sale housing development is supported by appropriately robust viability evidence.
86	Ms Elaine Burgess				Concern re size of some of the housing blocks -up to 18 storeys too high for area. Concern for reduced size of indoor facility and no allocation of outdoor space for recreation. Good quality outdoor recreation facilities for sport need ie football pitches but also indoor for multisport use. More housing, means more people. Access to recreation and sporting facilities need to be increased in relation to increased density of housing/population. So more recreation facilities not less! Also concern for SA11 Leyton Leisure Lagoon. I don't ant to see a smaller recreation facility servicing a larger local opoulation. Need to balance the two.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection. The proposed allocation includes the retention of the existing leisure provision. Redevelopment seeks to make better use of the land and to provide much needed housing.

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Leyton						
SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
407	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA05 The Score Centre Support in principle, if green infrastructure to embedded.</p>	Noted for consideration

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Leyton						
SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
240	Mr David Boote				The draft plan correctly identifies this as a site where pedestrian access is important. It lies at the junction of the built up area with the green space of the Lea Valley.	Noted
942	Malcolm Souch	NHS London Healthy Urban Development Unit			The proposed allocation includes a doctors surgery. The allocation should refer to a health centre - planning permission exists for a new health centre of 2,315sqm. The updated SEP refers to delivery of the new health centre by 2026.	This is noted. The next iteration of the LP2 document will be updated accordingly.
957	Ben Terry				Site boundary should also include Auckland road, boundary of score site should be higher up against boundary of Bywaters site. Pedestrian and cycle connectivity from Dunedin road to Osier way.	Noted for further consideration
875	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services in line with the draft section 106 agreement which has secured a TfL Healthy Streets contribution. A segregated cycle route is being created through extending Auckland Road, and this should be included within the Placemaking Plan.	The Council is committed to its continuing dialogue with TfL and the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
869		Taylor Wimpey East London			Furthermore, we welcome the opportunity to comment on the draft site allocations document. We are supportive of the inclusion of The Score Centre (ref SA05) within the Regulation 18 version of the Council's Local Plan Part 2. We agree that this Site should be considered as a strategic site allocation given its location and potential to contribute to the redevelopment of Leyton. The remainder of this letter provides further comment on the content of the draft allocation. Land Ownership As set out above, it might be preferable to the Council to merge draft allocations SA03, SA04 and SA05 to demonstrate the Council's support for comprehensive redevelopment of the area. In the event that this is pursued, it is likely that development on the site would come forward in phases due to the practical implications of delivering	Support noted. The council will consider these comments in the next iteration of the LP2 document.

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Leyton						
SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>comprehensive redevelopment for the Site as a whole. Therefore, to reflect this, we consider the site allocation should explicitly acknowledge that individual sites within the allocation can come forward within their ownership restrictions, provided that they have the necessary regard to potential future development on adjacent sites. Development Capacity The draft allocation for the site reflects the development that received resolution to grant at planning committee on 31st March 2020 (planning ref: 193694). Taylor Wimpey East London is supportive of this and considers the allocation reflects the opportunity to deliver high-quality intensification to enhance and deliver growth in Leyton. Building Heights In order to optimise the development potential of the Site, the site allocation should reflect the potential for tall buildings across the Site. It is acknowledged the draft allocation currently identifies one area with 'potential for height' and this is line with the location of a tall building of 18 storeys that forms part of the resolution to grant scheme for the site. However, in line with the resolution to grant scheme that has a series of taller buildings of ten- to 13-storeys (in addition to one tall building of 18 storeys), we consider the site allocation should be revised to reflect this. This would also be reflective of Policy 57 of the draft Local Plan (LP1) which sets out that taller buildings of up to 17 storeys and tall buildings of 18+ storeys may be appropriate in areas of transformation subject to meeting the relevant criteria. Routes and Connections We acknowledge that the draft allocation identifies two pedestrian and cycle connections through the site, connecting Oliver Road to Auckland Road which is in line with the location of the connections in the resolution to grant scheme. Conclusions In summary, Taylor Wimpey East London is supportive of the strategic site allocation and the aspiration for the Site to deliver high-quality intensification in order to transform this area of Leyton. However, as set out above, we consider a number of amendments could be made to the draft allocation to ensure that the Site is able to deliver the necessary quantum of development to enhance and deliver growth in this key location. Conclusions In summary, we are supportive of the strategic site allocation and the aspiration for the Site to deliver high-quality intensification in order to transform this area of</p>	

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Leyton						
SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Leytonstone Town Centre. However, as set out above, we consider a number of amendments could be made to the draft allocation to ensure that the Site is able to deliver the necessary quantum of development to enhance and deliver growth in this key location. We look forward to confirmation of receipt of these representations at the earliest opportunity. If you have any queries, please do not hesitate to contact myself or my colleague Sascha Wardley (02079112047). Yours faithfully,	
425	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle, if green infrastructure to be embedded.	Noted
266	Ms JILL HASLER		JILL HASLER		<p>1.What guarantees are there re provision of replacement leisure facilities? Other sites where replacement is needed before redevelopment use the term "subject to". 2.If the leisure facilities cannot be re provided will the number of homes be increased? What is the maximum number of homes and height? 3.As the site is Council owned why can't the proportion of affordable homes be increased? 4. Is the site development dependant on the sale of the site?</p>	The proposed allocation is what would be expected through the planning application process. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services and sufficient levels of affordable housing. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
587	Malcolm Souch	NHS London Healthy Urban			The proposed allocation includes a doctors surgery. The allocation should refer to a health centre - planning permission exists for a new health centre of	Noted

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Leyton						
SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
		Development Unit			2,315sqm. The updated SEP refers to delivery of the new health centre by 2026.	
605	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services in line with the draft section 106 agreement which has secured a TfL Healthy Streets contribution. A segregated cycle route is being created through extending Auckland Road, and this should be included within the Placemaking Plan.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
548	Thames Water Utilities Ltd	Thames Water Utilities Ltd	Ms Stefania Petrosino	Planner Savills (UK) Ltd	SA04 (Osier Way) and SA05 (The Score) Thames Water are one of the landowners for site SA03 and it is within this context that Thames Water make the following comments to adjoin Sites SA04 & SA05. Thames Water own and operate the existing Storm Water Tanks located within the centre of site SA03. The proposed allocation for SA03 requires: 'the re-provision of a new Thames Water Storm Water facility incorporating underground storm water storage tanks'. Given the nature of the function of the existing storm tanks and pumping station, which includes open tanks, relocation is necessary prior to any residential development taking place close to the tanks in order to protect the amenity of new residents and in order to be consistent with the requirements of National planning Policy Framework (NPPF) 2019 paragraphs 170 and 180. Thames Water will continue to work with the Council regarding the redevelopment of Site SA03 and the feasibility of relocating the storm tanks elsewhere within the site. In due course, technical and feasibility assessments will be required to inform the development of a comprehensive masterplan for the site. Careful masterplanning and technical design will be required in order to ensure that the relocated storm tanks will not impact unacceptably on the amenities of neighbouring development (including at SA04 and SA05) by virtue of odour, noise or lighting associated with their operation. On this basis if any part of Sites SA03 or SA04 and SA05 were to come forward for development prior to the storm water tanks being relocated, the proposals must be subject to an Odour Impact Assessment	Noted for consideration

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Leyton						
SA05 - The Score Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>(OIA) based on odour sampling and modelling which must be submitted with the application. If the OIA requires any necessary mitigation to make the development acceptable, this must be funded by the developer in order to protect the residents amenity in line with guidance in NPPF and the Agent of Change principle in new London Plan Policy D133. There are also sewers running through part of site SA05 which as part of any masterplanning for the area may need to be relocated to avoid being built over, which would need to be funded by the development. Thames Water support the allocation of sites SA03 and SA10 including Thames Water land on the basis that a comprehensive approach to the masterplanning and delivery of both proposed allocations, taking into account the need to relocate and replace with appropriate odour control the existing storm water tanks. Thames Water will continue to work in partnership with the Council and landowners/developers in progressing the proposals for Sites SA03 and SA10. Adjacent sites SA04 and SA05 may be effected by the operation of the storm tanks within site SA03 and this should be a masterplanning consideration. Should sites SA04 and SA05 come forward independently of SA03 odour impact assessment will be required and any necessary mitigation delivered funder by the site developers.</p>	

Lea Bridge						
SA06 - Gas Holders						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
59	Mr Adrian Stannard	Planning Watch Convenor Civic Society			<p>The number of affordable homes needs to be 50% and properly enforced. The buildings must be low rise to ensure the views from the marshes and Walthamstow Wetlands are not destroyed by a wall of urban buildings. Open space is vital for residents' well being and that also means not ruining the view from the open space.</p>	<p>It is noted that planning permission has been granted for the development. The local plan contains suitable policies to manage the impact of development proposals on local character, amenity and to ensure good design.</p>

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Lea Bridge						
SA06 - Gas Holders						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						In granting planning permission for proposals at this location all these policies as covered in the Local Plan (LP1) will apply.
120	Ms Abigail Woodman				It appears I can only comment on one site per page. I have comments on more than one site on this page. SA06 - Gas Holders: This is an extremely concerning development, with the plans to deal with the contaminated land woefully inadequate to ensure harm is not visited on local residents and the environment. The Council should signal strongly in the local plan that proper land remediation is a requirement for all developments of this type in the borough. SA06 - Gas Holders; SA07 - Lea Bridge Station Sites 1, 2 and 3: Land is owned by the Council. Council land should not be used to build private or so called 'affordable' housing. Council land - land that belongs to the local community - should be used to build social housing; housing for those in need in our community. The local plan must make that clear. This comment applies to all other sites listed in the document that are fully or partly owned by the London Borough of Waltham Forest.	It is noted that planning permission has been granted for Gas Holders site. Regarding the Lea Bridge sites, the proposed allocation indicates 50% affordable housing. The Council will continue to seek higher levels of affordable housing subject to viability considerations.
242	Mr David Boote				The gasholders site is on the line of the 'Walthamstow Slip', a historic parish boundary anomaly that is also the line of a Roman road, a section of which was uncovered during the partial redevelopment of the Beaumont Estate. The site should therefore be treated as a priority for archaeological investigation before development commences.	Planning permission has now been granted for this site.
268	Ms JILL HASLER		JILL HASLER		Planning permission was granted in December 2020 for a development on this site; please confirm the permission granted complies with the requirements of the Site Allocations document page 23. How will an effective decontamination of the site be guaranteed?	It is noted that planning permission has been granted for this site.
877	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted. Planning permission has now been granted for this site.

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Lea Bridge						
SA06 - Gas Holders						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
198	Ms Bridget Fox	Woodland Trust			SA06 Gas Works We note and welcome the reference to the potential for tree planting on this site. In line with the Council's climate emergency commitments, we further recommend setting a tree canopy cover target for the site, ideally of the Woodland Trust's recommended 30%, to be pursued through the retention of important trees, appropriate replacement of trees lost through development, ageing or disease and by new planting to support green infrastructure.	Noted
401	Adam Single	National Planning and Conservation Department: London Greater London Archaeological Advisor (North East)			Consented developments at many of these sites would merit some form of archaeological investigation by condition, but the ones highlighted below here warrant deeper consideration and preparation to successfully develop and also to maximise public benefit through heritage preservation, interpretation and presentation in compliance with the relevant national and local policy: Lea Bridge Gas Holders - as advised on the current scheme, the presence of the Walthamstow Strip, a postulated Roman road fossilised in the landscape until recent times, should be celebrated in any final scheme. Further detail on all the sites is included in the emerging Waltham Forest Archaeological Priority Areas (APAs), recently provided in draft form to the borough by GLAAS and Essex Place Services. It is expected that these will supersede the current APAs as part of the Local Plan process in late 2020/early 2021.	Noted. Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.
408	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local	Noted for consideration

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Lea Bridge						
SA06 - Gas Holders						
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					plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA06 Gas Holders Site is near to a Local Site of Importance for Nature Conservation (Local SINC): WFL05 The Dagenham Brook and adjacent to the green spaces of Marsh Lane. Support in principle. Landscaping should seek to enhance the south and eastern boundaries to strengthen ecological resilience the adjacent green space	
389	Mr Hassan Ahmed	Greater London Authority			The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13	The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.

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					<p>March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m<sup>2</sup> of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should</p>	

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					<p>recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic</p>	

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					<p>approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA06: Gas Holders This is non-designated industrial land and as such Policy E7 of the ItP</p>	

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					London Plan should apply and this should be made clear in the allocation. Part C of that policy sets out that mixed-use or residential development proposals should only be supported where: <ul style="list-style-type: none"> <li>• There is no reasonable prospect of the site being used for industrial related purposes; or</li> <li>• It has been allocated in an adopted local Development Plan Document; or</li> <li>• Industrial, storage or distribution floorspace is provided as part of mixed-use intensification. The allocation should make it clear how it complies with Policy E7 of the ItP London Plan. Also, paragraph 6.5.3 of the ItP London Plan should be noted which identifies surplus utilities sites as potentially developable for non-industrial uses where these are 'surplus to requirements'.</li> </ul>	
610	Miss Lucy Bird				St William is a joint venture between the Berkeley Group and National Grid Property (National Grid'), which was formed in 2014. The partnership combines National Grid's extensive portfolio of surplus brownfield sites across London and the South East with the Berkeley Group's design expertise and proven track record of delivery to create high-quality residential and mixed use developments. St William regenerates and transforms derelict former gasworks sites and as part of the Berkeley Group, our driving purpose is to create high quality homes, strengthen communities and improve people's lives through fantastic placemaking. The pandemic restrictions have further highlighted the importance on the quality of homes and their surrounding spaces, ensuring that they are sustainable, inclusive to all and accessible to local amenities and key social infrastructure. Former industrial sites have a critical role to play in the delivery of needed homes in London. The draft London Plan identifies former utilities sites (including gasworks) as a strategic brownfield source to deliver housing, reflecting the NPPF's emphasis on making the most effective and efficient use of brownfield land for housing supply. Since the formation of the JV, St William has been granted planning approval for 13 former gasworks sites, of which just under 5,000 are currently under construction. These consents include Leven Road Gasworks (2,800 homes), Battersea Gasworks (955 homes), Clarendon Gasworks (1,714 homes) and Fulham Gasworks (1,843 homes). Bringing forward these former gasworks sites for the delivery of homes is very challenging as they are technically very	Support noted with thanks.

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					<p>complex, it involves significant (often upfront) levels of investment and comes with high developer risk; very few developers have the capacity, expertise or risk appetite to regenerate such sites. As part of the JV, St William have an interest in the former Lea Bridge Gasworks site located at located at Clementina Road in Leyton. The site is a redundant brownfield Gasworks site and in line with the NPPF is suitable and available for housing delivery, helping to meet the Council's housing growth objectives. On the 1st December 2020, LB Waltham Forest (LBWF) Planning Committee resolved to grant St William planning permission (application reference 201329) (subject to Mayoral Stage 2 process and S106 legal agreement) for the redevelopment of the former Lea Bridge Gasworks. This development will deliver 573 new homes for the Borough, 35% of which will be affordable (by habitable room), as well as ancillary uses including a children's day nursery, over 11,000sqm of publicly accessible open space and approximately 170 new trees with new direct connections through to Leyton Jubilee Park. The S106 will include contributions to initiatives such as 30% (construction) and 50% (end user phase) local labour, apprentices, work placements, financial contributions to carbon off set and sustainable travel and local infrastructure. The development would also contribute £7.01m of S106 and CIL payments. St William welcomes the opportunity to work with LBWF and to respond to the draft Site Allocations Local Plan - regulation 18. In line with Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations (2012) (as amended) detailed written representations are outlined below. It should be noted that these representations are made solely on behalf of St William, notwithstanding any representations made by other divisions of the Berkeley Group or National Grid. We support the Lea Bridge Gas Holders site being designated in draft allocation SA06 for the proposed use for the site for: - Minimum 550 new homes (35% affordable housing) - Nursery - Communal garden and play space - New tree planting and land landscaping</p> <p>Notwithstanding this, the Allocation notes that the existing use on the site is B2 (former industrial gas works); this is incorrect, Gasholder sites fall within the "Sui Generis € use class. They were used to store large cubic volumes of</p>	

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					low-pressure gas. The gasholder sites vary in size but contain very limited built floorspace. They support virtually no direct jobs as the workforce is located off-site in offices. The Site Allocation needs to be changed to reflect this. The Allocation also states that the site is in multiple ownership including the Council. The reference to Council ownership is not correct and should be removed. The site is in fact owned by a single private entity. St William trust these representations will be duly considered as the Plan is progressed and we hope these comments help in securing a sound Plan for the Borough. We would like to actively encourage further engagement and dialogue with the Planning Policy team as the Plan is taken forward.	
603	Josephine Vos	Transport for London- City Planning			SA6 - Gas Holders - The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	It is noted that planning permission has now been granted for this site.
430	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site is near to a Local Site of Importance for Nature Conservation (Local SINC): WFL05 The Dagenham Brook and adjacent to the green spaces of Marsh Lane. Support in principle. Landscaping should seek to enhance the south and eastern boundaries to strengthen ecological resilience the adjacent green space.	Noted
606	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.

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SA07 - Lea Bridge Station Sites 1,2 and 3						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
5	Ms Alison Hill				3 Towers is excessive as with these and the 3 others in the Lea Bridge are plus the size in the Leyton area it is going to look awful. None are council homes and 50% affordable is not good enough, but better than the proposed 35% for the sites SA06, SA08 and SA09. Most importantly I think - in the area between Elm Park Rd and Orient Way I think this should be kept as a green space entirely, especially as a development is already under way oppoiste - this plus the 2 towers planned here will need some green area. This particular space has good trees already - dont lose ANY	The plan contains suitable policies to manage the impact of development proposals on local character, amenity and to ensure good design. In granting planning permission for proposals at this location all these policies as covered in the Local Plan (LP1) will apply.
360	Claire Weiss				I disagree with the allocation of all corners of Lea Bridge Road/ Orient Way/ Argall Way being occupied by high rise buildings. At present there is open space at the Orient Way Pocket Park which contains mature trees including one TPO and it should not be destroyed in the current circumstances of a climate emergency and a pandemic. The erection of high rise buildings on all corners effectively presents a visible blockage from residential areas in lea Bridge Road to the view westwards and the Marshes. The wireframe Skyline diagram illustrates this. The Motion towers are already too close to each other and the additional one being proposed for the station entrance would effectively block the view of those residents across the Marshes, which is what their property has been marketed as featuring. The block on site 2 would be a totally unsuitable location for residence given a main highway passing the front of the property and the railway at the rear.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
341	Mr Chris Woolrych				Again have concern about housing proposal being close to busy main roads.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

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964	Mr Len Welson				<p>I am writing to object to the Council's proposal to develop the three sites at the junction of Lea Bridge Road and Argall Way / Orient Way, also known as the Lea Bridge Station sites. The proposal is a total over development of these sites, will place further pressure on the facilities in the Lea Bridge area, leading to further congestion along Lea Bridge Road and will involve the loss of the Pocket Park at the junction of Lea Bridge Road and Orient Way and the loss of 91 mature trees. The Council seems determined to develop every square inch of open space within the borough and appears to be 100% in league with property developers and is taking little account of the wishes of existing residents. The level of development proposed is both unsustainable and at odds with the Council's declaration of a Climate Emergency. The Council is creating immediate problems for all of us who live in the Lea Bridge and surrounding area. The Pocket Park was originally given to the People of the borough as compensation for the construction of Orient Way, to mitigate against noise pollution and reduce the risk of flooding. Since that time it has developed into a vital urban lung for local residents. The trees all perform a vital function in reducing air and traffic pollution and the sites provided vital areas of open space during the recent Covid 19 lockdown. I urge the Council to reconsider its plans to develop these sites and demand that it leaves them as open space for the benefit of all residents of the borough. As a further general comment, I would say that the Council also appears to be determined to do away with both community centres and well used commercial facilities such as Wilkinsons in the High Street which is heavily used by us all. Tesco's at Bakers Arms is also threatened for development under these proposals. Where are we supposed to buy our vital necessities, where are we supposed to do our shopping? Are you determined to kill the High Street? Are we all supposed to sit on our sofas and shop online? Is that what you want? I appreciate that the Council needs receipts and housing but these proposals will have a damaging and disastrous long term effect and will result in the loss of vital community and retail facilities and public open space. Please acknowledge receipt of this e-mail. Yours faithfully Len Welson</p>	<p>Redevelopment proposals on this site will be guided by the local plan policies - to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.</p>

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878	Josephine Vos	Transport for London- City Planning			- The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services in addition to the proposed new entrance to Lea Bridge station.	Noted
409	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1	Noted for consideration

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					<p>policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA07 Lea Bridge Station sites, 1, 2 &amp; 3 All three sites support significant tracts of vegetation, which will support some species in the Waltham Forest Biodiversity Action Plan.2 Object to the proposed net loss of biodiversity on the eastern (largest site); this needs to be adequately mitigated if minded to proceed</p>	
391	Mr Hassan Ahmed	Greater London Authority			<p>The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the</p>	<p>The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.</p>

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SA07 - Lea Bridge Station Sites 1,2 and 3						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA07: Lea Bridge Station Sites 1, 2 and 3 The largest part of this allocation is designated SIL and this should be made clear on the site plan. The allocation should make it explicitly clear if the intention is to release the SIL from its current designation. If that is the case this should be clearly illustrated on a map.	
432	Mr Mathew Frith	Director of Conservation London Wildlife Trust			All three sites support significant tracts of vegetation, which will support some species in the Waltham Forest Biodiversity Action Plan.2 Object to the proposed net loss of biodiversity on the eastern (largest site); this needs to be adequately mitigated if minded to proceed	Noted
607	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services in addition to the proposed new entrance to Lea Bridge station.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

Lea Bridge						
SA08 - Former Leyton F.C. Football Ground						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
21	Tiia Meuronen				On the site of the Leyton Football Ground, playing fields must be retained, both as a link to a historic site of London sporting heritage, and to provide space for outdoor activity in an area with a growing population.	The proposed allocation for this site includes the retention of open space/sports provision.
37	Mr Andrew Shields				This site is of historic interest as an Asset of Community Value and the home of one of London's oldest football clubs. There is interest in restoring it as a football ground which would not be possible with this plan. The proposed 'open space/space for other sports' is unclear and unlikely to provide a meaningful facility.	Noted for consideration. The proposed allocation seeks the retention of the open space for other sports provision
206	Wingate Stadium Ltd		Mr Paul O'Neill		This submission is made on behalf of Wingate Stadium Ltd, the owners of the Former Wingate Stadium Site, located on Lea Bridge Road in Leyton. The former stadium site is identified as site SA08 in the Draft Site Allocations Document. The site owners support the allocation of the site for a mixed-use development in a form commensurate with the capacity identified in the Draft Site Allocations Document. Site Background This former stadium site on Lea Bridge Road was the home of Leyton Football Club until the club ceased to exist in 2011. The club was disbanded and ceased football operations in January 2011 as a result of financial difficulties experienced by the previous administration. At that point, the club dropped out of the Isthmian League and all junior and reserve teams ceased. Since that time, the stadium site has remained secured and unused, save for a lease arrangement for parking and ancillary functions by the Starlight Lounge Restaurant located at the front of the site, which, it is noted is also included in the area falling within designation 08 in the Draft Site Allocations Document. The floodlights and goal posts have been removed, the stands are falling into disrepair. During the 8 years since its closure, the site and pitch are now beyond use and substantial investment would be required to enable reuse for its former purpose. This is not a viable proposition. The original Leyton Wingate Football Club had already disbanded with Wingate merging with a Club in Finchley and Leyton merging with Waltham Forest. The latter incarnation of Leyton Football Club was in existence for less than ten years before it was disbanded	This is noted.

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SA08 - Former Leyton F.C. Football Ground						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>in 2011. In view of the longstanding vacancy of the ground, the owners of the site welcome the approach of the Local Planning Authority in the identification of acceptable future uses for the site. Given the proliferation of numerous other football pitches and sports facilities in the immediate area the loss of the existing pitch is considered acceptable and the site could be more efficiently used for alternative purposes. It is understood from discussions with the Council that the Playing Pitch Strategy Review has now been completed as part of the Local Plan Review Process, and Sport England has confirmed that the stadium site is no longer required to meet the needs of organised or recreational sport in this part of the Borough. This conclusion is considered reasonable given the proximity of Hackney Marshes, the newly redeveloped Ive Farm Sportsground and other facilities associated with the Matchroom Stadium. Content of the Designation The site falls squarely within an identified Regeneration Area in the emerging plan and predecessor supporting document the Lea Valley Eastside Vision of 2016 which began this theme. The site's location, centrally between the Lea Bridge Station area and Church Road regeneration area makes it ideally placed to act as a catalyst for regeneration of the wider area. The owners support the identification of the site for a mix of uses commensurate with this location as set out in the Draft Site Allocations Document, which states: "Development will be supported where it provides: " Proposed Allocation Minimum 140 new homes (35% affordable housing) Retention of open space/space for other sports. " Health Centre " Wider improvements to Dagenham Brook Corridor Links to the local open space network " Redevelopment of the former stadium site would meet a need in a sustainable location where regeneration is encouraged and higher densities are expected. The illustrative 'minimum capacity' for new homes identified is supported. The site owners would welcome the inclusion of consolidated health centre facilities on the site and would be happy to engage in discussions with prospective occupiers of this space. The site provides opportunities for the inclusion of open space and to reprovide some sports facilities in a format to be agreed. Redevelopment of the site would also have the potential to introduce an element of public open space and facilitate a</p>	

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					potential pedestrian route along the Dagenham Brook and the site owners are willing to explore all options in this regard to link the site to the existing green space network. Summary Representations to the Local Plan Review have also been submitted on behalf of the owners in respect of this site including identified changes required to policy to facilitate redevelopment. It is considered that the site is both viable and available for a comprehensive mixed- use redevelopment that would deliver on the regeneration principles sought for the area and envisaged by the latest iteration of the Draft Local Plan. As such, the site owners endorse the inclusion of the site in the Site Allocations Document as part of the Local Plan Review. The owners would welcome discussions on the formulation of a 'brief' for the redevelopment of the site as suitable next step. We would be grateful if receipt of this submission could be acknowledged and would be happy to discuss in more detail.	
269	Ms JILL HASLER		JILL HASLER		Can the retention of open space and links to the local open space network be guaranteed? What discussions have taken place with the existing owners concerning the redevelopment of the site? Would the Council consider compulsory purchase if no proposals are submitted and implemented ?	The purpose of the proposed allocation is to guide the development of proposals on this site and to ensure compliance with the Local Plan policies and proposals. The Council would collaboratively with owners, developers and other stakeholders to implement the plan.
879	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations.	Noted
965	Mr Nigel West				I am writing in response to the proposed plans for Leyton Football Ground (site code/reference SA08) cited in the Site Allocations - Waltham Forest Draft Local Plan (Regulation 18) document. I am writing to present my argument against the current proposed allocation mentioned in this document. There is proven public interest to support the case to allow Leyton Football Ground to remain as a facility serving football lovers in the community. 'Bring back	Noted for consideration.

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SA08 - Former Leyton F.C. Football Ground						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Leyton FC' is a campaign Facebook page that started in April of this year. The main purpose is to return local football back to the Hare and Hounds grounds in Lea Bridge Road, Leyton and hopefully to reform Leyton FC as a community run football club which will help to develop grassroots football in the local area. Also featured on the Facebook page there is a YouTube video that tells the history about 'Leyton FC 1868 - 2011' which is highly viewed at 18,137 views at the time of writing this and is certain to rise. Bring back Leyton FC Facebook page has a cluster of followers of almost 200 who support it and it is growing. People have engaged in commenting on the legacy of the site and what it should be as place for football. It should be a place to support football in the community. Many have commented to support this campaign. I hope you can visit the Facebook page and please support the cause. I look forward to your response. Yours sincerely, Nigel West	
410	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has	Noted for consideration

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Lea Bridge						
SA08 - Former Leyton F.C. Football Ground						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA08 Former Leyton FC Football Ground Site is adjacent to a Local Site of Importance for Nature Conservation (Local SINC): WFL05 The Dagenham Brook. Support in principle, including proposals to enhance the Dagenham Brook, ideally in-channel and embankments</p>	
642	Mr Mark Furnish	Planning Manager Sport England			<p>SA08 - Former Leyton FC Football Ground - Although it is unlikely that the playing field has been used in the last 5 years the site does not appear to have been assessed as surplus playing field in the Council's recently completed Playing Pitch Strategy. As a result, the facilities would be needed to help address the Council's future sporting needs. The playing field, and ancillary facilities, would need to be replaced, or retained, in order for this allocation to comply with the NPPF, paragraph 97, and Sport England's Playing Field Policy. Sport England notes that the allocation does state that the open/space for other sports will be retained but this should be clear that this needs to be the entire playing field and ancillary facilities to comply with the aforementioned Policy. It is likely any scheme proposed to the contrary would receive an objection from Sport England.</p>	<p>The proposed allocation involves the retention of the open space for sporting activity. Redevelopment seeks to make better use of the land and to provide much needed housing, but is noted for careful consideration.</p>
943	Malcolm Souch	NHS London Healthy Urban Development Unit			<p>The proposed allocation includes a new health centre. The updated SEP recognises the need for additional provision in Lea Bridge ward. Other site options could be explored and we note three other sites in the ward.</p>	<p>This is noted.</p>

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SA08 - Former Leyton F.C. Football Ground						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
654	Mr Mark Furnish	Planning Manager Sport England			As you are aware Sport England has an established role within the planning system which includes providing advice and guidance on all relevant areas of national and local policy as well as supporting Local Authorities in developing their evidence base for sport. Sport England aims to ensure positive planning for sport by enabling the right facilities to be provided in the right places based on robust and up-to-date assessments of need for all levels of sport and for all sectors of the community. To achieve this aim our overriding planning objectives are to: " PROTECT sports facilities from loss as a result of redevelopment; " ENHANCE existing facilities through improving their quality, accessibility and management; and " PROVIDE new facilities that are fit for purpose and meet demands for participation now and in the future. You will also be aware that Sport England is a statutory consultee on planning applications affecting playing fields. Further detail on Sport England's role and objectives within the planning system can be found at <a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport</a> Overall, Sport England has considerable concerns with some of the site allocations as they could result in significant detrimental implications for existing sports facilities, whether those be facilities on the allocation site or adjacent to the site allocation. Sport England seek that the Council address the issues raised above to ensure that the allocations would be compliant with national policy and, therefore, sound.	Noted. In granting planning permission for site specific proposals in the plan, all policies as covered in the Local Plan (LP1) including those relating to the protection of open spaces and existing sports facilities will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
434	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site is adjacent to a Local Site of Importance for Nature Conservation (Local SINCE): WFL05 The Dagenham Brook. Support in principle, including proposals to enhance the Dagenham Brook, ideally in-channel and embankments	Noted
588	Malcolm Souch	NHS London Healthy Urban Development Unit			The proposed allocation includes a new health centre. The updated SEP recognises the need for additional provision in Lea Bridge ward. Other site options could be explored and we note three other sites in the ward.	Noted
609	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations.	Noted. In granting planning permission for proposals at this location, all policies as covered in

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SA08 - Former Leyton F.C. Football Ground						
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						the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
87	Ms Elaine Burgess				Need balance between housing and recreational land, especially for children and young adults to play sport as well as informal recreation. Concern that dense housing will dominate and valuable green space will be lost. COVID 19 has demonstrated the need for local, easy accessible green space and places to play.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

Lea Bridge						
SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
356	Harry Manners	Montagu Evans			Shaping the Borough - Waltham Forest Local Plan [LP1] 2020-2035 Representations on behalf of Valor Real Estate Partners 1. Valor Real Estate Partners is a developer of, and investor in, industrial property throughout London. The company is proposing to acquire and redevelop land at Church Road/ Estate Road Leyton to provide improved high quality employment space. The 3ha site that it wishes to acquire, forms part of a Borough Employment Area (BEA) in the current development plan. We are instructed to submit representations in respect of this in respect of the above draft Plan's. Waltham Forest Local Plan [LP1] 2020-2035 Proposed Submission	It is noted that Valor Real Estate Partners is requesting the Council to delete this allocation. The Council considers that it is necessary to keep this allocation.

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Lea Bridge						
SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>Document October 2020 Strategic Objectives 2. Valor notes that the strategic objective of Chapter 9, Building a Resilient and Creative Economy, is to prioritise the economic recovery of the Borough in the aftermath of the COVID-19 pandemic. Valor supports this objective. Borough Employment Area Designation and Objectives 3. Appendix 3 of LP1 sets out the proposed changes to the Polices Map Changes. On page 254 it is confirmed that no change is proposed to the Church Road/ Estate Road BEA. Valor supports the retention of the Church Road/ Estate Road BEA designation in the draft Plan.</p> <p>4. Appendix 2 of LP1 sets out the Council's Employment Land Character and Visions. Church Road/ Estate Road is BEA12 which is said to extend to c.5.4ha, and have some opportunities for intensification and co-location. The Council's Vision is for office, light industrial, workspace and wholesale uses. Valor agrees that these uses should be acceptable, but considers that the vision for the site should be based upon traditional employment uses, including distribution.</p> <p>5. Proposed Change - Valor considers that the Vision for BEA12 should be amended to read "Area for office, light industrial, workspace, distribution and wholesale, and potentially office and workspace uses €".</p> <p>Supporting Economic Growth and Jobs 6. It is noted that, overall there is a need for 8,100 jobs equating to 52,000sqm of employment floorspace, with a need for 18,848 office/ R&amp;D floorspace and 36,604sqm distribution space. There is said to be an oversupply of c.4,215sqm industrial space. The Council considers that this can be delivered "through efficient and effective use of existing employment sites €". In principle, this accords with the approach of the London Plan. Policy 25 sets out the Council's approach to meet this requirement. This includes: A. Focusing industrial and distribution uses in defined employment areas (SIL's, LSIS's and BEA's); B. Focusing offices and R&amp;D in BEA's and town centres. C. Supporting employment typologies in suitable locations across the borough. Suitable is defined as:- i. Directing distribution uses to locations with good proximity to the strategic road network; ii. Directing industrial space to designated employment areas; and iii. Promoting a New London Mix in designated centres and other accessible locations. D. Avoiding a loss of employment floorspace.</p> <p>7. Valor agrees that</p>	

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SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>offices should be directed to town centres but considers that, as a matter of policy to achieve the identified needs, BEA's are not likely to be able to accommodate a significant proportion of the identified needs. It supports distribution uses in BEA's but considers that, as a matter of policy, such uses should not simply be directed to locations with good proximity to the strategic road network. This is because whilst large scale distribution uses need such access to the strategic road network, this is not so important for smaller/ medium scale distribution uses. 8. Proposed Change - Valor considers that parts B and C I of Policy 25 should be amended as follows:- Focusing the delivery of Class E Part G i, ii floorspace in BEA and town centres and, where appropriate, BEA's; Distribution uses - large scale storage and distribution floorspace (B8), in locations within good proximity of strategic road network; Masterplan Approach 9. Policy 30 seeks a masterplanned approach to industrial development. Valor considers that the policy is unclear and should be simplified. The principle of such an approach is accepted but it is not considered that the policy clearly articulates what would be required of applicants proposing to provide improved high quality employment space within designated employment areas such as BEA's. It is considered that the policy should be re-worded to focus on criteria that will be expected of applicants when devising schemes for employment areas, and avoiding duplication with other policies. 10. Proposed Changes - Valor would be happy to propose changes to the policy in discussion with Officers. Co-Location 11. Policy 31 - sets out the "co-location € principles. Valor supports the approach of this policy and considers that it means that distribution uses can be accommodated on BEA's and other sites in principle, where they accord with this policy. Affordable Workspace 12. Policy 33 requires the provision of affordable workspace as part of the delivery of schemes in designated employment sites which propose 1,000sqm or more additional floorspace. Whilst Valor understands the need for workspace, including affordable workspace, it considers that policy requirements for this should to be considered with care. Such workspace can be better suited to a vibrant mix of uses in town centres, but may be less well related to the characteristics of</p>	

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SA09 – Estate Way						
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					<p>designated employment sites such as BEA's. Furthermore, given the strategic objective to prioritise the economic recovery of the Borough, Valor is concerned that a policy requirement for such affordable workspace could affect the viability of schemes in BEA's which would help deliver the required economic recovery. 13. Proposed Changes - Valor proposes the following change to the wording of Policy 33 The delivery of affordable workspaces will, where appropriate, be encouraged in the following circumstances:- be required to be provided: Waltham Forest Local Plan [LP2] Draft Site Allocations Document October 2020 14. Site SA09 is a 9.0ha site (the document states 0.9ha) referred to as Estate Way which includes the whole of the Church Road/ Estate Road BEA. It proposes the allocation of the site for the following:- Development will be supported where it provides: " Minimum of 1,430 new homes (35% affordable housing) " Minimum 3,565sqm replacement of existing industrial floorspace " Replacement waste site " Improvements to Dagenham Brook Corridor " Improved link to Leyton Jubilee Park " Nursery 15. Valor objects to this allocation for the following reasons:- 16. The development opportunities within the allocation, but outside the BEA boundary, are relatively limited. Accordingly, in practice, if the requirements of the draft allocation are to be met, this would need to be predominantly based upon the redevelopment of the BEA. This fundamentally conflicts with the strategic objective to prioritise the economic recovery of the Borough, and of the BEA designation which is retained in LP1. 17. Whilst it is noted that the amount of replacement industrial floorspace required is a minimum figure, in the context of the proposed 1,430 new homes (also a minimum) it is not considered likely that the allocation area could accommodate materially more industrial floorspace than 3,565sqm. Accordingly, the proposed allocation would in practice result in a substantial reduction in employment floorspace. 18. There is no longer a requirement, in terms of the draft North London Waste Plan, to provide a replacement waste site in this location. The ability to redevelop the waste site for employment uses underpins the realistic ability to intensify the use of the site, as identified for Site BEA12 in Appendix 12 of LP1. 19. Other changes, such as improvements to the brook</p>	

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SA09 – Estate Way						
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					corridor, links to Jubilee Park and the provision of a nursery, may be benefits of a redevelopment scheme for the site but, in the context of the BEA designation, should not be a policy requirement in the LP2 site allocations document. 20. Valor proposes the deletion of this allocation.	
243	Mr David Boote				The Estate Way site is on the line of the 'Walthamstow Slip', an old parish boundary anomaly which is also the line of a Roman road, a section of which was uncovered during the partial redevelopment of the Beaumont Estate. An archaeological investigation should be required before the site is developed.	This is noted. Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.
345	Mr John Gilbert				Area is incorrectly given as 0.9 ha. It is much larger; the same measurement is given for Leyton Football Ground, which is much smaller than Estate Way.	Noted for consideration
880	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted
967	Silverwood Properties Limited	Director			We have been instructed on behalf of Silverwood Properties Limited ( "Our Client €") to respond to the Council's Draft Site Allocations Document [Regulation 18] dated September 2020. This response concerns allocation SA09 - Estate Way. Our client owns the Factory Building (buildings 2 and 3) and Gateway Business Centre (Unit 3) identified in red in the plans above and below: Recommendation 3. Our client supports the proposed allocation of SA09 for mixed housing and replacement industry. Following publication of the draft allocation, he commissioned a feasibility study of the way it might be applied to his site. This showed that the first and second floors of the Gateway Business Centre (Unit 3) are capable of being converted to 8 mainly 3-bed duplex flats. 4. There was also potential to construct an additional floor of about 470 sqm of new floorspace at the adjacent Factory Building (Buildings 2 & 3) that could replace the employment floorspace lost in the Gateway Business Centre. Context The Sites 5. The Gateway Business Centre was permitted in 1983 and has offices (many vacant) on the two upper floors with Gatelands Food Importers storage and distribution use on the ground floor. It	Noted

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SA09 – Estate Way						
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					<p>looks like this: As the signs on the fence show, it has been grossly underused for many years. It is not in a location where there is a strong demand for the office space it provides. Only about 13 people are employed in its first and second storeys. 7. The Factory Building is shown below and is very late Victorian or Edwardian with an historic manufacturing use (shown as electric wire works on the 1915-1919 1:2500 OS). Note, the grey 2-storey plus pitched roof building is not part of the building, and recently received CLEUD's (20/2326 &amp; 20/2299) from the Council certifying its use as flats. 8. The site is within the Northern Olympic Fringe Key Growth Area and so mixed-use development is encouraged in the Local Plan. The gross lettable floorspace of the Gateway Business Centre is about 1,598 sqm. It has been grossly under-occupied for many years. Its current occupation is in the table below: Unit Tenant Vacant Sector Employees GF Gatelands Food import 15 1 Verity / Phronimoo Healthcare Recruitment 4 2 Verity / Phronimoo _ 3 Verity / Phronimoo _ 4 Verity / Phronimoo _ 5 Zone Contractors Building contractor 1 6 Safety Shield Health and safety advice 1 7 KA Services Security provider 1 8 Verity / Phronimoo Healthcare Recruitment 9 Verity / Phronimoo _ 10 Verity / Phronimoo _ 11 EMPTY 1 12 Digital Media Website designer 1 13 EMPTY 1 _ 14 EMPTY 1 _ 15 EMPTY 1 _ 16 Focus Link 1 Healthcare Recruitment 5 17 Focus Link 1 _ 18 Focus Link 1 _ 19 Focus Link 2 _ 20 Focus Link 2 _ 21 Focus Link 2 _ 22 Gatelands Food import 23 Gatelands _ 24 Gatelands _ 25 Gatelands _ 26 EMPTY 1 27 EMPTY 1 28 EMPTY 1 29 EMPTY 1 30 EMPTY 1 31 EMPTY 1 32 EMPTY 1 33 EMPTY 1 34 EMPTY 1 13 2 Gateland's employment on the ground floor will remain.. A third of its units are vacant (many for a considerable period of time), and there are only 13 people employed on the first and second floors of the building. 11. The Factory Building is also occupied by Gatelands at ground floor level. Each floor is about 470sqm. Planning Context 12. The sites are within the BEA6 policy area: 13. LP policy CS8 Making Efficient Use of Employment Land B) Borough Employment Areas says: intensifying and upgrading existing employment land in the Borough Employment Areas set out in Table 8 to secure more jobs for local people. Within the key growth areas this could include the provision of jobs as part of</p>	

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					a mixed use development. In such cases, priority will be given to education, health, or social infrastructure before considering other uses such as residential. 14. I should be grateful if you would acknowledge safe receipt. Yours faithfully Emma McBurney Director For and on behalf of Michael Burroughs Associates Limited	
411	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site	Noted for consideration

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

Lea Bridge						
SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA09 Estate Way Site is adjacent to a Local Site of Importance for Nature Conservation(Local SINC): WFL05 The Dagenham Brook. Support in principle, including proposals to enhance the Dagenham Brook, ideally in-channel and embankments	
392	Mr Hassan Ahmed	Greater London Authority			The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m <sup>2</sup> of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to	The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.

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Lea Bridge						
SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this</p>	

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Lea Bridge						
SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the</p>	

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Lea Bridge						
SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA09: Estate Way The largest part of this site is BEA/LSIS and this should be made explicitly clear in the site plan. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD or via an Area Action Plan for example.</p>	
204	Mr Vijay and Sunny Pindoria		Mr Julian Shirley		<p>" We welcome the allocation of the site for a "minimum of 1,430 new homes €[?]. This would provide a significant quantum of new dwellings to meet the Borough's housing targets. " We note the site allocation requires the replacement of existing "industrial €[?] floorspace and a significant quantum (a minimum of 1,430) of new homes across the site. The juxtaposition of residential use and industrial type uses across the site and how these site together will need to be considered as part of any masterplan for the site. Whilst noting the replacement of "industrial €[?] floorspace, consideration</p>	These comments are noted.

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Lea Bridge						
SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>should also be given to market demand for such uses in this location and also other types of employment generating uses, such as offices, which would sit more comfortably with the provision of residential uses. Furthermore, other employment generating uses and uses that would be ancillary to the residential uses (eg. small scale retail) should also be considered as part of the range of uses in the site allocation. " In addition, whilst we welcome that the site allocation specifies 35% affordable housing, clarification is sought in relation to the current industrial use of the site and the potential requirement of 50% affordable housing, subject to viability. " The Placemaking Plan shows routes for "Pedestrian and Cycle connectivity €? and also areas marked for "Potential for servicing. €? Vehicle access points into and out of the site will need to be considered in order to seek to separate industrial vehicle movements with residential movements. In addition, the precise location and land ownership implications for the provision of such routes that service the site as a whole, will need to be considered. " The Church Road boundary of the site is identified a as a "Sensitive Boundary €? and a "Key Frontage €? on the Placemaking Plan. The site allocation does not provide guidance on the likely scale and massing of development along the Church Road frontage. Given the need to deliver 1,430 new homes on the site, as a minimum, it is likely that the site may need to accommodate buildings of height and scale to achieve this target. " Given the site is subject to many different land owners, each land parcel should be able to come forward as an individual application, having regard to the wider site.</p>	
435	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>Site is adjacent to a Local Site of Importance for Nature Conservation (Local SIN): WFL05 The Dagenham Brook. Support in principle, including proposals to enhance the Dagenham Brook, ideally in-channel and embankments</p>	Noted
611	Josephine Vos	Transport for London- City Planning			<p>The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.</p>	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car

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Lea Bridge						
SA09 – Estate Way						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						parking, walking and cycling, public transport etc will apply.

Low Hall						
SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
881	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted.
165	Miss Emma Salmon				The proposed development of this site will have a negative impact on our club AFC Leyton women FC as well as other clubs that share the facilities. If covid and lockdown has taught us anything it is the importance of such access to outdoor space and the need for sports clubs such as ours for children's mental health. A number of the parents who's children attend the club noticed a significant change in their child's mental health and wellbeing during lockdown due to not being able to participate and play football. The rate of children being referred to mental health services has increased during lockdown which again highlights the need for the club to continue. Alongside providing an opportunity for over 600 girls to enjoy the sport they love AFC Leyton offer a safe space for children to feel welcome and giving them a focus . The proposed development of the site will impact hundreds of girls at the club as well as the many coaches and volunteers that help keep the club running. I urge you to reconsider and the proposed development and consider the impact such plans would have	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area.
402	Adam Single	National Planning and Conservation Department: London			Consented developments at many of these sites would merit some form of archaeological investigation by condition, but the ones highlighted below here warrant deeper consideration and preparation to successfully develop and also to maximise public benefit through heritage preservation, interpretation	Noted. Redevelopment proposals on this site will also be guided by the local plan policies on heritage

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Low Hall						
SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
		Greater London Archaeological Advisor (North East)			and presentation in compliance with the relevant national and local policy: Low Hall - GLAAS have recently commented to the WF Masterplanning Team that the Low Hall mediaveal moat and other heritage assets such as the Black Path and the Pumphouse Museum should be acknowledged and managed sympathetically for public benefit as part of consented development. Further detail on all the sites is included in the emerging Waltham Forest Archaeological Priority Areas (APAs), recently provided in draft form to the borough by GLAAS and Essex Place Services. It is expected that these will supersede the current APAs as part of the Local Plan process in late 2020/early 2021.	protection and management as contained in LP1.
412	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance	Noted for consideration

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA10 Low Hall Depot Site is adjacent to two Sites of Importance for Nature Conservation: Borough SINC WFBII05 Low Hall Flood Meadows and Local SINC WFL05 The Dagenham Brook. Support in principle if it can enhance the SINCs and help to deliver Biodiversity Action Plan objectives	
393	Mr Hassan Ahmed	Greater London Authority			The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the	The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when</p>	

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the</p>	

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SA10 – Low Hall Depot						
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					<p>borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA10: Low Hall Depot The majority of the site is designated industrial land. The south-western part is SIL and the north-eastern part is largely BEA/LSIS and this should be made explicitly clear on the site plan. While the part of the site designated as BEA/LSIS can support co-location for mixed use development in accordance with Policy E7 of the ItP London Plan the part of the site which is SIL cannot as it would not be in accordance with Policy E7 of the ItP London Plan. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy</p>	

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					E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD or via an Area Action Plan for example.	
625	Thames Water Utilities Ltd	Thames Water Utilities Ltd	Ms Stefania Petrosino	Planner Savills (UK) Ltd	SA10 - Low Hall Depot Thames Water support the identification of their land within the wider site allocation SA10. Thames Water own and operate the existing Storm Water Tanks located in the north-eastern corner of the site. The allocation site is located within the urban area, outside of the Metropolitan Green Belt, and is previously developed land. The proposed allocation encompasses a number of currently separate sites and proposes new residential, non-residential floorspace, and the replacement of the Low Hall Depot. Unlike SA03, the proposed allocation does not identify a requirement for the relocation of the Lower Hall storm tanks. As with SA03, the nature of the function of the existing storm tanks means that relocation is an essential part of the comprehensive masterplanning and delivery of development of the site. The tanks must be relocated prior to any residential development taking place in order to protect the amenity of new residents and in order to be consistent with the requirements of National planning Policy Framework (NPPF) 2019 paragraphs 170 and 180. The proforma for proposed allocation must therefore be amended to include requirement for "Re- provision of a new Thames Water Storm Water facility incorporating underground storm water storage tank". Thames Water will continue to work with the Council regarding the redevelopment of the site and the feasibility of relocating the storm tanks elsewhere within the site. In due course, technical and feasibility assessments will be required to inform the development of a comprehensive masterplan for the site. Careful masterplanning and technical design will be required in order to ensure that the relocated storm tanks will not impact unacceptably on the amenities of neighbouring development by virtue of odour, noise or lighting associated with their operation. Thames Water is a regulated company and any investment that it makes into its assets is ultimately funded via its customers' bills, meaning there is enormous pressure on its investment programme. Whilst it is Thames Water's intention to continue to maintain and enhance the existing storm tanks, there is no	The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.

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SA10 – Low Hall Depot						
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					<p>business case for Thames Water customers to fund the relocation of the storm tanks. Consequently the storm tanks will only be relocated if relocation and associated works to address the impacts of the operation of the tanks are facilitated and funded by the redevelopment of the wider site. If for any reason, any part of the site were to come forward for development prior to the storm water tanks being relocated (which we do not support as set out above), the proposal must be subject to an Odour Impact Assessment (OIA) based on odour sampling and modelling which must be submitted with the application. If the OIA requires any necessary mitigation to make the development acceptable, this must be funded by the developer in order to protect the residents amenity in line with guidance in NPPF and the Agent of Change principle in new London Plan Policy D132. In summary the proposed allocation SA10 is supported by Thames Water subject to: i, the inclusion of a requirement for the storm tanks to be relocated as part of the comprehensive redevelopment of the site; and ii, the relocation of the storm tanks and necessary mitigation to protect the amenities of new residents being facilitated and funded by the comprehensive redevelopment of the site. SA04 (Osier Way) and SA05 (The Score) Thames Water are one of the landowners for site SA03 and it is within this context that Thames Water make the following comments to adjoin Sites SA04 &amp; SA05. Thames Water own and operate the existing Storm Water Tanks located within the centre of site SA03. The proposed allocation for SA03 requires: 'the re-provision of a new Thames Water Storm Water facility incorporating underground storm water storage tanks'. Given the nature of the function of the existing storm tanks and pumping station, which includes open tanks, relocation is necessary prior to any residential development taking place close to the tanks in order to protect the amenity of new residents and in order to be consistent with the requirements of National planning Policy Framework (NPPF) 2019 paragraphs 170 and 180. Thames Water will continue to work with the Council regarding the redevelopment of Site SA03 and the feasibility of relocating the storm tanks elsewhere within the site. In due course, technical and feasibility assessments will be required to inform the development of a comprehensive</p>	

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>masterplan for the site. Careful masterplanning and technical design will be required in order to ensure that the relocated storm tanks will not impact unacceptably on the amenities of neighbouring development (including at SA04 and SA05) by virtue of odour, noise or lighting associated with their operation. On this basis if any part of Sites SA03 or SA04 and SA05 were to come forward for development prior to the storm water tanks being relocated, the proposals must be subject to an Odour Impact Assessment (OIA) based on odour sampling and modelling which must be submitted with the application. If the OIA requires any necessary mitigation to make the development acceptable, this must be funded by the developer in order to protect the residents amenity in line with guidance in NPPF and the Agent of Change principle in new London Plan Policy D133. There are also sewers running through part of site SA05 which as part of any masterplanning for the area may need to be relocated to avoid being built over, which would need to be funded by the development. Conclusion Thames Water support the allocation of sites SA03 and SA10 including Thames Water land on the basis that a comprehensive approach to the masterplanning and delivery of both proposed allocations, taking into account the need to relocate and replace with appropriate odour control the existing storm water tanks. Thames Water will continue to work in partnership with the Council and landowners/developers in progressing the proposals for Sites SA03 and SA10. Adjacent sites SA04 and SA05 may be effected by the operation of the storm tanks within site SA03 and this should be a masterplanning consideration. Should sites SA04 and SA05 come forward independently of SA03 odour impact assessment will be required and any necessary mitigation delivered funder by the site developers.</p>	
1083	LVRPA	Lee Valley Regional Park Authority			<p>This allocation sits partially within the Park and is located to the north east of Walthamstow Marshes; this should be referenced in the site allocation. The Placemaking Plan indicates proposed green space and pedestrian and cycle connectivity. This should be spelt out within the proposed site allocation requirements. It is important to establish pedestrian and cycle links with the rest of the Regional Park in line with the PDF Area 2 Proposals which highlight</p>	<p>This comment is noted and will be considered in the drafting of the next iteration of the LP2 Document. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site</p>

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Low Hall						
SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					the importance of reconnecting the Low Hall area into the rest of the Park at Walthamstow Marshes and improving the provision of facilities for visitors. Biodiversity proposals seek to safeguard existing ecological values at Low Hall Farm Flood Meadow, which lie adjacent. The frontage onto the Dagenham Brook is also a key element of the site. A river restoration scheme should be considered.	Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
7	Ms Alison Hill				Since this is near a school and park it would be nice to have council family homes built rather than 4 high rise blocks which wont suit families so well. Short sighted if you are building yet more 1 & 2 bed flats for a transient	The plan contains suitable policies to manage the impact of development proposals on local character,

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SA10 – Low Hall Depot						
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					population in an area which is and should be for families staying long term in the borough	amenity and to ensure good design. In granting planning permission for proposals at this location the range of policies covered in the Local Plan (LP1) will apply. This includes Policy 15, which seeks to promote a diverse range of housing, not just 1 & 2 bed flats.
60	Mr Adrian Stannard	Planning Watch Convenor Civic Society			It is vital enough space is kept to enable the council to continue to use this out of the way site as a council depot. In times of dire emergency the council needs space to bring in equipment and supplies. The development of the site should not just be a money maker for the council, but a properly thought through holistic plan to enable the council to continue providing residents the service they expect. As the housing waiting list is so high then all the homes built on this site should be 100% affordable. They should be low rise to ensure they do not spoil the views from the marshes and Walthamstow Wetlands. They also need to be "beautiful" buildings as directed by the Government.	The proposed allocation includes a replacement depot. The plan contains suitable policies to manage the impact of development proposals on local character, amenity and to ensure good design. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply.
162	Mrs Sadie LaDuc				We strongly object to Sainsbury's and the Low Hall area being considered for redevelopment. Least because of the amount of people who are employed by the businesses in the area and for the community who depend on the church. Slightly more because I shop their.. It is extremely convenient for me having young children and mostly because of AFC Leyton whose home ground sits behind Sainsbury's. AFC Leyton are a girls only football club where more than 600 girls and women from all religions and races come together to play football. We are a huge community who support this charity who do much for its members who come from low income and impoverished backgrounds. Leyton gives some of these girls and young women a purpose and a family. To lose our home ground and the club would be devastating. My own daughter attends and her confidence has risen exponentially through the clubs ethos, values and opportunities. By Cllr Miller's own forward he states "Waltham Forest is a place where people want to live, raise a family and start a business.	Noted for consideration.

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					The Local Plan plays an important role in making these dreams a reality, while ensuring the unique character of the borough is protected and enhanced" Losing AFC Leyton to development would be a contradiction of this very statement, we would not be protecting something which provides character and community in our Borough. I strongly urge you to reconsider. Sincerely, SLaDuc	
292	Mr Roland Karthaus	member Architects E17			Under Policy 24 of the draft Local Plan (2020), the Council is committed to the delivery of Community housing as defined in the policy, including Community-led housing. The potential opportunities for Community-led housing in the Borough are extremely limited and are only likely to be secured on Council-controlled land. Forest CLT is a locally based Community-Led housing organisation, constituted as a Community Benefits Society since 2018 and is seeking to deliver community-led housing in line with policy 24. On behalf of Forest CLT, we propose that the site allocation SA10 Low Hall depot should include a requirement for a proportion of community-led housing and an associated facility. A high-level feasibility study produced for the CLT by Hawkins Brown architects indicated that a total of 75 low-cost rent and affordable ownership homes - all affordable in perpetuity - together with 400 msq of community facility could be deliverable on this site. We propose that these requirements should be set within the site allocation to ensure that development proposals coming forward include them and that they be secured via a Section 106 agreement. Other sites in the allocations document may also be suitable but we have not been able to conduct feasibility studies on these. We would request that the Council also considers similar requirements for other sites being allocated. Whilst the allocations currently do not preclude the inclusion of community-led housing, the special requirements of community-led housing of locally constituted genuine affordability in perpetuity are unlikely to be delivered without requirements at the allocations policy level. Without such a requirement in the site allocations policy we believe the Council may struggle to deliver on its obligations under Policy 24. A community-led housing project here would have the flexibility to be very responsive to the sensitive boundary between	Noted for consideration

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Barncroft School and the rest of the Low Hall site. It can provide an excellent 'buffer' project which will also serve to allay any concerns the staff and parents of the school may have about a new development close to their premises. The proposed community hub building would act as a provision for the whole community including the school, the residents of the councils proposed housing on the site as well as users of other local facilities such as St James Park.	
202	Ms Jane Walden				I submit a response as both a local resident to this site and a parent of a child at school next to the site. Proximity to a school makes the site unsuitable for high-rise and the associated construction pollution: This site has many sensitive areas being so close to such precious and significant green space and next to a primary school as well as existing housing. The draft plan suggests a few places for possible "height", one of which is very close to the school site boundary, the children's playground. I can think of no other primary school in the borough which has a tower block next to its playground and think that the boundary with the school should be considered very sensitive: there would be an impact of having a tower blocking light, overlooking children learning and playing and potentially years of very intense construction noise and dust, an associated deterioration in air quality for young children, if such deep foundations needed to be dug to support a high tower. Islington Council has recently withdrawn planning permission for an Ocado site next to a primary school in Archway due to school concerns around air quality from delivery vehicles and this would be an issue for construction next to Barn Croft school too. I understand that noise and dust are an environment department issue and not a planning issue but I don't really see why that should not be taken into account when drafting plans for building on a large site next to a primary school. The school does not seem to feature as part of the considerations in the draft plan. I do hope that the school will be compensated for having a building site next to it, especially for a school building which is not very old but could easily have been given more land at the time, especially if the school needed to expand at some point to meet the needs of the new housing. The volume of units will put great strain on our precious green	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, noise, air quality etc to ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					spaces without any provision for new green space: St James Park is already very well used as is the green space behind it including Low Hall nature reserve and the playing fields. The strain on those spaces would be felt with 450+ new homes, and in fact the change in lifestyles that covid has brought means that some of our local green space is already feeling strained by increased footfall even before any new homes. The draft plan does not seem to include any provision (or at least, not any significant provision) for outdoor public space on the Low Hall site. Having lived both in mid-rise and high-rise myself inside and outside of the UK, I know that having open space when exiting your flat is incredibly important for wellbeing. I find it disappointing that the council seems to be planning on building only block after block as it has at South Grove, providing no new space for the new residents moving in or any relief for the existing green spaces. I do understand that the council is under pressure to build a lot of units but to do so in a way that negatively impacts existing green space and does not build in a sustainable way for new communities of residents is not good enough for a borough like Waltham Forest which is supposed to value its open spaces. There are plenty of examples of how to build mid-rise in a way that is good for both new and existing residents and including open space is a key part of that. New open space that buffers the school site would seem to make a lot of sense when considering how the site is developed, being sensitive to what already exists around it. Impact on infrastructure at the very local level has not been mentioned in enough detail: I am aware that planning officers have to consider the impact of additional residents on infrastructure and assume that the proposed changes to Lea Bridge station are part of a work towards that. I know that there is significant capacity in Waltham Forest schools over the borough as a whole but that is not the case for the schools most local to the Low Hall site which were all fully subscribed at Reception this year. How does the council plan to deal with the increased demand for school places in this immediate area? Will families in streets that have historically been within "catchment" now have to walk much further to get to a school with places? I know that there are plans to rebuild St James Medical Practice and hope that	as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

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					<p>when it is rebuilt it has increased capacity in mind to meet the needs of new homes. The impact of high-rise on the skylines is detrimental to the community's use of green space and mental health around open space: High-rise is an easy way to meet planning targets but the impact on skylines has a tangible impact on the way people experience where they live. In only the last year or so, the change of views around the wetlands and the marshes has made the space feel smaller and less of an escape from the urban environment. Mid-rise building offers a way of getting more homes in a footprint without changing the character of an area in the way that high-rise does. The idea of having another 13-17 storey building near the edge of the marshes and playing fields is disappointing when we know how vital the chance for a break in our green spaces is to residents and how much this has been brought to the fore by covid. I understand that planning officers are trying to balance competing demands and needs but high-rise on that site seems so insensitive to the location of the school, out-of-step with the existing architecture in the area and would have an impact beyond in how encroaching they feel in other spaces. I will be interested to see what impact the increased numbers of people in this area has on spaces such as St James Park when the South Grove development is completed, given that there is no provision of outdoor space on that site. To do something similar, or to build even higher, on the Low Hall site will be too much strain for our spaces and have a detrimental impact on quality of life for existing and new residents. To summarise my points: - The school should be considered a very sensitive boundary and high-rise next to it should not be considered. - A buffer of open outdoor green space between the school and any development would meet the needs of the school children and the need in the area to increase capacity of outdoor space - High-rise on this site would be out of keeping with the area and have an impact on people's use of our precious outdoor spaces. - Any new building development requires outdoor space as part of it, especially on a site this big. - It is not clear what infrastructure plans would exist for dealing with extra GP patients, school children, transport demands in the immediate area.</p>	

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Low Hall						
SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
294	Monica Rabanillo				Affordable housing is very welcome in this area, but high rises are definitely not. The site is right next to a beloved park and school. Several high rises with minimum 10 stories (and up to 18!) would be extremely disruptive to the nature of the area, functionally and aesthetically. There are four stars marked in the plan with potential for high rise, but no shared communal space detailed in the proposal, no enhanced green areas or tree planting. There is a perfectly good example of affordable housing on William Marshall Cl, on the other side of Barn Croft School also on South Access Rd that fits in well with the nature of the area. We are very much in favour of housing in this site, particularly community led housing, but we are strongly opposed to high rises of any kind.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
270	Ms JILL HASLER		JILL HASLER		Is there any evidence of contaminated land that would need to be remediated before the site is redeveloped? The site is isolated and will also contain a depot which can result in noise nuisance, is it suitable for new homes?	Site specific information on contamination levels is presently unknown. The planning application process will provide the opportunity for such detailed matters to be considered.
283	Mr Sipke Visser				I fully understand there is a need for more housing. However, in the area in which they are proposed there currently is nothing higher than 2 floors giving the area a very specific feel. High rise buildings of more than 5, 6 or 7 floors would be completely out of place. Even 5 or 6 would be out of place, but more than that simply doesn't sit right in the low hall depot area. It's also right next to a very small school. The area currently very much has a community feel which I feel will get lost in a time when we've just found out how important community is. And again, I understand there is a need for housing. But not that high. It would be like putting a skyscraper in a village just to get the right numbers, but not being aware of the consequences. I have also not seen	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					anything in the plans that would add green spaces and other amenities that would be needed if so many more people will live there.	permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
349	Ms Sarah Ream				As a nearby resident, I am concerned about the height of buildings being proposed on this development, which is not in keeping with the village feel of the area and will damage open views towards the Marshes and green space, while also obscuring our afternoon/evening sun. While I recognise the need for new housing, 440 homes will place a great strain on essential services in the area, from use of the park to the school, currently so special in its small size, public transport, GP services, local supermarkets etc. It will also increase traffic pollution near the school. I urge you instead to allow only low-rise housing, with plenty of green space and adequate provision of additional essential services to match the increased population.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services.
437	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site is adjacent to two Sites of Importance for Nature Conservation: Borough SINC WFBII05 Low Hall Flood Meadows and Local SINC WFL05 The Dagenham Brook. Support in principle if it can enhance the SINCS and help to deliver Biodiversity Action Plan objectives	Noted

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
612	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
546	Thames Water Utilities Ltd	Thames Water Utilities Ltd	Ms Stefania Petrosino	Planner Savills (UK) Ltd	SA10 - Low Hall Depot Thames Water support the identification of their land within the wider site allocation SA10. Thames Water own and operate the existing Storm Water Tanks located in the north-eastern corner of the site. The allocation site is located within the urban area, outside of the Metropolitan Green Belt, and is previously developed land. The proposed allocation encompasses a number of currently separate sites and proposes new residential, non-residential floorspace, and the replacement of the Low Hall Depot. Unlike SA03, the proposed allocation does not identify a requirement for the relocation of the Lower Hall storm tanks. As with SA03, the nature of the function of the existing storm tanks means that relocation is an essential part of the comprehensive masterplanning and delivery of development of the site. The tanks must be relocated prior to any residential development taking place in order to protect the amenity of new residents and in order to be consistent with the requirements of National planning Policy Framework (NPPF) 2019 paragraphs 170 and 180. The proforma for proposed allocation must therefore be amended to include requirement for "Re- provision of a new Thames Water Storm Water facility incorporating underground storm water storage tanks €2. Thames Water will continue to work with the Council regarding the redevelopment of the site and the feasibility of relocating the storm tanks elsewhere within the site. In due course, technical and feasibility assessments will be required to inform the development of a comprehensive masterplan for the site. Careful masterplanning and technical design will be required in order to ensure that the relocated storm tanks will not impact unacceptably on the amenities of neighbouring development by virtue of odour, noise or lighting associated with their operation. Thames Water is a regulated company and any	Noted for consideration.

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SA10 – Low Hall Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>investment that it makes into its assets is ultimately funded via its customers' bills, meaning there is enormous pressure on its investment programme. Whilst it is Thames Water's intention to continue to maintain and enhance the existing storm tanks, there is no business case for Thames Water customers to fund the relocation of the storm tanks. Consequently the storm tanks will only be relocated if relocation and associated works to address the impacts of the operation of the tanks are facilitated and funded by the redevelopment of the wider site. If for any reason, any part of the site were to come forward for development prior to the storm water tanks being relocated (which we do not support as set out above), the proposal must be subject to an Odour Impact Assessment (OIA) based on odour sampling and modelling which must be submitted with the application. If the OIA requires any necessary mitigation to make the development acceptable, this must be funded by the developer in order to protect the residents amenity in line with guidance in NPPF and the Agent of Change principle in new London Plan Policy D132. In summary the proposed allocation SA10 is supported by Thames Water subject to: * the inclusion of a requirement for the storm tanks to be relocated as part of the comprehensive redevelopment of the site; and * the relocation of the storm tanks and necessary mitigation to protect the amenities of new residents being facilitated and funded by the comprehensive redevelopment of the site.</p>	

Bakers Arms						
SA11 – Leyton Leisure Lagoon						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
76	Mr Adrian Stannard	Planning Watch Convenor Civic Society			<p>This is a very popular centre and any redevelopment would mean the closure for a significant period of time, depriving the next generation of children from enjoying a wonderful facility. The area is already over developed, so no more flats should be squeezed into this community. This development would simply be a fund raising exercise by the council at the expensive of a good leisure facility and further congestion. This site should be removed from the plan.</p>	<p>The proposed allocation includes the retention of the existing leisure provision. Redevelopment seeks to make better use of the land and to provide much needed housing.</p>

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Bakers Arms						
SA11 – Leyton Leisure Lagoon						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
36	Chris Radley				I think it would be great if a swimming pool could be maintained on the site. The current pool is always busy. The existing pedestrian environment along the High Road is poor (uneven surface, narrow, too much street furniture) so this should be improved in any development. Beaumont Road is currently a focus for antisocial behaviour - this should be addressed in any development. Any tall building should be assessed through wind studies to avoid negative effects on public environment (such as those created by the Travelodge near Walthamstow Station, which is always windy)	Noted. The proposal involves the replacement of existing leisure facilities.
66	Mr Mike Chrimes				The site allocation seems to place housing above existing leisure provision and yet the introductory statement makes clear the Borough is a place where people want to live not just sleep!!! Priority needs to be given to leisure facilities to preserve quality of life, as well as fitness being a key to health	The proposed allocation includes a replacement leisure provision. The loss of the existing provision is not intended.
351	Claire Weiss				I do not agree that this site is suitable for a high building in the circumstances that sites SA12 (Tesco) and SA15 (Leyton Bus Depot) are similarly designated. Together with the existing tower block at Leyton Green Road corner above Market Parade, this would overwhelm the triangle of the ancient Leyton Green with high rise blocks on every corner. Leyton Green is one of the few remnants of Epping Forest and marks the start of Capworth Street, an original highway through Leyton straddling the Walthamstow Slip. It should be allowed to retain its place in our environment and not be hidden behind high buildings.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply including policies on design, height and local character. These policies seek to ensure that there is a balance between physical, social, and economic development and environmental protection.
213	Ms Sybil Ritten				The requirement to replace leisure facilities should ensure a pool is part of these.	Noted
244	Mr David Boote				This site should be treated as an archaeological priority. It is within an area of settlement dating back to the 18th century and earlier, including the site of a	Redevelopment proposals on this site will also be guided by the local

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SA11 – Leyton Leisure Lagoon						
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					public house. It probably includes part of the 'Walthamstow Slip', an old parish boundary anomaly which is also the line of a Roman road, a section of which was uncovered during the partial redevelopment of the Beaumont Estate.	plan policies on heritage protection and management as contained in LP1.
271	Ms JILL HASLER		JILL HASLER		Is the cost of replacing relatively recently refurbished facilities justified to produce a small number of homes near a busy traffic junction? How will the replacement of the facilities be funded? Will they be on the existing site?	The proposed allocation includes the retention of the existing leisure provision. Redevelopment seeks to make better use of the land and to provide much needed housing. Mixed use development also involving intensification will support development viability to improve the funding position.
415	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has	Noted for consideration

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Bakers Arms						
SA11 – Leyton Leisure Lagoon						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA11 Leyton Leisure Lagoon Support in principle with green infrastructure enhancements (inc green roofs).	
643	Mr Mark Furnish	Planning Manager Sport England			SA11 - Leyton Leisure Lagoon, SA23 - Cathall Leisure Centre and SA64 - Larkswood Leisure Centre, Nursery and land to rear of Larkswood Leisure Centre - These allocations do indicate that the leisure facilities would be replaced which is welcomed. The replacement facilities should, at least, be of equivalent quantity, quality and accessibility otherwise they would be contrary to the NPPF, paragraph 97, and Sport England's Planning Policy.	Noted.
439	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle with green infrastructure enhancements (inc green roofs).	Noted
593	Joyce Guthrie	Head of Sport and Leisure London Borough of Waltham Forest			SA11, Leyton Leisure Centre currently Council owned Leisure Centre and the facilities available would need to be re-provided as part of any development. Ideally the new facility would incorporate the facilities available in Leyton Gym, currently located at 787 High Road, E10 5AB	Noted. The proposed allocation for this site specifies the replacement of existing leisure and community facilities.

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Bakers Arms						
SA12 - Tesco						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
98	Ms Helena Poldervaart				I don't see why the affordable housing quota should be as low as 35%. There are plenty of people on a low income who would be delighted at the opportunity to live in this location. I hope you're not planning on building a tower block. This is a low rise area and doesn't need the Blackhorse Rd treatment.	The proposed allocation refers to a minimum requirement of 35% affordable housing. The Council will explore opportunities to achieve higher levels of provision also mindful of viability considerations.
352	Claire Weiss				I do not agree that this site is suitable for a high building in the circumstances that sites SA11 (Leyton Leisure Lagoon) and SA15 (Leyton Bus Depot) are similarly designated. Together with the existing tower block at Leyton Green Road corner above Market Parade, this would overwhelm the triangle of the ancient Leyton Green with high rise blocks on every corner. Leyton Green is one of the few remnants of Epping Forest and marks the start of Capworth Street, an original highway through Leyton straddling the Walthamstow Slip. It should be allowed to retain its place in our environment and not be hidden behind high buildings.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

Bakers Arms						
SA12 - Tesco						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
245	Mr David Boote				Although the site of Tesco and adjacent retail premises was redeveloped comparatively recently, an archaeological investigation should be undertaken of any areas that were not part of that fairly recent construction. The site of part of an ancient settlement around the junction of the High Road with the Lea Bridge Road.	Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.
342	Mr Chris Woolrych				How does new housing fit into this site in relation to comment on documentation 'without compromising existing use' .	The proposed allocation includes the retention of the existing retail use. Redevelopment seeks to make better use of the land and to provide much needed housing as part of mixed-use development with the supermarket.
640	Carolyn Seymour	Regeneration and Sustainability Delivery Lead London Borough of Waltham Forest			In the role as Sustainability lead for the Council, I have reviewed the Sites Allocation Document (SAD) to plot where development is likely to be clustered within the borough and where there might be the possibility to create further Decentralised Energy Networks as per government BEIS, GLA and our own existing Local Plan policies. I have identified the 7 potential clusters shown in the attached preliminary document. In parallel, I am working with the GLA and external advisors to map this information onto GIS and add to the existing London Heat Map with supporting information for developers and development partners. The next steps that I have been discussing with the GLA and BEIS include uploading these polygon clusters onto the London Heat Map, plus utilising BEIS funding to commission a next stage Feasibility, Heat Mapping and Heat Zoning study. Cluster: 6. Bakers Arms area	Noted for consideration

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Bakers Arms						
SA12 - Tesco						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
882	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations.	Noted
416	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the</p>	Noted for consideration

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Bakers Arms						
SA12 - Tesco						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					borough's future nature recovery network. SA12 Tesco, Bakers Arms Green infrastructure to be embedded wherever possible	
441	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible	Noted
613	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
641	Mr Richard Price	Forest Branch Labour Party			"There are plans for new office/workspaces. It would be helpful to understand how many. Given the pandemic and the shift to home working, does this need a rethink? €☐ "The main issue in Bakers Arms should be providing housing to the area and also ensuring vulnerable people who are often in the area are protected and supported. While the 'tidying up' part of the plan is a good one, I'm concerned this is a way of sweeping some serious social issues in the ward out of sight and out of mind. A joined up approach of development and social support would be welcomed. " On the shop frontage neatening, I would hope that this development does not wipe out the character of the area as in James Street, which has a slight model village sense that I feel doesn't fit the character of Bakers Arms. " Welcome the support to improve the town centre but not at the cost of uniformity. " The lack of services and rail links is a problem here again. " Welcome greater use of railway arches and investment in local businesses. " Concern that developments in the style of recent ones on Hoe street will dwarf the crossroads and remove its architectural character. "I know everyone is trying to get rid of cars! But for a shopping centre to be attractive to anyone but the very locals, there needs to be some parking. At the Bakers Arms, the Tesco car park has already reduced staying time to 45 minutes - insufficient if you wish to visit any other shops - I thought part of the original Tesco development was	Noted for consideration

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Bakers Arms						
SA12 - Tesco						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>meant to provide parking for the area - has that been discarded? and I understand the car park behind The Drum is being redeveloped - so soon visitors will be unable to park anywhere as all side streets are now residents only. Surely the time on some of the residents only areas could be reduced so that visitors /shoppers can park during the day? €? "What will happen to Tesco and the existing bus garage? In my opinion the best thing would be to leave well alone. €? "So long as TfL services and drivers' unions are happy that the proposal does not negatively impact them I'm not against the proposal. As in all of the above developments, local affordable housing is crucial and I'm keen to see that expanded in the area. €? "It is not clear whether planned housing at the Tesco site is in addition to - i.e. above the supermarket - or instead of a supermarket. If the latter, it would deprive Leyton of any major supermarket except Asda at Leyton Mills. What would be the impact on emissions of relocating the bus garage? If buses had to drive further at the end of their route to the garage, it would surely be adverse. €?</p>	

Bakers Arms						
SA13 - Stanley Road Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
121	Ms Abigail Woodman				<p>I believe this site is currently being used as a drive-through Covid-19 testing venue. This demonstrates the need to retain some Council-owned open hard standing in the borough, and I suggest that this is removed from site allocations entirely.</p>	<p>Noted. However it is also necessary to ensure that the use of land is optimised and there is a better balance between competing objectives for housing, employment and other social and community uses.</p>
318	C Allingham		C Allingham		<p>Representation on behalf of Kingsway International Christian Centre (KICC) KICC is concerned that the proposed allocation of Site SA13 - Stanley Road Car Park will have a highly detrimental impact on the neighbouring KICC Church and its congregation. The Church is a very important community social hub</p>	<p>Noted. However the Council is also committed to the promotion of active travel (such as walking and cycling) and the use of public</p>

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Bakers Arms						
SA13 - Stanley Road Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>and place of worship with a congregation drawn from all over the East London catchment area. The congregation's demographic is predominantly (90%) African and Afro-Caribbean spanning a broad age range. There are mid-week services and four services on a Sunday including one French speaking and one youth service. Aside from services in its circa 900 person capacity hall, the Church building itself is used on a daily basis for meetings, counselling, youth meetings, weddings and funerals. The Church is currently served by the Stanley Road Car Park. Given the extent that the car park is used by the Church and its congregation (and other users of the Church building), KICC have a longstanding paid licence arrangement with London Borough of Waltham Forest whereby KICC pays an annual fee for parking at the Stanley Road Car Park. The loss of the car park to housing would have a devastating impact on the Church. Whilst some users walk or take public transport to attend events or services, a significant number of users/congregation from further afield need to drive to the Church and park in the Stanley Road Car Park. This is particularly important for the elderly and those with health issues and/or disabilities who are more easily able to access the Church from the car park. Whilst KICC appreciates the corporate priority of delivering housing, the loss of the car park will have a deleterious effect on a key social, theological and cultural hub which serves minority communities in the area. It is not clear from the Council's draft allocation document whether the inevitable detriment that would arise to this rather unique community centre has been weighed at all in the balance. Based on the proposed density of the site allocation there will be no residual car parking available for users of the Church. It is not apparent whether the impact of the loss of the entire car park on the Church has been adequately considered (if at all). Consideration should be given to the impact of the loss of the car park on the Church and whether the whole of the car park should be allocated. It is KICC's view that prioritising housing in this location would have a devastating effect on community cohesion, particularly in respect of an underrepresented social demographic. It is important for Waltham Forest to safeguard the accessibility of the Church, including, but not limited to preserving disabled parking spaces.</p>	<p>transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>

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Bakers Arms						
SA13 - Stanley Road Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>Whilst KICC is a primary user of the Stanley Road Car Park, it is of course used by other members of the public who visit the nearby shops, pubs, restaurants and other local amenities. Sundays in particular see the car park full to capacity with both Church users and shoppers alike while the car park is mostly full with both throughout the week. Church users also frequent the nearby shops and eateries, boosting the local economy. The proposed site allocation threatens the viability, sustainability and future of the Church and the benefits it brings to the community both locally and the wider East London catchment area. The loss of the car park to housing will make attending the Church prohibitively difficult for many users which would, in turn, threaten KICC's local community outreach programme and draw both the congregation and the trade they bring away from the area. KICC respectfully request that serious consideration is given to the deleterious effect that the loss of the Stanley Road Car Park would have on the Church, its users and the local economy.</p>	
272	Ms JILL HASLER		JILL HASLER		<p>The site is close to the Alms Houses, a nationally listed heritage asset so would need to be sympathetically designed. The site is not environmentally attractive as it is close to a busy road junction. If this site it redeveloped for housing it would reduce the amount of parking available for shoppers at Bakers Arms. The proposal SA12 Tesco Bakers Arms also potentially increases pressure on parking at Bakers Arms.</p>	<p>The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services and protection for heritage assets. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.</p>

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Bakers Arms						
SA13 - Stanley Road Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
418	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA13 Stanley Road Car Park Green infrastructure to be embedded wherever possible</p>	Noted for consideration

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Bakers Arms						
SA13 - Stanley Road Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
442	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible	Noted

Bakers Arms						
SA14 - 806 Community Place, High Road, Leyton						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
246	Mr David Boote				This is a former cinema, subdivided for alternative uses, the Ritz, later part of the ABC chain, an up-market venue from which the Art Deco fins survive on the street frontage. An inspection should be made to see what interval features survive from the original Art Deco building, particularly the 'circle' and / or balcony, and an assessment made as to the feasibility of making use of these in further re-purposing the building. Its shopping centre location provides considerable potential for leisure and hospitality businesses.	Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.
419	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new	Noted for consideration

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Bakers Arms						
SA14 - 806 Community Place, High Road, Leyton						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA14 Community Place, 806 High Rd, Leyton Green infrastructure to be embedded wherever possible	
443	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible	Noted

Bakers Arms						
SA15 - Leyton Bus Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
354	Claire Weiss				I do not agree that this site is suitable for a high building in the circumstances that sites SA12 (Tesco) and SA11 (Leyton Leisure Lagoon) are similarly designated. Together with the existing tower block at Leyton Green Road corner above Market Parade, this would overwhelm the triangle of the ancient Leyton Green with high rise blocks on every corner. Leyton Green is	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable

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Bakers Arms						
SA15 - Leyton Bus Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					one of the few remnants of Epping Forest and marks the start of Capworth Street, an original highway through Leyton straddling the Walthamstow Slip. It should be allowed to retain its place in our environment and not be hidden behind high buildings.	development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
247	Mr David Boote				This should be treated as an archaeological priority area, being on the ancient junction of Leyton Green Road and the High Road, with a triangular green in the middle which is typical of Essex villages. It is partly within the 'Walthamstow Slip', an old parish boundary anomaly which is also the line of a Roman road. Wealthy people have lived in houses facing this junction since early modern times. Remains of a moated house, later occupied by the Masterman family, were recently excavated by AOC archaeologists, further along Leyton Green Road. SA15 was partly or wholly within the Knotts Green Estate, also known as the Barclay Estate, and some detailed plans are held by Waltham Forest Archives.	Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.
421	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local	Noted for consideration

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Bakers Arms						
SA15 - Leyton Bus Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA15 Leyton Bus Depot Green infrastructure to be embedded wherever possible	
883	Josephine Vos	Transport for London- City Planning			TfL notes that this site can only be developed'subject to relocation of the bus depot within the borough'. However, this wording needs to be more strongly expressed to ensure consistency with ItPLP policy T3. This requires development plans to safeguard existing land and buildings used for public transport, active travel or related support functions. The proposed wording should acknowledge the need to retain bus garage capacity (c100 buses) to maintain the local bus network which is a major local employer. The site allocation should make it clear that an equivalent or greater capacity (to accommodate future bus growth) must be provided on any replacement bus garage site. Any replacement should be well located in relation to the bus network, suitable for operation 24/7 in order to operate an efficient bus network, and capable of adaptation to house zero emission buses, such as electric or hydrogen in the near future. The new site would need to be operational before the existing site was redeveloped to ensure continuity of	The Council is committed to its continuing dialogue with TfL and the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

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Bakers Arms						
SA15 - Leyton Bus Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					operation and TfL approval would be required, along with Stagecoach London who own the current Leyton garage. If it comes forward for residential development, the site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations.	
445	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible	Noted
556	Mr Richard Price	Forest Branch Labour Party			"There are plans for new office/workspaces. It would be helpful to understand how many. Given the pandemic and the shift to home working, does this need a rethink? €☒ "The main issue in Bakers Arms should be providing housing to the area and also ensuring vulnerable people who are often in the area are protected and supported. While the 'tidying up' part of the plan is a good one, I'm concerned this is a way of sweeping some serious social issues in the ward out of sight and out of mind. A joined up approach of development and social support would be welcomed. " On the shop frontage neatening, I would hope that this development does not wipe out the character of the area as in James Street, which has a slight model village sense that I feel doesn't fit the character of Bakers Arms. " Welcome the support to improve the town centre but not at the cost of uniformity. " The lack of services and rail links is a problem here again. " Welcome greater use of railway arches and investment in local businesses. " Concern that developments in the style of recent ones on Hoe street will dwarf the crossroads and remove its architectural character. "I know everyone is trying to get rid of cars! But for a shopping centre to be attractive to anyone but the very locals, there needs to be some parking. At the Bakers Arms, the Tesco car park has already reduced staying time to 45 minutes - insufficient if you wish to visit any other shops - I thought part of the original Tesco development was meant to provide parking for the area - has that been discarded? and I understand the car park behind The Drum is being redeveloped - so soon visitors will be unable to park anywhere as all side streets are now residents only. Surely the time on some of the residents only areas could be reduced so	Noted for consideration.

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Bakers Arms						
SA15 - Leyton Bus Depot						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					that visitors /shoppers can park during the day? - "What will happen to Tesco and the existing bus garage? In my opinion the best thing would be to leave well alone. - "So long as TfL services and drivers' unions are happy that the proposal does not negatively impact them I'm not against the proposal. As in all of the above developments, local affordable housing is crucial and I'm keen to see that expanded in the area. - "It is not clear whether planned housing at the Tesco site is in addition to - i.e. above the supermarket - or instead of a supermarket. If the latter, it would deprive Leyton of any major supermarket except Asda at Leyton Mills. What would be the impact on emissions of relocating the bus garage? If buses had to drive further at the end of their route to the garage, it would surely be adverse.	
67	Mr Mike Chrimes				The TA Centre offered training and employment skills and the site is a key site in the form of an entrance to one of the main arteries of the Borough, the 'historic' planning permissions take no recognition of the strategic location. Future development should try to ensure more prestigious building(s) on the site with an emphasis on employment and training and community facilities. Some idea of how this would tie in to the Whips Cross development would be helpful. The Whips Cross development presents challenges not only of health provision, but also matching the housing need of key workers to the use on that site, which might perhaps be tied in to the TA site as well, and the problems of transport access to Whips Cross might also be considered if giving permission for work at the TA site	Noted. In granting planning permission for proposals at this location, all policies covered in the Local Plan (LP1) will apply to ensure good design and the need for better integration between neighbouring uses and activities.

Whips Cross Hospital						
SA16 - The Territorial Army Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
424	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to	Noted for consideration

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Whipps Cross Hospital						
SA16 - The Territorial Army Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA16 Territorial Army Centre Proximal to Epping Forest SAC SSSI and Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North Green infrastructure to be embedded wherever possible</p>	
309	Ms Jane Sterland				<p>This site will create an opportunity for a huge development in a very sensitive area next to an already over-used part of Epping Forest around Hollow Ponds. The current Victorian hospital buildings form a historic landmark within</p>	<p>The local plan contains a range of policies to manage the impact of development proposals on local</p>

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					Waltham Forest and are locally listed. Priority should be given to preserving them to be converted into character flats as has been done very successfully in other hospital site redevelopments in the London area. New build accommodation on the site should be done sensitively to the old buildings at medium height so that high blocks of flats do not dominate the skyline from the nearby areas of Epping Forest. New housing should appear under the tree line from Hollow Ponds and definitely not be as high as 14-18 storeys as suggested in the skyline impact document. The coronavirus crisis has highlighted the importance of people getting outside and back to nature for their mental and physical health, as much as London allows. To support this the wild and natural aspect of the forest should not be overtopped by high blocks of housing. It is important that the site includes significant areas of green space within the boundary of the site so that new residents can enjoy open space close to their homes on the site rather than adding to the pressure and environmental degradation of the forest around Hollow Ponds.	character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
449	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Proximal to Epping Forest SAC SSSI and Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North. Green infrastructure to be embedded wherever possible	Noted.
77	Mr Adrian Stannard	Planning Watch Convenor Civic Society			As a Government, i.e. Public owned site, this should be deleted from the plan. It should not be regarded as an asset to raise revenue from. It is in a very strategic position and in times of real emergencies it can be used by the emergency services, including the military, particularly as it is adjacent to the hospital. If every piece of land is developed there will be no space for dealing with emergencies, which could easily threaten the lives of residents. This is the buffer lands of the Epping Forest (SSSI) and as such should not be developed in such a way as to damage the views from the forest. If my comment above is ignored then the site should only be developed for low rise - no higher than 5 storeys.	The proposed allocation includes the provision/replacement of the existing community use on this site. Redevelopment seeks to make better use of the land and to provide much needed housing. The plan contains suitable policies to manage the impact of development proposals on local character, amenity and to ensure good design, including protection of Epping Forest.

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248	Mr David Boote				This is the site of a house occupied by the Berthon family and others. An archaeological investigation should be undertaken to see whether anything of note survived redevelopment for Territorial Army use.	Comment noted for consideration. Detailed design proposals and respective assessment will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social, and economic development and environmental protection.

Whipps Cross Hospital						
SA17 - Whipps Cross University Hospital						
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426	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to	Noted for consideration

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					<p>adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA17 Whipps Cross University Hospital Site also adjacent to a Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North Support in principle if it can enhance the SSSI, SINC and help to deliver Biodiversity Action Plan objectives</p>	
657	Ms Ruth Goundry				<p>SA17 Whipps Cross Hospital I formally object to this site allocation. Whilst the hospital does need to be modernised in certain elements the plans under consideration attempt to introduce a much more urban scale of development on a site which is essentially within a significant green lung in this part of the</p>	<p>The redevelopment of Whipps Cross Hospital is strategic infrastructure need as set out in the Local Plan (LP1). It is the boroughs main district</p>

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					borough. The site is some distance from both over ground and underground services and is only served by buses. It has a back drop of two storey housing and is essentially domestic in location and scale. The hospital due to its current scale fits in with this setting. The only way that the hospital can be redeveloped and the 1500 new homes built is through going up high which would be completely incongruous and out of scale in this location. This is not the centre of a busy inner London borough where for example the Royal London is located its an outer London location next to Epping Forest. The area does not have the road capacity for such a large increase in residential accommodation, especially if you look at the incremental impact of building a further 150 houses just North of the site. There is very little capacity in the existing local schools to accommodate any further pupils so this aspect of capacity has not been addressed. There is a further aspect to this scheme which is controversial. Barts have indicated elsewhere that bed capacity would be reduced. This seems ludicrous at a time when the borough aspires to increase the number of residential units in Waltham Forest by 27,000 which would add to pressure on the existing hospital and GP services We are currently in a health crisis which is partially created by lacking capacity in the current hospital stock so it seems illogical to contemplate any scheme which down sizes bed capacity; at a stage when it is likely that the current health crisis may result in an ongoing increased demand for more beds as corona virus is added to flu as a regular cause of serious health issues every winter.	general hospital built in 1903. In its current form the Hospital buildings are not suitable for providing the modern healthcare that patients and NHS staff deserve. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
589	Malcolm Souch	NHS London Healthy Urban Development Unit			The Strategic Outline Case was endorsed in September 2020. The emerging preferred option is for a single-phased build of the new hospital (77,000 m2) on the former nurses accommodation. The intention is to submit an online planning application before the end of March 2021. We note that the proposed allocation includes reprovision of social care facilities in addition to facilities located off-site and supporting cultural and commercial uses. The CCG is proposing a frailty/long term condition hub adjacent to the new hospital (currently known as F Block). We note that Barts Health NHS Trust responded to the previous local plan consultation and stressed the need for flexibility over proposed non-residential uses on the site. It is noted that the	Noted

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					red line boundary excludes the Forest site which is proposed to be vacated and new green space provided.	
451	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site also adjacent to a Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North. Support in principle if it can enhance the SSSI, SINCR and help to deliver Biodiversity Action Plan objectives.	Noted
579	Dr Robert Gay				I support the Waltham Forest Civic Society's "Alternative Vision 2020" for this site. I will forward a copy of the "Alternative Vision 2020" document with these comments and I formally request that I be treated as repeating the whole of the "Alternative Vision 2020" document as comments on this site. As a very brief summary of my comments: * The 1903 buildings of the West Ham Infirmary should be included in the Statutory List as soon as they are no longer in hospital use, and as such should be provided with a suitable setting. * The 1903 buildings (except for the Chapel) should be sympathetically converted for residential use, and the remainder of the NW half of the whole site should be used for residential buildings to complement and support the 1903 buildings (and these should be no higher than the roofline of the 1903 ward blocks). * The SE half of the site should be retained by the health authority, with a new main hospital building (no more than 6 storeys high) built adjacent to James Lane and with the possibility of retaining the most modern of the existing hospital buildings and providing an enclosed garden for patients staff and visitors. * There should be no high rise buildings which would intrude on the skyline from the open parts of Leyton Flats (that is, the Forest land between the Whipps Cross Road and Snaresbrook Road).	Noted for consideration.
688	Julia Newman				There has been no planning for a new hospital, the redevelopment of Whipps Cross hospital has 50 less beds than the old building. Dentists and doctors in the local area would struggle to cope with the influx of new residents. Unfortunately, I think it also sets a dangerous precedent of how the council treats its conservation area. These areas are designated as such because they deserve our protection and careful management to preserve them for future generations to come.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for

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						proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
568	Mr Richard Price	Forest Branch Labour Party			<p>"The changes are a good thing overall. Concentrate on the services to be offered rather than bed numbers. The real issue is the quality and number of GP surgeries in the area. No new primary care buildings for over 15 years and don't think the current ones have the capacity to manage the growth in population. This is an important issue. €?" "I am generally supportive of the planned development. However, it would be helpful to have more information on how it will impact Epping Forest land. The document says the Forest's 'significance' will be 'protected', but it is unclear what this means. €?"</p> <p>"Broadly supportive of the proposals at Whipps' Cross. It seems a sensible way to fund the new hospital and make use of brownfield land. I'd want to make sure of the following however: " That the historic buildings of the hospital remain accessible to the public at street level and are not part of some gated private development as has happened with other developments of historic buildings in East London (Bow match factory being one of them). " That the proposal put forward for the development retains expands the green space which borders the Hollow Ponds/Leyton Flats road and that the development enhances this area with more biodiversity and environmental protection. "</p> <p>That appropriate steps are taken in development to ensure the development does not put a strain on services. I am also concerned the site is without any rail links. At a minimum, segregated cycle lanes from Leytonstone, Wood Street and Leyton Midland would be needed but given the scale of housing development proposed I think the lack of tube is concerning. " A guarantee of majority affordable housing should be central to all proposals. €?" "The Whipps Cross Hospital redevelopment is long overdue and will be a significant improvement to the care of the population in Waltham Forest. But the proposed undertakings across South Waltham Forest must be given serious</p>	Noted for consideration.

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					<p>considerations. These are as follows: 1. The proposed planned works to be carried out will cause major disruptions to the lives of residents in Forest Ward who will be surrounded by three redevelopment sites. 2. Residents increased exposure to air pollution and damage to the environment over a period of time will have adverse effects on health e.g. respiratory health conditions and patients in hospital. 3. Noise from building work and equipment, Road closures, traffic hold ups and redirecting bus routes. 4. What compensation will residents receive for those living closest to the sites e.g. Peterborough Road, James Lane and surrounding roads. 5. What alternative solutions will be provided for Children and families who use Epping Forest near to Hollow pond for recreational purposes in the summertime. 6. How will patients and medical staff be protected bearing in mind the issue of Covid-19 moving into 2021 and how this relate to the planned work in Forest Ward? 7. Disruptions to businesses and customers trying to do their shopping and delivering services e.g. older people and people with disabilities navigating obstacles and delivery of goods. 8. The length of time residents will be expected to endure the disruptions at (1) Whipps Cross; (2) the area south of the Bakers Arms including the Tesco site and the bus garage and (3) The Leyton Midland Road/Norlington Road area. 9. The timescale from start date to completion date (not stated in leaflet) should be a phased approach identifying overlaps between the six sites and to work in opportunities for residents to gain respite. €? "The allocation of a substantial number of affordable units, particularly for key workers, should be an integral part of the Whipps Cross Hospital development plan. I would particularly like see the development being open to co-housing projects and to allocate a number of units for this. Co-housing projects need to be involved at the earliest planning stages. Developers should implement the provision of co-housing within the development through the Waltham Forest Community Land Trust. €? "For the housing element of the Whipps Cross development to be genuinely sustainable, adequate provision of transport, schools and GP services need to be a priority. The addition of around 3,000 people, many of whom will be commuters travelling into central London or beyond, does not fit with the</p>	

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					present provision of public transport. Although the 257, 56, W14 and W15 routes go to, or near, the Whipps Cross site, their frequency has declined in recent years. It is an approximately 20-minute walk to either Wood Street or Leytonstone stations. Local schools including Barclay and Leytonstone are at or near capacity, with little space for expansion. An additional GP practice would be necessary within reasonable distance. €	
656	Ruth Groundry				I formally object to this site allocation. Whilst the hospital does need to be modernised in certain elements the plans under consideration attempt to introduce a much more urban scale of development on a site which is essentially within a significant green lung in this part of the borough. The site is some distance from both over ground and underground services and is only served by buses. It has a back drop of two storey housing and is essentially domestic in location and scale. The hospital due to its current scale fits in with this setting. The only way that the hospital can be redeveloped and the 1500 new homes built is through going up high which would be completely incongruous and out of scale in this location. This is not the centre of a busy inner London borough where for example the Royal London is located its an outer London location next to Epping Forest. The area does not have the road capacity for such a large increase in residential accommodation, especially if you look at the incremental impact of building a further 150 houses just North of the site. There is very little capacity in the existing local schools to accommodate any further pupils so this aspect of capacity has not been addressed. There is a further aspect to this scheme which is controversial. Barts have indicated elsewhere that bed capacity would be reduced. This seems ludicrous at a time when the borough aspires to increase the number of residential units in Waltham Forest by 27,000 which would add to pressure on the existing hospital and GP services We are currently in a health crisis which is partially created by lacking capacity in the current hospital stock so it seems illogical to contemplate any scheme which down sizes bed capacity; at a stage when it is likely that the current health crisis may result in an ongoing increased demand for more beds as corona virus is added to flu as a regular cause of serious health issues every winter.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design (including storey height) and to achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

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152	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Change Max to Minimum of 1500 homes. ADD: Retains the Victorian buildings in an appropriate Heritage setting. Proposals that keep the site for Health uses preferred i.e. Hospice, Staff accommodation, local Health Centre etc.	Noted for consideration. Redevelopment proposals on this site will also be guided by local plan policies including that relating to heritage protection and management as contained in LP1.
159	Sally Medcalf	Impact / LA 21 Open Spaces Focus Group/Chara			Apparently the new hospital will have fewer beds - can this be reconsidered: if new homes are built the population of the borough will increase, and more beds will be needed. There seems to be a general shortage of hospital and in view of the recent situation with Covid infections it seems a bad idea to reduce bed spaces. Can it be ensured that there is sufficient affordable housing on the site for nurses, hospital staff and paramedics. Can high quality green space and planting be provided to ensure that all the wards have pleasant views from the windows as the current site is very depressing and unattractive and this is not conducive to good mental health Can the site be designed to make it easy to find your way around the current hospital site is large and confusing and hard to locate the wards etc. It would be useful to have small shops that remain open for longer hours so that visitors can easily buy items for the patients they are visiting during evening hours. Also it would be good to have cafes with long opening hours for staff working shifts and hospital visitors .	The local plan contains a range of policies to guide the redevelopment of this site to ensure that appropriate facilities are provided and to manage the impact of development proposals to achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection. In granting planning permission for proposals at this location the range of policies covered in the Local Plan (LP1) will apply in ensuring that proposed level of growth is sustainable and well managed.
122	Ms Abigail Woodman				This comment applies to all sites listed in this document. 'Minimum' should be changed to 'maximum' throughout, so that the local plan sets out the maximum number of homes that are acceptable on each site not the minimum number. This will avoid over densification, which is an increasing	This point is noted for consideration.

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					concern in the borough. When calculating the maximum number of homes on a site, efforts should be made to limit the height of all developments to 8 storeys maximum. This will ensure the character of the borough is not lost.	
199	Ms Bridget Fox	Woodland Trust			<p>SA17 Whipps Cross University Hospital The Woodland Trust objects to ancient woodland areas being included in sites allocated as suitable for development. We are concerned about the proximity of this site allocation (SA17 Whipps Cross University Hospital) to an unnamed area of ancient woodland (ASNW) at grid referenceTQ38918858. Where development sites are adjacent to ancient woodland, we recommend that as a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase, unless the applicant can demonstrate very clearly how a smaller buffer would suffice. A larger buffer may be required for particularly significant engineering operations, or for after-uses that generate significant disturbance. Areas of natural woodland, in particular ancient woodland, are vulnerable to pollution, encroachment from development, and habitat fragmentation. It is important that any development is located and designed to avoid damaging ancient woodland, providing buffers for designated sites and protecting connectivity between wildlife habitats. Direct impacts that would lead to damage or loss of ancient woodland habitat or veteran trees must either be avoided or compensated for if the need is judged to be truly exceptional; there is no appropriate mitigation for the loss of irreplaceable habitats. We recommend that site allocations should apply the following principles to guide both site selection and the subsequent design of development: first avoid harm; provide unequivocal evidence of need and benefits of the development; deliver biodiversity net gain. Further information is available in the Trust's "Planners' Manual for ancient woodland"</p> <p><a href="https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/">https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/</a>.</p>	<p>Noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major</p>

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						development proposals are required to include a biodiversity survey of the site".
194	Mr Joel Harrison				I would like to raise both mine and other local residents concerns about the current proposals from the Whipps Cross Redevelopment Team to use the 'panhandle land' at the back of adjoining homes/properties on Halford Road, West End Avenue and Stacey Close as access for HGVs during construction of the new hospital and then hospital access going forward. The panhandle land has never been a road and adding an additional junction to this already congested and polluted part of Lea Bridge Road would not fit in with the councils objectives for reducing traffic, noise and pollution, not to mention the additional security risk it would add to the end of residents gardens.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection. Development has to submit a robust Construction Delivery Plan (CLP) during the application process in order to mitigate and reduce constructions, services and deliveries impacts.
214	Ms Sybil Ritten				I am concerned about the density of housing on this site and the consequent impact on the adjacent forest land with traffic and footfall. No mitigating suggestions are offered. Admirable to hold this to a target of 50% affordable but would like to see further requirement of keyworker type provision. We all know in London that affordable is relative!	Noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application

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						will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
205	Deborah Sinclair-Day		Laura Meyer		<p>DRAFT LOCAL PLAN PART 2 SITE ALLOCATIONS DOCUMENT REPRESENTATIONS ON BEHALF OF BARTS HEALTH NHS TRUST WHIPPS CROSS UNIVERSITY HOSPITAL, WHIPPS CROSS ROAD, LEYTONSTONE, LONDON, E11 1NR Please find below representations on behalf of Barts Health NHS Trust (€~The Trust') in relation to the proposed Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Regulation 18) (September 2020). Overall the Trust is pleased with the high-level support for the principle of the hospital redevelopment that is expressed in the Draft Site Allocations Document. There are a number of potential areas for amendment that the Trust has identified below and would be grateful if these could be considered in the final draft to assist with the future hospital redevelopment proposals and overarching campus aspirations. Representations: Policy SA17- Whipps Cross University Hospital Site Boundary Map The Trust would appreciate if the site boundary plan was amended to reflect the full site area (the revised plan</p>	Noted for consideration

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					<p>has been sent to Planning Policy by email as no upload tool is available here). The inclusion of the 'pan handle' area will allow for sufficient space for the redevelopment of the campus to provide the required significant public benefits associated with the health care and residential uses proposed. Please see revised alternative plan (ref: WXH-RYD-00-ZZ-DR-A-0118-S1-P1-Site Location Plan) for your review and consideration. Approximate Size of Site The Trust would appreciate if the site area was amended to 22 ha to reflect the amended site boundary map (as per the above). Relevant Planning History The prior notification for the demolition of the Nurse's Accommodation blocks and associated buildings has recently been approved. The Trust would appreciate if this was updated to reflect the recent approval. Proposed Allocation Thank you for directly referencing support for the healthcare and residential redevelopment aspirations for the site. However, the reference to a 'minimum of 1500 homes (50% affordable housing)' is considered restrictive. The Trust requests that the reference is amended to 'circa 1500 new homes (50% affordable housing)', to allow more flexibility in the event the Trust are unable to provide this level of new homes on site due to the fundamental requirements of the healthcare facilities or, conversely if additional homes could be provided.. In addition, the Trust is concerned with the reference to off site social care facilities as this is particularly onerous as the Trust cannot control the provision of facilities off site. The Trust will therefore be seeking to provide these facilities on site to support the new residential community and health care uses. The Trust would appreciate if this reference was amended to 'Social care facilities to support both the new residential community and health-based uses and associated workforce'. As a result of the above comments , please see suggested alterations below for your consideration: "</p> <p>Cicra.1500 new homes (50% affordable housing) " Replacement hospital "</p> <p>Social care facilities to support both the new residential community and health-based uses and associated workforce " Cultural and commercial uses to support both the new residential community and health-based uses and associated workforce " New public realm Placemaking Plan The Trust is concerned that the Placemaking Plan identified in Section 3.14 could restrict</p>	

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					<p>potential redevelopment on site in terms of the key references of retained trees, potential for height and pedestrian and cycle connectivity. The Trust requests that the reference/ key to 'Retained/ TPO Trees' is amended to state 'TPO Trees' only. The redevelopment proposals are being developed to allow as many trees as possible to be retained however at present the Trust cannot commit to retaining trees on site, as shown within the placemaking plan, as the redevelopment proposals are still evolving and are not fixed. It is understood that the site is defined as a 'Transformation' site which provides the tallest recommended range of heights for tall buildings (18+ storeys). Thank you for recognising the Trust's campus as a Transformation site, this will allow the site to be developed sustainability to its full potential. In addition to the site being a 'Transformation' area, the Placemaking Plan identifies areas for 'potential for height' on site. The Trust would appreciate if further areas within the hospital campus site could be identified/ considered within this map as an area for 'potential for height', as hospital buildings typically have relatively high to floor ceiling distances compared to other uses, which makes them typically taller in comparison. The Placemaking Plan identifies a pedestrian and cycle connectivity route which runs through the entire site north to south. In order to provide the quantum of area necessary to provide the required public benefits of the development it may be necessary to amend this to 'indicative pedestrian and cycle connectivity', as fixing the location in this map could potentially impact/ hinder the future development proposals. Overall, the Trust wishes to express sincerest gratitude for all the support shown to date to assist with responding to the necessary redevelopment and improvement of the campus. The Trust would be further grateful if the Council could please consider the above representations which would represent even further support for the public benefits proposed. Yours sincerely Laura Meyer Director                      Laura.meyer@glhearn.com Cc. 1. Deborah Sinclair-Day (Barts Health NHS Trust)</p>	
250	Mr David Boote				The north-eastern end of the Whipps Cross Hospital site was the site of Forest House, as notable large mansion as any in the Leyton and Leytonstone area,	Comment noted for consideration. Detailed design

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					occupied by nationally notable people over the centuries, from which considerable records exist. An archaeological exploration should be made, to find out what of interest has survived from redevelopment for hospital uses.	proposals and respective assessment will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
347	Mr John Gilbert				Assuming that one third of the site will be occupied by the new hospital, this leaves about 27 acres for housing. A minimum of 1500 dwellings gives a density of 88 per acre. This could only be achieved with high rise blocks over the whole site. This would spoil views from Epping Forest. High rise blocks should be confined to the western part of the site. Maximum number should therefore be 1000.	Comment noted for consideration. Detailed design proposals and respective assessment will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and

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Whipps Cross Hospital						
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						services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.
312	Ms Jane Sterland				This site will create an opportunity for a huge development in a very sensitive area next to an already over-used part of Epping Forest around Hollow Ponds. The current Victorian hospital buildings form a historic landmark within Waltham Forest and are locally listed. Priority should be given to preserving them to be converted into character flats as has been done very successfully in other hospital site redevelopments in the London area. New build accommodation on the site should be done sensitively to the old buildings at medium height so that high blocks of flats do not dominate the skyline from the nearby areas of Epping Forest. New housing should appear under the tree line from Hollow Ponds and definitely not be as high as 14-18 storeys as suggested in the skyline impact document. The coronavirus crisis has highlighted the importance of people getting outside and back to nature for their mental and physical health, as much as London allows. To support this the wild and natural aspect of the forest should not be overtopped by high blocks of housing. It is important that the site includes significant areas of green space within the boundary of the site so that new residents can enjoy open space close to their homes on the site rather than adding to the pressure and environmental degradation of the forest around Hollow Ponds.	This is noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.

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751	Dr Robert Gay				<p>In my comments, I ask that the Council treat the Civic Society's "Alternative Vision €" for the Whipps Cross site as repeated word for word in my comments on the Site Allocations document. However, I forgot to send the Civic Society document with my comments. I now attach the Civic Society document (and also a diagram illustrating in broad terms what the alternative vision is suggesting), and I am also sending my comments over again so that you have both documents attached to the same email. I am glad I realised that I had not sent the Civic Society document today (before the deadline on Monday) and I trust that this will be in order. ****Links to representation 579**** I support the Waltham Forest Civic Society's "Alternative Vision €" for this site. I will forward a copy of the "Alternative Vision €" document with these comments and I formally request that I be treated as repeating the whole of the "Alternative Vision €" document as comments on this site. As a very brief summary of my comments: The 1903 buildings of the West Ham Infirmary should be included in the Statutory List as soon as they are no longer in hospital use, and as such should be provided with a suitable setting. The 1903 buildings (except for the Chapel) should be sympathetically converted for residential use, and the remainder of the NW half of the whole site should be used for residential buildings to complement and support the 1903 buildings (and these should be no higher than the roofline of the 1903 ward blocks). The SE half of the site should be retained by the health authority, with a new main hospital building (no more than 6 storeys high) built adjacent to James Lane and with the possibility of retaining the most modern of the existing hospital buildings and providing an enclosed garden for patients staff and visitors. There should be no high rise buildings which would intrude on the skyline from the open parts of Leyton Flats (that is, the Forest land between the Whipps Cross Road and Snaresbrook Road).</p>	Noted. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved.
768	Milena Petrovic	Sustainable Development Officer Thames Team Natural England			<p>We would in particular like to highlight Site allocation SA17 -Whipps Cross Hospital due to its size and location in relation to EFSAC. We would advise the applicant to meet us for pre-app advice through our Discretionary Advice Service. A charged advice request form should be completed and sent to</p>	Noted for consideration.

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					consultations@naturalengland.org.uk . We recommend that CoL are invited to discussions on this site allocation.	
750	Deborah Sinclair-Day		Laura Meyer		<p>Overall the Trust is pleased with the high-level support for the principle of the hospital redevelopment that is expressed in the Draft Site Allocations Document. There are a number of potential areas for amendment that the Trust has identified below and would be grateful if these could be considered in the final draft to assist with the future hospital redevelopment proposals and overarching campus aspirations. Representations: Policy SA17- Whipps Cross University Hospital Site Boundary Map The Trust would appreciate if the site boundary plan was amended to reflect the full site area. The inclusion of the 'pan handle' area will allow for sufficient space for the redevelopment of the campus to provide the required significant public benefits associated with the health care and residential uses proposed. Please see revised alternative plan (ref: WXH-RYD-00-ZZ-DR-A-0118-S1-P1-Site Location Plan) for your review and consideration. Approximate Size of Site The Trust would appreciate if the site area was amended to 22 ha to reflect the amended site boundary map (as per the above). Relevant Planning History The prior notification for the demolition of the Nurse's Accommodation blocks and associated buildings has recently been approved. The Trust would appreciate if this was updated to reflect the recent approval. Proposed Allocation Thank you for directly referencing support for the healthcare and residential redevelopment aspirations for the site. However, the reference to a 'minimum of 1500 homes (50% affordable housing)' is considered restrictive. The Trust requests that the reference is amended to 'circa 1500 new homes (50% affordable housing)', to allow more flexibility in the event the Trust are unable to provide this level of new homes on site due to the fundamental requirements of the healthcare facilities or, conversely if additional homes could be provided.. In addition, the Trust is concerned with the reference to off site social care facilities as this is particularly onerous as the Trust cannot control the provision of facilities off site. The Trust will therefore be seeking to provide these facilities on site to support the new residential community and health care uses. The Trust would appreciate if this reference was amended</p>	Noted for consideration

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					<p>to'Social care facilities to support both the new residential community and health-based uses and associated workforce'. As a result of the above comments , please see suggested alterations (in red) below for your consideration: " Minimum of Cicra.1500 new homes (50% affordable housing) " Replacement hospital " Re-provision of Social care facilities in addition to facilities located off site to support both the new residential community and health-based uses and associated workforce " Cultural and commercial uses to support both the new residential community and health-based uses and associated workforce " New public realm Placemaking Plan The Trust is concerned that the Placemaking Plan identified in Section 3.14 could restrict potential redevelopment on site in terms of the key references of retained trees, potential for height and pedestrian and cycle connectivity. The Trust requests that the reference/ key to'Retained/ TPO Trees' is amended to state'TPO Trees' only. The redevelopment proposals are being developed to allow as many trees as possible to be retained however at present the Trust cannot commit to retaining trees on site, as shown within the placemaking plan, as the redevelopment proposals are still evolving and are not fixed. It is understood that the site is defined as a'Transformation' site which provides the tallest recommended range of heights for tall buildings (18+ storeys). Thank you for recognising the Trust's campus as a Transformation site, this will allow the site to be developed sustainability to its full potential. In addition to the site being a'Transformation' area, the Placemaking Plan identifies areas for'potential for height' on site. The Trust would appreciate if further areas within the hospital campus site could be identified/ considered within this map as an area for'potential for height', as hospital buildings typically have relatively high to floor ceiling distances compared to other uses, which makes them typically taller in comparison. The Placemaking Plan identifies a pedestrian and cycle connectivity route which runs through the entire site north to south. In order to provide the quantum of area necessary to provide the required public benefits of the development it may be necessary to amend this to'indicative pedestrian and cycle connectivity', as fixing the location in this map could potentially impact/ hinder the future</p>	

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					development proposals. Overall, the Trust wishes to express sincerest gratitude for all the support shown to date to assist with responding to the necessary redevelopment and improvement of the campus. The Trust would be further grateful if the Council could please consider the above representations which would represent even further support for the public benefits proposed.	
744	Carolyn Seymour	Regeneration and Sustainability Delivery Lead London Borough of Waltham Forest			In the role as Sustainability lead for the Council, I have reviewed the Sites Allocation Document (SAD) to plot where development is likely to be clustered within the borough and where there might be the possibility to create further Decentralised Energy Networks as per government BEIS, GLA and our own existing Local Plan policies. I have identified the 7 potential clusters shown in the attached preliminary document. In parallel, I am working with the GLA and external advisors to map this information onto GIS and add to the existing London Heat Map with supporting information for developers and development partners. The 7 potential clusters are: 1. Leyton E10: Coronation Square, Osier Way, Bywaters, New Spitalfields Market, Leyton Mills, Temple Mills Lane Bus Depot, Eton Manor, QEOP 2. Forest Road Corridor: Town Hall Campus (Fellowship Square), YMCA, WF College, Homebase, Wood Street Library, Willow House 3. Whipps Cross Hospital 4. South Leytonstone: Avenue Road estate and environs 5. Estate Way: GBN / RVL, Percy Ingle site etc. 6. Bakers Arms area 7. Extension of Blackhorse Lane Please can you treat this e-mail and attachment as a formal response to the current consultation and I look forward to working with you to take this work forward. The next steps that I have been discussing with the GLA and BEIS include uploading these polygon clusters onto the London Heat Map, plus utilising BEIS funding to commission a next stage Feasibility, Heat Mapping and Heat Zoning study.	Noted.
749	Josephine Vos	Transport for London- City Planning			SA17 - Whipps Cross University Hospital - The site allocation should include the need to ensure redevelopment provides for double decker buses and bus standing on the site (currently there is a height restriction which limits the size of vehicles used). Active travel links to Lea Bridge Road should be improved to increase access to public transport services. To support the quantum of	Comment has been noted for consideration.

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					development coming forward on this site, contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. Car parking restraint and management should be applied, and the residential development should be car free.	
752	Mr Matt Baker				I live at 1 halford Road. E106DR I just want to express my concerns at the potential plans for an access road to be built behind my house as future access for Whipps cross hospital and for construction traffic for the hospital. The road is then planned to be used for ambulances. I'm aware that air pollution in my area is very high being situated next to Lea bridge Road and feel like 5 years of construction traffic HGVs adding to this along with creating another junction into Lea bridge road and adding more idling traffic will greatly increase air pollution. I thought that the council were trying to help improve air pollution? We know that a third of strokes and heart related diseases are caused by air pollution. The other side of the hospital site, James lane side is where all the demolition traffic is going to be routed. Therefore we know it is a route viable for the construction traffic. The developers will suggest it's not but that is purely greed so they can move access away from their new build houses and maximise the area for development. The James lane sude of the site is already used for ambulances. This is away from residential houses. They are clearly only moving it to the lea bridge side to avoid putting said access road through the new development. I am disgusted with the plan for this and hope you will seriously consider the negative impact this will have on the residents, some of which have been here for 40 years and were promised the land back from the hospital. To create another junction at this point on Lea bridge road would also be disastrous for air pollution and congestion Thanks for reading. Please advise me on your thoughts regarding this planned proposal.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection. Development has to submit a robust Construction Delivery Plan (CLP) during the application process in order to mitigate and reduce constructions, services and deliveries impacts.
754	Mr Christopher Waller	Planning Policy Officer London Borough of Redbridge			SA17 - Whipps Cross University Hospital Redevelopment of the Whipps Cross Hospital site is supported where this can safeguard patient capacity and care quality. This hospital serves much of the western part of Redbridge and so continued engagement with ourselves from a health scrutiny and strategic planning perspective is required. In particular, the opportunity to improve bus	Noted

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					routing and active travel permeability should be explored so as to improve access from the western part of Redbridge. Some of these travel routes may use the Green Man Roundabout	
944	Malcolm Souch	NHS London Healthy Urban Development Unit			The Strategic Outline Case was endorsed in September 2020. The emerging preferred option is for a single-phased build of the new hospital (77,000 m2) on the former nurses accommodation. The intention is to submit an online planning application before the end of March 2021. We note that the proposed allocation includes reprovision of social care facilities in addition to facilities located off-site and supporting cultural and commercial uses. The CCG is proposing a frailty/long term condition hub adjacent to the new hospital (currently known as F Block). We note that Barts Health NHS Trust responded to the previous local plan consultation and stressed the need for flexibility over proposed non-residential uses on the site. It is noted that the red line boundary excludes the Forest site which is proposed to be vacated and new green space provided.	Noted.

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427	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open

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					<p>requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA18 Joseph Ray Road Green infrastructure to be embedded wherever possible</p>	<p>space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".</p>
394	Mr Hassan Ahmed	Greater London Authority			<p>The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13</p>	<p>The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.</p>

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					<p>March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should</p>	

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					<p>recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic</p>	

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					<p>approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA18: Joseph Ray Road Where residential and other non-industrial uses are</p>	

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					proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD or via an Area Action Plan for example. The allocation proposal mentions the provision of minimum 8,304sqm of replacement employment floorspace but the allocation should make it clear that it is industrial floorspace that is to be provided. Otherwise it is likely that industrial floorspace could be lost to office development.	
78	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Change minimum to maximum 320 homes and add no higher than 5 storeys to blend in with its surroundings.	The local plan contains suitable policies to manage the impact of development proposals on local character, amenity and to ensure good design including considerations regarding the height of proposed buildings.
46	Mr Nicholas Chapman				I think it would be beneficial to the overall look and feel of the entrance to Leytonstone High Road Overground if it were pedestrianised or at least severely limited to vehicles. It is currently used as a car park which makes it look under used and under appreciated. Vehicles also use the road as a thoroughfare making it dangerous for pedestrians to travel down this road to get to the station or from Cathall Area to the High Road. As a business in these arches we do require deliveries however most can access the site from the High Road entrance. Network Rail and Arch Co will need to invest in uplifting the condition of the area as there are currently walls down, big pot holes and traffic calming measures missing. We think this area has a lot of potential but without commercial neighbours we are currently faced with motorists using the space to their own will. An uplift on both sides of the arches would be hugely beneficial to both residents and the local area as a whole as the space is currently under utilised.	Noted for consideration in preparing regeneration projects/schemes for this area.

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251	Mr David Boote				This was once the site of remarkable railway engineering, including a hydraulic lift to raise goods trucks from the yard ground level to the elevated railway, and lower them. There should be an archaeological investigation to find out whether anything of interest survives.	Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.
344	Mr Chris Woolrych				SA18 Can additional pedestrian access to site be created from Leytonstone High Road station be made available through railway arch (behind current TFC /Panther House building). SA20 - Tesco, Leytonstone what does Re- provision mean in relation to Tesco supermarket?	Noted for consideration
310	Ms Jane Sterland				It is important that this large site continues to provide employment rather than becoming mainly a housing development. Employment opportunities should also be like-for-like to ensure people currently employed in the area don't find themselves jobless, as well as providing new types of employment opportunities as appropriate. Consideration also needs to be given as to where facilities currently on the site are to go within reach of current users, such as the postal sorting office and builders' yard. These facilities shouldn't be driven out of our area. In an area surrounded by two-storey terraces and medium-rise modern blocks of flats two high towers (of up to 18-20 storeys and 10-14 storeys according to the skyline impact document) would not be appropriate or in keeping with the area and would lead to very significant overshadowing of nearby properties. There is an opportunity here to create a genuine 'human scale' neighbourhood which could still provide high numbers of housing without being over-dense or including inappropriate tall towers.	Noted. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design (including matters regarding height) and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
339	Danielle Gilbert				It would be great to see some trees planted in this area or at least for the existing green spaces to be improved and made visible. Since the proposals focus on the Joseph Ray Road side of the train tracks, it would be in the interest of public safety for those leaving the High Road to access the residential areas via Trinity Close or the existing station approach for lighting and pedestrian access to be improved. When considering step free access, in	In granting planning permission for proposals at this location, these issues will be considered. All policies as covered in the Local Plan (LP1) will apply including policy 84, which encourages tree planting and also Policy 64, which seeks to facilitate

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					order to reduce disruption due to lifts being out of order, the addition of a slope/ramp in addition to a lift would be preferable.	improvements to public transport infrastructure including step free access. Amenity considerations are also captured through the design policies of the Plan.
346	The Arch Company Properties LP		Christopher Schiele		<p>THE WALTHAM FOREST LOCAL PLAN (LP2) DRAFT SITE ALLOCATIONS DOCUMENT (REG. 18 SEPTEMBER 2020) WRITTEN REPRESENTATIONS ON BEHALF OF THE ARCH COMPANY PROPERTIES LP We write on behalf of The Arch Company Properties LP ( "The Arch Company €[redacted]"; "our Client €[redacted]" with respect to the Reg. 18 Public Consultation on the emerging Shaping the Borough: Waltham Forest Local Plan (LP2) Draft Site Allocations Document (September 2020) (hereafter: "Local Plan Part 2: Draft Site Allocations €[redacted]" and specifically with regard to Site Allocation SA18 (Joseph Ray Road). For the avoidance of doubt, written representations have also been submitted on behalf of our Client under separate cover in relation to the Council's parallel Public Consultation on the emerging Shaping the Borough: Waltham Forest Local Plan (LP1) 2020-2035 (Regulation 18 Proposed Submission Document October 2020) (hereafter: "Local Plan Part 1 €[redacted]"). The Arch Company &amp; LB Waltham Forest Portfolio It is considered that it will be helpful to provide some background information on The Arch Company nationally and their portfolio within the London Borough of Waltham Forest ( "LB Waltham Forest €[redacted]"; "the Borough €[redacted]"). As the Local Planning Authority ( "LPA €[redacted]" may be aware, The Arch Company acquired Network Rail's former commercial estate business in 2019. It is the landlord for more than 4,000 businesses across England and Wales, making it the UK's largest small business landlord, working with thousands of business owners, from car mechanics to bakeries and restaurants, who make a unique and vital contribution to the UK economy, and its recovery from the COVID-19 pandemic. In regard to the potential implications of the emerging Local Plan (both Local Plan Part 2: Draft Site Allocations referred to in this submission as well as Part 1), it is of importance to identify that The Arch Company has substantial land holdings within the Borough, specifically in Leytonstone, with a portfolio of sites</p>	Noted for consideration

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					<p>available for delivery over the plan period. The key site within this portfolio is the Land at Joseph Jay Road, adjacent to Leytonstone High Road Overground station, predominantly covering the land to the west of Leytonstone High Road (but excluding some properties directly adjacent to the High Road), to the north-west of the London Overground railway line and to the south-east of the London Underground (Central) line and A12. The site is considered to be an underutilised brownfield site which currently accommodates a mix of commercial, warehouse and light industrial uses at a low density, and is designated within the adopted Proposals Map (2013), and proposed Waltham Forest LP1 Policies Map (Regulation 19) (2020), as Borough Employment Area ( "BEA €2), with site specific reference 'BEA17', and allocated for redevelopment under Site Allocation SA18 (Joseph Ray Road) (hereafter: "Site Allocation SA18 €2; "the site €2). Accordingly, and taking account of the wider scale of The Arch Company's portfolio (with various sites having been submitted as part of the Council's last Call for Sites in December 2019), the potential implications of the emerging Local Plan (both Parts 1 and 2) are of significant importance. As such, our Client has a strong interest in ensuring that it creates a strong and ambitious planning policy framework in order to facilitate the sustainable and good growth the Borough requires in order to meet its identified housing and employment targets - and for sites such as Site Allocation SA18 to play their important role as significant contributors towards those targets. Site Allocation SA18 (Joseph Ray Road) As set out above, the Land at Joseph Ray Road, as generally shown on Page 58 of the Local Plan Part 2: Draft Site Allocations, is subject to Site Allocation SA18 which sets out key development targets, criteria, parameters and initial place-making principles on pages 58-60. In summary, the draft site allocation sets out the following development principles, parameters and targets for a future regeneration of the site: - A minimum of 320 new homes (50% affordable housing) - A minimum 8,304 sqm of replacement employment floorspace - Improved public realm including exploring a new public square - Improved access including step free access to Leytonstone High Road Overground Station - Opening up of the railways arches With regards to the key</p>	

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					<p>information/targets set out in the table on pages 58-59, The Arch Company wishes to comment as follows: [Item] Site Code/Reference   [Site Allocation / Information (LB Waltham Forest)] SA18   [Commentary / Representations (The Arch Company)] n/a; Site Address   Joseph Ray Road, Leytonstone, London, E11 1AA Eastings 539257.0611 and Northings 186957.5376   Generally correct. Whilst the site boundary is not disputed, the Council should ensure that the demise of the railway arches underneath the London Overground railway line is included within the site allocation, as these are expected to play a key role in the future regeneration of the site, providing employment, retail, commercial and/or ancillary floorspace, activating the public realm and forming an essential part of a future development.; Ward   Leytonstone   n/a; Ownership   Network Rail   Should refer to The Arch Company in terms of ownership.; Approximate size of the site   1.86 ha   n/a; Existing uses   B2 and B8 industrial uses and sui generis   It should be highlighted that the majority of the site is occupied by two anchor tenants: - A builders' merchant; and - A Royal Mail Sorting Office. Whilst there is a lot of debate/case law on the use class of a builders' merchant, this could fall within - depending on the way it operates - Use Classes A1 or B8, or a sui generis use if there is a mix of both (likely to be the case here). The Royal Mail Sorting Office is considered to fall within a sui generis use class. A majority of the railway arches are used in association with the builders' merchant, the remaining ones/the remainder of the site comprises a mixture of B1, B2 and B8 uses. It should therefore be recognised that the existing uses on site are not purely 'industrial', and rather serve - to a large degree - a commercial and/or sui generis function at a low/medium employment density.; Relevant Planning History   No relevant planning history   Agreed, no relevant planning history in relation to a future redevelopment of the site, only in regards to the site's existing uses.; PTAL Rating   5-6a   Agreed.; Flood Zone   1   Agreed.; Existing Policy Designation / Allocation   Borough Employment Area   Agreed.; Proposed Allocation   - A minimum of 320 new homes (50% affordable housing); - A minimum 8,304 sqm of replacement employment floorspace; - Improved public realm including exploring a new public square; -</p>	

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					<p>Improved access including step free access to Leytonstone High Road Overground Station; - Opening up of the railways arches   - The provision of a minimum of 320 new homes is strongly supported by our Client. As demonstrated in recent months through the preparation of The Arch Company's own feasibility study, but also the Council's initial parameter testing, which culminated in the underlying Draft Skyline Study (October 2020), forming part of the evidence base for this document, this is a realistic, yet conservative target. Taking into account its (limited) surrounding constraints and/or sensitivities, it is considered that the site is capable of accommodating a "sensitive, high-quality intensification (transformation) that contributes towards delivering growth and enhancing the built environment in South Leytonstone £2 (Draft Skyline Study, p. 119). It is further considered that the exact number of new homes (alongside any other uses including employment-generating floorspace), including a potential uplift of the target currently contained in Site Allocation SA18 can be achieved (Note: The Client's presented feasibility study anticipated approx. 390 new homes), can and should be determined as part of the pre-application/application process. We therefore encourage the Council to review this minimum target with a view of being more ambitious where this can be justified in environmental, amenity and heritage terms. - It is recommended that the wording should refer to an affordable housing provision in line with Draft Policy 13 (Delivering Genuinely Affordable Housing) of the Local Plan Part 1. Whilst the overall target of 50% affordable housing is supported in principle by our Client, it is considered key that there is an applicable policy mechanism in place that will ensure that this target does not undermine viability and/or delivery. It should be noted that the redevelopment of industrial sites takes place under enormous financial pressure (compared to a residential only development) and needs to weigh up a number of factors to maximise on a wide range of public benefits to be delivered (i.e. affordable housing, but also the re-provision of high quality employment floorspace, infrastructure &amp; public realm improvements, s106 contributions, CIL, etc.). By referring to Draft Policy 13, the site allocation (or the Local Plan Part 2: Draft Site</p>	

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					<p>Allocations in general) recognises that where the overall target or preferable tenure mix is not viable, a viability tested route is accepted to determine the level of affordable housing being delivered, subject to relevant review mechanisms being incorporated at later stages. - The re-provision of replacement employment floorspace as part of a future redevelopment is strongly supported and, where commercially feasible, these uses should be prioritised (i.e. regardless of whether they fall within Classes E, B2, B8 or a sui generis use class). However, based on our Client's site audit (which has been previously issued to the LPA), the existing internal floorspace is approx. 7,630 sqm instead of the 8,300 sqm set out in the draft site allocation. Relevant information can be provided upon request, but it is considered that the minimum target should be based on the existing provision on site. - Flexibility should also be provided in terms of the location and layout of the employment uses, i.e. a future planning application should determine the optimum site layout, positioning, phasing and whether employment uses are detached from or incorporated within the residential/commercial/retail element. - Any improved access including step free access to Leytonstone High Road Overground Station may need to be delivered by TfL and/or Network (taking into account potential s106 obligations), depending on a future application boundary. However, the principle of providing a high quality public realm as well as access improvements to the site/station is strongly supported and in line with our Client's wider ambitions for the site. - The opening up of the railways arches is envisaged to improve permeability and accessibility between the Overground station and the site. A second opening towards Norman Road will need to be reviewed at pre-application and planning application stage, as a final design is being developed, and will be subject to the wider proposals at this part of the site. It will further need to be explored whether the opening up at will be deemed beneficial serving a specific purpose to avoid the creation of an undesirable and/or unsafe (i.e. Secured by Design) space/route. In addition, this criteria may need to be reviewed in light of the anticipated surrounding uses of the railway arches in this location (or this part of the site in general) and their potential to support</p>	

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					<p>the employment-generating uses in this location.; Type (Strategic or Key)   Key   Agreed; Intensification Approach   Transformation   Our Client strongly agrees that the site should fall within the'Transformation' category. Given its potential, brownfield status, accessibility, capacity and limited exposure to heritage, townscape and environmental constraints, it has - as demonstrated in the feasibility study presented by The Arch Company as well as the Draft Skyline Study (October 2020) - the potential to accommodate height and massing which in turn results in maximising or making most efficient use of this brownfield site, and to significantly contribute towards the Council's employment/industrial and housing targets and growth ambitions in this part of the Borough.; Placemaking Plan The second part of the draft site allocation relates to its placemaking plan setting out key development principles and parameters guiding a future mixed use redevelopment of the site seeking to deliver the minimum housing and employment targets alongside wider public realm and infrastructure requirements as set out in Table 1 above. For the avoidance of doubt, the proposed placemaking plan (or Masterplan) is set out in Figure 1 below. Figure 1: Placemaking Plan Site Allocation SA18, Local Plan Part 2: Draft Site Allocations (page 60) [not inserted here] When read alongside the Draft Skyline Study referred to above as well as any underlying Masterplan/design principles, including The Arch Company's initial feasibility study, it is should be pointed out that the placemaking plan above strongly aligns with our Client's ambitions for the site including: - Seeking an optimisation of the site's potential through the creation of a high-quality mixed use scheme which maximises the number of public benefits that can be delivered as part of a future redevelopment; - The provision of a'tall building element' (i.e. the potential for height) is strongly supported and deemed acceptable (as confirmed as part of the high-level testing in the Draft Skyline Study which will need to be refined as part of a future planning application process). Whilst it is also considered that this is best placed closest to the Overground station, the exact location as well as any shoulder heights and/or heights of adjacent blocks will need to be determined at pre-application/application stage; - Relevant mitigation towards the'hostile edges'</p>	

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					<p>in terms of noise/air quality/vibration to protect the amenity of future residents (and commercial occupiers) will need to be incorporated. However, it is considered that this achievable as can be seen in many other successful developments (within LB Waltham Forest and) across London. It may also be the case that employment uses are located in the north-western part of the site creating a buffer from the A12/Central line to the wider site; - The re-provision of high quality employment floorspace (likely to be located at the rear of the site adjacent to both the existing Overground line as well as the Central line/A12) which seems logical in terms of development layout and phasing. As set out above, a future planning application should determine the best location and layout for this element which can be delivered in various forms; - A new landscaped'arrival space'/public realm fronting Joseph Ray Road Overground station (which the placemaking plan could identify as'Enhanced public space'). In addition, please note that the'proposed station entrance' seems slightly too far within the scheme and may be better shown closer to the High Road/existing station entrance on the opposite side of the railway line; - Bringing the railway arches into a viable use by providing employment, retail and/or ancillary space used in connection with a future residential element of the site (depending on the location of the respective arch these could potentially accommodate cycle storage or similar supporting functions to free up ground floor space). Whilst approx. 80 per cent of the arches in Figure 1 above are set out to be a'Key frontage', this will need to be reviewed when a detailed scheme comes forward in order to better understand and explore the best future use of individual arches. However, it is considered that the arrival space at/around the station entrance will - as a minimum - accommodate vibrant and active frontages which assist in the placemaking of the site and improving its attractiveness to future residents and visitors; - The creation of a buffer zone/respecting existing residential occupiers to the north will be key to ensure that their amenity is protected. It is therefore agreed that the main servicing/vehicular route will run along the site's northern boundary; and - Whilst the envisaged connection of the site with Norman Road will need to be carefully explored during the pre-</p>	

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					<p>application process to ensure this is as beneficial as envisaged, does not create an undesirable and/or unsafe space (i.e. from a Secured by Design perspective) and aligns with the wider land use strategy in this location (and should therefore be shown as a potential route), the overall ambition of Site Allocation SA18 to improve the site's permeability/legibility is supported. Conclusion The Arch Company strongly supports the draft site allocation for the Land at Joseph Ray Road (Site Allocation SA18) which will play a significant role in the transformation of (South) Leytonstone and the wider area surrounding Leytonstone High Road (Overground station). Subject to the existing leases and on-going discussions between our Client and key stakeholders/occupiers, the site is available for a phased, comprehensive redevelopment in the short-/medium-term and has the potential to make a significant contribution towards the Council's identified housing and employment targets with the final quantum of development (in terms of residential, employment and commercial floorspace) as well as height, massing, layout and placemaking being determined as part of a future pre-application and planning application process. Site Allocation SA18 (taking into account the underlying Draft Skyline Study) forms a strong basis for achieving the envisaged sustainable growth in this part of the Borough and we encourage the LPA to (1) reflect the suggested modifications set out in this submissions and (2) - where possible - be more ambitious, i.e. in terms of the site's minimum (housing) targets, to reflect its limited constraints, excellent public transport accessibility and brownfield nature to ensure that it maximises on the public benefits that can be delivered as part of its future redevelopment and regeneration of the wider area. Our Client and we are looking forward to continuing our positive and pro-active discussions with LB Waltham Forest to assist the Council in preparing a sound and deliverable Local Plan, and to bring forward new development, such as this site allocation. Please do not hesitate to contact my colleague Christopher Schiele (Christopher.Schiele@turley.co.uk) or myself at this office should you require any further information or wish to discuss these representations. Yours sincerely Alex Christopher Director Alex.Christopher@turley.co.uk</p>	

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884	Josephine Vos	Transport for London- City Planning			- The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. TfL strongly supports in principle the intention to provide step free access to Leytonstone High Road Overground station, although this will have to be fully funded as part of the development because we are currently unable to provide TfL funding. Plans for station improvements will need to meet the requirements of TfL London Rail which manages the station.	Comment noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
658	Ms Ruth Goundry				SA18 Joseph Ray Road The site has potential for redevelopment and a combination of residential commercial uses. However this appears to inevitably envisage delivery of the residential development by including higher rise development. Leytonstone is essentially domestic in scale and there are not developments on or near the high road which exceed three or four storeys. The construction of low rise housing or flats would improve the area as would thwe inclusion of more local green spaces and level access to the overground. However, it must be borne in mind that trying to cram in large numbers of residential units will not be an improvement as multi storey accommodation would be unsuitable for families. The site if redeveloped would also mean the loss of an essential local service the parcel and mail depot.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. A diverse range of housing involving a mix of dwelling sizes across tenures is proposed. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.
580	Dr Robert Gay				In the consultation on part I of the Draft Local Plan in 2019 I, among others, tried to ask Council officers where the Council was proposing that tall buildings should be put up, and to what height. This Site Allocations document does give some suggested locations for tall buildings, but it does not explain the height proposed in terms which are comprehensible to the ordinary reader: the document only speaks in terms of "Transition €? or	Noted for consideration

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					<p>"Transformation €[redacted], which are not immediately comprehensible to anyone, and if we resort to the explanation in the Draft Local Plan as consulted on in 2019, these terms were only explained in terms of dwellings per hectare, and not in terms readily understood by the general public. 2. In fact, there is another document "Waltham Forest Skyline Study (Draft) €[redacted] which does indicate the height in storeys of the buildings which the Council envisages. As far as I am aware, the existence of this document has not been given publicity. 3. I am beginning to wonder whether the Council is deliberately putting forward its plans in terms which will not be easily understood by the public, in order to avoid a large-scale reaction from residents against what it is planning. In any event, it seems to me that the consultation on the Draft Local Plan as a whole is not being undertaken properly. 4. The Council's overall approach to development has not been plan-led. The Council does not put out a general brief for an area (for instance, for the Leytonstone High Road as a whole) with guidance on design including the heights of buildings which will be allowed, but instead it has simply reacted to applications which developers presented to it. 5. In this Site Allocations document also, the Council's approach is not plan-led. The present document seems simply to have included every large site in North Leytonstone which is not presently used for housing of for a school, other than St John's Church and its churchyard.1 6. The current London plan says that tall and large buildings should be part of a plan led approach to developing the area.2 We certainly do not want tall buildings dotted around Leytonstone higgledy-piggledy, in a way which simply reflects those sites which the Council thinks might come onto the market, or it might be able to afford to compulsorily purchase. The mocked-up photographs in the Skyline Study document only show views from close to the proposed tall buildings, where trees3 and even two-storey buildings screen the proposed tall buildings from view. However, the text of the Skyline Study document speaks of "landmarks €[redacted] in a way which clearly admits that the proposed tall buildings would include on the skyline from a distance. 8. The text of the Skyline Study document speaks of "landmark buildings €[redacted] marking road junctions (for instance at 05.7.3 on page 105 of the document). But</p>	

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					<p>Leytonstone has no need of such landmarks: the landmarks which mark the centre of Leytonstone are the tower of St John's Church and the top of the frontage of the Red Lion at the corner of the High Road and Harvey Road. The text also speaks of "defining the area's sense of arrival" (05.7.7 on page 105). But the point of arrival into Leytonstone for those arriving by car or bus is from the Green Man roundabout into the top of the High Road, and is marked by Leytonstone House (a Listed building) to the right and the Green Man public house (now O'Neills) to the left, and for most of those coming to Leytonstone the point of arrival is where the tunnel at the tube station emerges above ground and one sees in front of one the three-storey parade of Church Lane and to one's left the Independent building. 9. The text of the Skyline Study document also treats location "within the Leytonstone Strategic Location 4 or within the Whipps Cross "Strategic Location 5 as a justification for allowing tall buildings. This is to argue in a circle: because the Council would have decided to blight an area by overdevelopment, therefore planting a skyscraper on this spot is justified. 10. The correct approach for the Council would be to identify sites near to Leytonstone Underground station which are suitable for redevelopment on a scale similar to the buildings in the High Road between Lister Road and Davies Lane. Such sites might include (in addition to Macdonalds and the manse and hall of the Welsh Church, which are included in site SA20) O'Neills public house and car park (while preserving the sense of a gateway with two balanced buildings each side of the top of the High Road) and the former NUMAST building in the High Road, and the two storey houses on the west side of Lemna Road and Kirkdale Road north of Waltham House. 11. From this point of view it is regrettable that the Council gave permission for the change of use of Robarts House (the former Job Centre) in Lemna Road to residential without any increase in height. The Council should have insisted that the site be used for a larger and higher building than the existing. 12. The correct approach would include rejecting the idea of any buildings in North Leytonstone higher than buildings such as Topaz Court and Harris House in the High Road, which are broadly in keeping with the character of the area. The approach which I am</p>	

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					<p>putting forward as correct accepts that there should be an increase in the number of dwellings in Leytonstone as a contribution to the national need to increase the supply of housing to meet demand. However, the targets to which the Council is working and the quantity of new dwellings which the Council envisages in Leytonstone do not take account of recent developments, both the effect of the two lockdowns in terms of the accelerated decline in "High Street € retail and the great increase in working from home, and the effects of leaving the European Union without a "deal € for financial services and of "levelling up € the North of England, which are likely to reduce the overall attractiveness of London as a place to live. Also, it is likely to prove a mistake to encourage the building of large numbers of small flats which are not suitable for families with children or for older/disabled people, and may not even provide enough separate rooms for two people to work from home without interfering with each other's Zoom calls. 14. Leytonstone can make enough of a contribution to the supply of housing nationally without high-rise buildings, by the sympathetic conversion of retail premises for which there is no longer use as shops, and by encouraging building up to five or six storeys in the High Road and in the central area bounded by the High Road and the tube line between Church Lane and the Green Man roundabout. The Council's victims 15. The Council's proposals target builders' merchants, supermarkets, and their car parks. However, it is desirable that there should be grocery supermarkets and builders' merchants in our area. The preface to this document says that it is intended that existing uses shall be maintained, but I do not understand how there can be supermarkets and builders' merchants on these sites if space is taken for the number of dwellings which are proposed. Supermarkets obviously need space both for the shopping area and for deliveries/warehousing. It is not desirable that builders' merchants should operate from cramped sites in residential streets, like C&amp;S in Grove Green Road. 16. With regard to car parks, supermarkets at which people are to buy a full week's load of groceries have to have space for customers to park the vehicles which they will need to carry the groceries home.6 Equally, builders'</p>	

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					<p>merchants need parking space to allow their customers to take away a load of building materials. The Council should not be hostile to car parking as such: "clean € electric vehicles need just as much space to park as "wicked € petrol vehicles. 18. The site includes a builders' merchant (now Jewsons), the Royal Mail delivery office, and the car park for the Turkish supermarket on the High Road south of Joseph Ray Road. 19. The Turkish supermarket serves a section of the community and appears well-used. It will need car parking in order to carry on its business. 20. It is necessary, or at least highly desirable for residents, that there should be a Royal Mail delivery office in Leytonstone, and the present site is reasonably convenient for the centre of Leytonstone. 21. The builders' merchants' yard has already given up the part of its premises which was south of the Overground line for housing, and it is desirable that there be at least one reasonably spacious yard for building supplies, with adequate parking for its users, in Leytonstone. 22. The text speaks of "opening up of the railways [sic] arches €. The arches abutting on the builders' merchants' yard are already in use as stores for building materials, and the other arches (apart from the one used to provide access from the entrance to the Overground station to the eastbound platform) are already in use (for purposes including a wine bar) with access from the south side of the Overground line. 23. I agree with the desirability of step free access to the platforms of Leytonstone High Road station, but it might be better to think in terms of the approach being from the south side of the Overground line. If one arch near the east end of the platforms were taken back from its current use, it should be possible to provide a lift to the westbound platform, a passage below the railway tracks and a lift to the eastbound platform without taking much from the builders' merchants' yard. 24. I would support development at a height in keeping with the height of the present buildings in the High Road such as Harris House on the land presently occupied by the car park belonging to the Royal Mail delivery office, which seems to me to be underused now that the Royal Mail forbids the use of the car park to residents attending the delivery office to collect post. 25. However, I object strongly to the proposal for a tall building ( "potential for height €) close behind the</p>	

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					buildings in the High Road, which would dwarf the buildings in the High Road and change the whole character of the area.	
463	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible	Noted
614	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. TfL strongly supports in principle the intention to provide step free access to Leytonstone High Road Overground station, although this will have to be fully funded as part of the development because we are currently unable to provide TfL funding. Plans for station improvements will need to meet the requirements of TfL London Rail which manages the station.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
655	The Arch Company		Alex Christopher	Director Turley Associates	As set out above, the Land at Joseph Ray Road, as generally shown on Page 58 of the Local Plan Part 2: Draft Site Allocations, is subject to Site Allocation SA18 which sets out key development targets, criteria, parameters and initial place-making principles on pages 58-60. In summary, the draft site allocation sets out the following development principles, parameters and targets for a future regeneration of the site: A minimum of 320 new homes (50% affordable housing) A minimum 8,304 sqm of replacement employment floorspace Improved public realm including exploring a new public square Improved access including step free access to Leytonstone High Road Overground Station Opening up of the railway arches With regards to the key information/targets set out in the table on pages 58-59, The Arch Company wishes to comment as follows: Site address - Generally correct. Whilst the site boundary is not disputed, the Council should ensure that the demise of the railway arches underneath the London Overground railway line is included within the site allocation, as these are expected to play a key role in the future regeneration of the site, providing employment, retail, commercial and/or ancillary floorspace, activating the public realm and forming an essential part of a future development Ownership Should refer to The Arch Company in terms of ownership. Existing uses It should be highlighted that the majority of	Noted for consideration

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					<p>the site is occupied by two anchor tenants: i. A builders' merchant; and ii. A Royal Mail Sorting Office. Whilst there is a lot of debate/case law on the use class of a builders' merchant, this could fall within - depending on the way it operates - Use Classes A1 or B8, or a sui generis use if there is a mix of both (likely to be the case here). The Royal Mail Sorting Office is considered to fall within a sui generis use class. A majority of the railway arches are used in association with the builders' merchant, the remaining ones/the remainder of the site comprises a mixture of B1, B2 and B8 uses. It should therefore be recognised that the existing uses on site are not purely 'industrial', and rather serve - to a large degree - a commercial and/or sui generis function at a low/medium employment density. Relevant Planning History Agreed, no relevant planning history in relation to a future redevelopment of the site, only in regards to the site's existing uses. PTAL Agreed Flood Zone Agreed Existing Policy Designation Agreed Proposed Allocation The provision of a minimum of 320 new homes is strongly supported by our Client. As demonstrated in recent months through the preparation of The Arch Company's own feasibility study, but also the Council's initial parameter testing, which culminated in the underlying Draft Skyline Study (October 2020), forming part of the evidence base for this document, this is a realistic, yet conservative target. Taking into account its (limited) surrounding constraints and/or sensitivities, it is considered that the site is capable of accommodating a "sensitive, high-quality intensification (transformation) that contributes towards delivering growth and enhancing the built environment in South Leytonstone" (Draft Skyline Study, p. 119). It is further considered that the exact number of new homes (alongside any other uses including employment-generating floorspace), including a potential uplift of the target currently contained in Site Allocation SA18 can be achieved (Note: The Client's presented feasibility study anticipated approx. 390 new homes), can and should be determined as part of the pre-application/application process. We therefore encourage the Council to review this minimum target with a view of being more ambitious where this can be justified in environmental, amenity and heritage terms. iii. It is recommended that the</p>	

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					<p>wording should refer to an affordable housing provision in line with Draft Policy 13 (Delivering Genuinely Affordable Housing) of the Local Plan Part 1. Whilst the overall target of 50% affordable housing is supported in principle by our Client, it is considered key that there is an applicable policy mechanism in place that will ensure that this target does not undermine viability and/or delivery. It should be noted that the redevelopment of industrial sites takes place under enormous financial pressure (compared to a residential only development) and needs to weigh up a number of factors to maximise on a wide range of public benefits to be delivered (i.e. affordable housing, but also the re-provision of high quality employment floorspace, infrastructure &amp; public realm improvements, s106 contributions, CIL, etc.). By referring to Draft Policy 13, the site allocation (or the Local Plan Part 2: Draft Site Allocations in general) recognises that where the overall target or preferable tenure mix is not viable, a viability tested route is accepted to determine the level of affordable housing being delivered, subject to relevant review mechanisms being incorporated at later stages.i. The re-provision of replacement employment floorspace as part of a future redevelopment is strongly supported and, where commercially feasible, these uses should be prioritised (i.e. regardless of whether they fall within Classes E, B2, B8 or a sui generis use class). However, based on our Client's site audit (which has been previously issued to the LPA), the existing internal floorspace is approx. 7,630 sqm instead of the 8,300 sqm set out in the draft site allocation. Relevant information can be provided upon request, but it is considered that the minimum target should be based on the existing provision on site. Flexibility should also be provided in terms of the location and layout of the employment uses, i.e. a future planning application should determine the optimum site layout, positioning, phasing and whether employment uses are detached from or incorporated within the residential/commercial/retail element. Any improved access including step free access to Leytonstone High Road Overground Station may need to be delivered by TfL and/or Network (taking into account potential s106 obligations), depending on a future application boundary. However, the principle of providing a high quality public</p>	

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					<p>realm as well as access improvements to the site/station is strongly supported and in line with our Client's wider ambitions for the site. The opening up of the railways arches is envisaged to improve permeability and accessibility between the Overground station and the site. A second opening towards Norman Road will need to be reviewed at pre-application and planning application stage, as a final design is being developed, and will be subject to the wider proposals at this part of the site. It will further need to be explored whether the opening up at will be deemed beneficial serving a specific purpose to avoid the creation of an undesirable and/or unsafe (i.e. Secured by Design) space/route. In addition, this criteria may need to be reviewed in light of the anticipated surrounding uses of the railway arches in this location (or this part of the site in general) and their potential to support the employment-generating uses in this location. Type (Key) Agreed Intensification approach Our Client strongly agrees that the site should fall within the 'Transformation' category. Given its potential, brownfield status, accessibility, capacity and limited exposure to heritage, townscape and environmental constraints, it has - as demonstrated in the feasibility study presented by The Arch Company as well as the Draft Skyline Study (October 2020) - the potential to accommodate height and massing which in turn results in maximising or making most efficient use of this brownfield site, and to significantly contribute towards the Council's employment/industrial and housing targets and growth ambitions in this part of the Borough.</p> <p>Placemaking plan The second part of the draft site allocation relates to its placemaking plan setting out key development principles and parameters guiding a future mixed use redevelopment of the site seeking to deliver the minimum housing and employment targets alongside wider public realm and infrastructure requirements as set out in Table 1 above. For the avoidance of doubt, the proposed placemaking plan (or Masterplan) is set out in Figure 1 below. When read alongside the Draft Skyline Study referred to above as well as any underlying Masterplan/design principles, including The Arch Company's initial feasibility study, it is should be pointed out that the placemaking plan above strongly aligns with our Client's ambitions for the site including: i,</p>	

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					<p>Seeking an optimisation of the site's potential through the creation of a high-quality mixed use scheme which maximises the number of public benefits that can be delivered as part of a future redevelopment; i, The provision of a'tall building element' (i.e. the potential for height) is strongly supported and deemed acceptable (as confirmed as part of the high-level testing in the Draft Skyline Study which will need to be refined as part of a future planning application process). Whilst it is also considered that this is best placed closest to the Overground station, the exact location as well as any shoulder heights and/or heights of adjacent blocks will need to be determined at pre-application/application stage; i, Relevant mitigation towards the'hostile edges' in terms of noise/air quality/vibration to protect the amenity of future residents (and commercial occupiers) will need to be incorporated. However, it is considered that this achievable as can be seen in many other successful developments (within LB Waltham Forest and) across London. It may also be the case that employment uses are located in the north-western part of the site creating a buffer from the A12/Central line to the wider site; i, The re-provision of high quality employment floorspace (likely to be located at the rear of the site adjacent to both the existing Overground line as well as the Central line/A12) which seems logical in terms of development layout and phasing. As set out above, a future planning application should determine the best location and layout for this element which can be delivered in various forms; i, A new landscaped'arrival space'/public realm fronting Joseph Ray Road Overground station (which the placemaking plan could identify as'Enhanced public space'). In addition, please note that the'proposed station entrance' seems slightly too far within the scheme and may be better shown closer to the High Road/existing station entrance on the opposite side of the railway line; i, Bringing the railway arches into a viable use by providing employment, retail and/or ancillary space used in connection with a future residential element of the site (depending on the location of the respective arch these could potentially accommodate cycle storage or similar supporting functions to free up ground floor space). Whilst approx. 80 per cent of the arches in Figure 1 above are set out to be a'Key frontage', this will need to be</p>	

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					<p>reviewed when a detailed scheme comes forward in order to better understand and explore the best future use of individual arches. However, it is considered that the arrival space at/around the station entrance will - as a minimum - accommodate vibrant and active frontages which assist in the placemaking of the site and improving its attractiveness to future residents and visitors; i. The creation of a buffer zone/respecting existing residential occupiers to the north will be key to ensure that their amenity is protected. It is therefore agreed that the main servicing/vehicular route will run along the site's northern boundary; and i. Whilst the envisaged connection of the site with Norman Road will need to be carefully explored during the pre-application process to ensure this is as beneficial as envisaged, does not create an undesirable and/or unsafe space (i.e. from a Secured by Design perspective) and aligns with the wider land use strategy in this location (and should therefore be shown as a potential route), the overall ambition of Site Allocation SA18 to improve the site's permeability/legibility is supported. Conclusion The Arch Company strongly supports the draft site allocation for the Land at Joseph Ray Road (Site Allocation SA18) which will play a significant role in the transformation of (South) Leytonstone and the wider area surrounding Leytonstone High Road (Overground station). Subject to the existing leases and on-going discussions between our Client and key stakeholders/occupiers, the site is available for a phased, comprehensive redevelopment in the short-/medium-term and has the potential to make a significant contribution towards the Council's identified housing and employment targets with the final quantum of development (in terms of residential, employment and commercial floorspace) as well as height, massing, layout and placemaking being determined as part of a future pre-application and planning application process. Site Allocation SA18 (taking into account the underlying Draft Skyline Study) forms a strong basis for achieving the envisaged sustainable growth in this part of the Borough and we encourage the LPA to (1) reflect the suggested modifications set out in this submissions and (2) - where possible - be more ambitious, i.e. in terms of the site's minimum (housing) targets, to reflect its limited constraints, excellent</p>	

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					public transport accessibility and brownfield nature to ensure that it maximises on the public benefits that can be delivered as part of its future redevelopment and regeneration of the wider area.	
571	Ruth Groundry				The site has potential for redevelopment and a combination of residential commercial uses. However this appears to inevitably envisage delivery of the residential development by including higher rise development. Leytonstone is essentially domestic in scale and there are not developments on or near the high road which exceed three or four storeys. The construction of low rise housing or flats would improve the area as would the inclusion of more local green spaces and level access to the overground. However, it must be borne in mind that trying to cram in large numbers of residential units will not be an improvement as multi storey accommodation would be unsuitable for families. The site if redeveloped would also mean the loss of an essential local service the parcel and mail depot.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design (including storey height) and to achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

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SA19 - Church Lane Car Park, Leytonstone						
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428	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan	Noted for consideration

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					(intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA19 Church Lane CP, Leytonstone Support in principle if green infrastructure is embedded wherever possible	
153	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Retain car parking spaces with building over car park.	Noted.
311	Ms Jane Sterland				This is a narrow site between tube lines and a residential street of terraced houses. If the Council is serious about ensuring developments fit in with and complement their surroundings then a cramped dense development with high blocks and a tall tower on this small site is completely inappropriate and won't lead to quality of life for the people living there. If accommodation is provided	This is noted; The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the

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					in 6-8 storey blocks (plus a taller tower) as suggested in the skyline impact document then overshadowing, overlooking and loss of light for existing properties in Vernon Road, Harrington Road and the nearby ends of Harold Road and Burghley Road would be considerable. The most fitting development for this site would be a row of three-storey terrace houses with retail provision at the town centre end. This type of housing can provide high densities in attractive housing which would be particularly suitable for families, and modern examples can be seen nearby such as in Cathall Road. This would also allow provision for outdoor space in the form of small private gardens at the rear of the properties which would be particularly important for families in post-coronavirus times.	Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
997	Ms Ruth Kaufman				14. None of the placemaker maps show whether there is any loss of trees or green space, only additions. 15. Some of them show no, or very little, green space for the number of homes envisaged. 16. The distinction between tall and taller is very important. A Tall building in Church Lane car park in Leytonstone, for example, will be quite out-of-place. 17. Even a taller (6storey) building in the location shown, rather than, say, the other end of the car park, will be detrimental to the station and Church Lane aspects.	These points are noted for clarification in the Regulation 19 version of LP2.
343	Danielle Gilbert				Connected to improving links to the underground station, step-free access to the platforms would be greatly appreciated.	Noted for consideration. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply including policy 64 (A) which seek to facilitate improvements to public transport infrastructure including step-free access
659	Ms Ruth Goundry				SA19 Church Lane Car Park This seems again to be a feasible site for development and could enhance the area. A concern is the aspiration to see a 100 residential units on the site. The near by residential streets are two storeys high and it is unlikely that the volume of residential suggested plus commercial activities could be achieved at low rise. I am in support of the site being redeveloped but object to the detail of the allocation as	Noted for consideration.

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					accommodating 100 new residential units would be out of scale and character with the area. Far better to consider a low scale development with more shops and flats above at a scale not exceeding three or four storeys.	
885	Josephine Vos	Transport for London- City Planning			TfL strongly supports the redevelopment of car parks in London and a reduction in the overall supply of parking contributes to mode shift and an improvement in conditions for active travel and public transport by reducing car trips. The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. TfL notes and supports the requirement for re-provision of cycle hubs and improved links to Leytonstone Underground station.	Noted
581	Dr Robert Gay				In the consultation on part I of the Draft Local Plan in 2019 I, among others, tried to ask Council officers where the Council was proposing that tall buildings should be put up, and to what height. This Site Allocations document does give some suggested locations for tall buildings, but it does not explain the height proposed in terms which are comprehensible to the ordinary reader: the document only speaks in terms of "Transition €2 or "Transformation €2, which are not immediately comprehensible to anyone, and if we resort to the explanation in the Draft Local Plan as consulted on in 2019, these terms were only explained in terms of dwellings per hectare, and not in terms readily understood by the general public. 2. In fact, there is another document "Waltham Forest Skyline Study (Draft) €2 which does indicate the height in storeys of the buildings which the Council envisages. As far as I am aware, the existence of this document has not been given publicity. 3. I am beginning to wonder whether the Council is deliberately putting forward its plans in terms which will not be easily understood by the public, in order to avoid a large-scale reaction from residents against what it is planning. In any event, it seems to me that the consultation on the Draft Local Plan as a whole is not being undertaken properly. 4. The Council's overall approach to development has not been plan-led. The Council does not put out a general brief for an area (for instance, for the Leytonstone High Road as a whole) with guidance on design including the heights of buildings which will be allowed, but instead it has simply reacted to applications which developers presented	Noted for consideration

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					<p>to it. 5. In this Site Allocations document also, the Council's approach is not plan-led. The present document seems simply to have included every large site in North Leytonstone which is not presently used for housing of for a school, other than St John's Church and its churchyard.1 6. The current London plan says that tall and large buildings should be part of a plan led approach to developing the area.2 We certainly do not want tall buildings dotted around Leytonstone higgledy-piggledy, in a way which simply reflects those sites which the Council thinks might come onto the market, or it might be able to afford to compulsorily purchase. The mocked-up photographs in the Skyline Study document only show views from close to the proposed tall buildings, where trees3 and even two-storey buildings screen the proposed tall buildings from view. However, the text of the Skyline Study document speaks of "landmarks €" in a way which clearly admits that the proposed tall buildings would include on the skyline from a distance. 8. The text of the Skyline Study document speaks of "landmark buildings €" marking road junctions (for instance at 05.7.3 on page 105 of the document). But Leytonstone has no need of such landmarks: the landmarks which mark the centre of Leytonstone are the tower of St John's Church and the top of the frontage of the Red Lion at the corner of the High Road and Harvey Road. The text also speaks of "defining the area's sense of arrival €" (05.7.7 on page 105). But the point of arrival into Leytonstone for those arriving by car or bus is from the Green Man roundabout into the top of the High Road, and is marked by Leytonstone House (a Listed building) to the right and the Green Man public house (now O'Neills) to the left, and for most of those coming to Leytonstone the point of arrival is where the tunnel at the tube station emerges above ground and one sees in front of one the three-storey parade of Church Lane and to one's left the Independent building. 9. The text of the Skyline Study document also treats location "within the Leytonstone Strategic Location €" 4 or within the Whipps Cross "Strategic Location €" 5 as a justification for allowing tall buildings. This is to argue in a circle: because the Council would have decided to blight an area by overdevelopment, therefore planting a skyscraper on this spot is justified. 10. The correct</p>	

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					<p>approach for the Council would be to identify sites near to Leytonstone Underground station which are suitable for redevelopment on a scale similar to the buildings in the High Road between Lister Road and Davies Lane. Such sites might include (in addition to Macdonalds and the manse and hall of the Welsh Church, which are included in site SA20) O'Neills public house and car park (while preserving the sense of a gateway with two balanced buildings each side of the top of the High Road) and the former NUMAST building in the High Road, and the two storey houses on the west side of Lemna Road and Kirkdale Road north of Waltham House. 11. From this point of view it is regrettable that the Council gave permission for the change of use of Robarts House (the former Job Centre) in Lemna Road to residential without any increase in height. The Council should have insisted that the site be used for a larger and higher building than the existing. 12. The correct approach would include rejecting the idea of any buildings in North Leytonstone higher than buildings such as Topaz Court and Harris House in the High Road, which are broadly in keeping with the character of the area. The approach which I am putting forward as correct accepts that there should be an increase in the number of dwellings in Leytonstone as a contribution to the national need to increase the supply of housing to meet demand. However, the targets to which the Council is working and the quantity of new dwellings which the Council envisages in Leytonstone do not take account of recent developments, both the effect of the two lockdowns in terms of the accelerated decline in "High Street € retail and the great increase in working from home, and the effects of leaving the European Union without a "deal € for financial services and of "levelling up € the North of England, which are likely to reduce the overall attractiveness of London as a place to live. Also, it is likely to prove a mistake to encourage the building of large numbers of small flats which are not suitable for families with children or for older/disabled people, and may not even provide enough separate rooms for two people to work from home without interfering with each other's Zoom calls. 14. Leytonstone can make enough of a contribution to the supply of housing nationally without high-rise buildings, by the sympathetic conversion</p>	

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					<p>of retail premises for which there is no longer use as shops, and by encouraging building up to five or six storeys in the High Road and in the central area bounded by the High Road and the tube line between Church Lane and the Green Man roundabout. The Council's victims 15. The Council's proposals target builders' merchants, supermarkets, and their car parks. However, it is desirable that there should be grocery supermarkets and builders' merchants in our area. The preface to this document says that it is intended that existing uses shall be maintained, but I do not understand how there can be supermarkets and builders' merchants on these sites if space is taken for the number of dwellings which are proposed. Supermarkets obviously need space both for the shopping area and for deliveries/warehousing. It is not desirable that builders' merchants should operate from cramped sites in residential streets, like C&amp;S in Grove Green Road. 16. With regard to car parks, supermarkets at which people are to buy a full week's load of groceries have to have space for customers to park the vehicles which they will need to carry the groceries home.6 Equally, builders' merchants need parking space to allow their customers to take away a load of building materials. The Council should not be hostile to car parking as such: "clean € electric vehicles need just as much space to park as "wicked € petrol vehicles. 26. I do not object if the Council chooses to use its car park for housing, but there will be a continuing need for car parking for the shops in the centre of Leytonstone, which would fall to be met by Tesco's car park (see paragraph 40 of these comments). 27. The site should be developed in accordance with the character of the area. Even a development three storeys high, in line with the frontages in Church Lane, would be higher than the immediately adjacent properties in Harrington and Vernon Roads. Anything higher than three storeys would be completely out of character. 28. The Council has recently spoken in Waltham Forest News of a shortage in the area of housing suitable for families. I suggest that this site should be used for family homes with two or three bedrooms, with garages at ground floor level. 29. I object strongly to the proposal for a tall building close to the junction of Church Lane and Harrington Road. Any tall building in or immediately adjacent</p>	

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SA19 - Church Lane Car Park, Leytonstone						
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					to the centre of Leytonstone would destroy the character of the area in which the tallest building, and the local landmark, is the tower of St John's Church.	
464	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle if green infrastructure is embedded wherever possible	Noted
586	TONY PAMPHILION				05.8 Church Lane Car Park I do not object to this site being considered for repurposing to include more housing. My concern is that the buildings proposed are way too high and would dominate the skyline from many angles and affect many residents living nearby.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
572	Ruth Groundry				This seems again to be a feasible site for development and could enhance the area. A concern is the aspiration to see a 100 residential units on the site. The near by residential streets are two storeys high and it is unlikely that the volume of residential suggested plus commercial activities could be achieved at low rise. I am in support of the site being redeveloped but object to the detail of the allocation as accommodating 100 new residential units would be out of scale and character with the area. Far better to consider a low scale development with more shops and flats above at a scale not exceeding three or four storeys.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will

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						apply to ensure that there is a balance between physical, social and economic development and environmental protection.
859	Miss Francesca Valdez				New homes bring more cars and although multi story apartments do not offer parking permits, within Leytonstone in particular the Bushwood area permits are only between 10-2pm Monday to Friday. I think this should be increased to limit the amount of cars in the area and keep existing residents happy. Improving retail and increasing the amount of homes will increase traffic, which will be a hindrance to existing residents. I see that no entry systems have been put in place closer to Leytonstone high road station but again it would be good to consider this further up. I live in Mornington Road and have seen a few appeals put in place to get this road one way and no entry from the high road. You colleague said to mention this in the email to firstly see what the next steps are and if this can be considered.	Noted for consideration in preparing regeneration projects/schemes for this area.

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429	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory	Noted for consideration

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					<p>requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA20 Tesco, Leytonstone Proximal to Epping Forest SAC SSSI and Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North Support in principle if it can enhance the SSSI, SINC and help to deliver Biodiversity Action Plan objectives</p>	
38	Mr Andrew Shields				<p>This is a dense site hemmed in by major roads. The development must respond to Covid-19: meaningful provision of green space, balconies, workspace in each property, corridors in which more than one person may pass. I would suggest this means a significant reduction in the number of dwellings planned.</p>	<p>The local plan contains suitable policies to manage the impact of development proposals on this site and to promote good design - including the provision of amenity spaces/facilities, employment provision and access for all users. In granting planning permission for proposals at this location all these</p>

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						policies as covered in the Local Plan (LP1) will apply.
154	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Change Min to Maximum of 650 homes Car parking to be retained to ensure Leytonstone can thrive	The point made about using maximum requirements is noted for consideration. Development proposals will be guided by car parking standards and requirements as contained in the Local Plan. However, as a general approach. the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car.
88	Ms Elaine Burgess				TESCO: Need a supermarket to provide services to an enlarged local population. Yes to rebuild supermarket but not at a cost of reduced shop space. Concern about the size of housing blocks. Don't want it to be huge tower blocks dominating the skyline and enclosing the spaces and reducing light. Concern that the town centre will feel very dense and paths and roads will be more congested. Individual housing/flats need to have greater floor space with room for separate works spaces (as more people will work from home), balconies and/or small individual gardens MATALAN: similar concerns to above. Overlarge tower blocks dominating, too dense housing. Would like to see mixed housing, flats as well as houses for families not just young singles/couples. Individual housing/flats need to have greater floor space with room for separate works spaces (as more people will work from home), balconies and/or small individual gardens. Needs to be built taking into account St John's Church and gardens. Don't want the housing to overpower the church site. Great concern re traffic congestion around Kirkdale Road and Church Lane. WHIPPS X: Mixed housing for families and singles couples needed here. Leytonstone needs more family housing to encourage people to stay in the area rather than being transient singles/couples having to move	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. A diverse range of housing involving a mix of dwelling sizes across tenures is proposed. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

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					out when they want to start a family. Church Lane Car : some of it to be retained for car parking! An overall architectural plan is needed - so the Leytonstone Town centre development is planned as a WHOLE TO LOOK ATTRACTIVE AND NOT AS SEPARATE ENTITIES, A PLEASANT, GREEN AND SPACIOUS PLACE TO LIVE WELL AND WORK.	
195	Mr. Jayaram Srinivasan				<p>I am a resident of North Leytonstone and live very close to High Road Leytonstone. I have few comments on the plan overall plan The plan says SA19, SA20 &amp; SA21 sites with total plan to build 1000+ homes. This is roughly 1/2 sq mile of area. The development plan is having 10-17 storeys buildings . The impact to the local area is huge and I challenge the proposal on the following reasons a). Area will be congested. In a 1/2 sq mile roughly we are planning to build 1000 homes which will end up with roughly 2500- 3000 people living around this area. This area is already congested as we have High Road Leytonstone, Station , Pubs &amp; restaurants around this place and they are densely populated area already. This affects the quality of living for the residents. b) The tall buildings will change completely the character of our area. Apart from what is in the plan there are some undergoing development . Hotel on top of Wetherspoon pub and new residential building around Job centre plus. c) Bring more pollution around this area (noise &amp; air pollution) We are already experiencing huge traffic in High Road Leytonstone and Church road. Building more homes around this area will make this area worse. This applies even for a car free developments. There will be huge increase in traffic due to indirect contributions like Uber, take aways, delivery vans, school runs, visitors etc. I live in Grove Road and i hardly find parking space to park my vehicle on any normal day. d) Infrastructure - how these will be supported. I haven't seen the any thing which talk about increasing infrastructure like school, nursery, GPs. We have one GP in this area and four primary school. e) Traffic as it stand today is a problem around this area. Its slow moving traffic throughout the day and building more homes will makes this place difficult. A proper assessment of the current state is required.</p> <p>Regards Jay</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services.</p>

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215	Ms Sybil Ritten				<p>Broadly my comments relate to the Leytonstone area as this is the part I know best and care about most. I have responded to the part 1 of the local plan in terms of the target number of houses being unreasonable as is the distribution being inequitable and heavily burdening the South Waltham Forest area. Leytonstone shopping centre is topographically higher than the adjacent Waltham Forest residential area. Any development should take this into account. In addition, it is very constrained by the M11 link road running along the Central line which is above ground in this area and that separates the shopping area from the Whipps cross area and hospital and the main mass of Waltham Forest The highest structures visible in the area are the church spire and a tree especially from adjacent wanstead flats part of Epping Forest which falls within the adjoining boroughs but happily can provide some open space relief to those living nearby. For residents living on the other side of the high road there is a greater distance to go before accessing a reasonable open space. Both the High Road and Church lane and Kirkdale road have an interesting mix of architecture dating from the 16th century not always appreciated by many people because of the clutter of the streetscape. Any development that was of good quality and appropriate scale could enhance the area. I would be opposed to any development that disrupted the area by forcing a substantial increase in buildings of height and densification. The area is currently of a density 1 to 1.2 FAR in urban design speak and to increase it arbitrarily 4 to 5 Far just to make up housing numbers makes no sense in the context of the area. There used to be a 21 storey Block of flats, the John Drinkwater tower at the green man roundabout. After 20 years it was removed as were the 2 towers on the Cathall estate. This much improved the area and especially the Browning road conservation area which it dominated. The replacement housing was much better option I understand for the tower residents. The most troubling thing about high rise buildings in this area is for the future occupants lodged in dwellings overlooking a railway running day and many nights as well a major road into central London. The recent Covid pandemic has illustrated the importance of outdoor exercise, greenspace experience and open-air socialising for the mental and physical wellbeing of</p>	Noted for consideration.

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					<p>people. As it is, Leytonstone is poorly rated in terms of open and green space. The Waltham Forest Council Open Space Strategy Appendix E Section E1 page 39 states at 0.41ha/1000 Leytonstone falls well below the standard (1.6ha per 1000 population.) The minimum requirements of any development should therefore at the very least ensure that this already low provision is not further undermined. However, if the stated aim in the golden threads is to be honoured then the Council should insist on increasing the open space ratio. I would like to also highlight concerns about poor provision for teenagers and young adults in this area. There is a skate park in Cann Hall road and the Football fields in the Redbridge area of Wanstead flats (there has been youth club provision at the Pastures centre, this is now under threat from more development) but little else. The proposal to allow development on the 2 swimming pool sites (Cathall and Leyton Leisure Centre) without specifying replacement pools is a potential loss for people of all ages in the South Waltham Forest area. There appears to be no extra provision for teenagers outdoor or indoor, a concern with the rate of knife crime and drug exploitation of this age group. I believe SA19 is a terrible location for housing and this should be used to further address the poor provision of teenager and or outdoor green space.</p>	
252	Mr David Boote				<p>The boundaries of this site have been widely drawn. It would appear that the nationally listed Leytonstone House has been marked, and the locally listed Welsh Church. The latter is on the site of Sycamore House, the home of Gulielma Lister, recently celebrated as a pioneer female scientist. The late 17th century building, 883 High Road, now subdivided into an undertaker's and a restaurant, is the oldest surviving building in Leyton and Leytonstone other than the church of St Mary's, and deserves greater recognition as a heritage asset. The interior of the undertaker's is relatively unaltered. There is an old mulberry tree near the the (surviving) house built for the Superintendent of the Bethnal Green Workhouse Union's Industrial School. There may be material of archaeological interest surviving on the McDonald's site.</p>	<p>Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.</p>

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660	Ms Ruth Goundry				<p>I live in Leytonstone and am dismayed to see that the majority of sites near to where I live and shop are being designated for large scale redevelopment for residential purposes with some commercial elements. This can only being achievable by erecting multi storey flatted accommodation which will be medium to high rise in locations which are essentially domestic in scale and characterised by two or three storey housing. I object strongly to the notion of town cramming which is what these allocations seem to be hoping to achieve and can only end up eroding the quality of environment which is already under significant pressure. I have copied this to my local councillor the deputy leader Clyde Loakes. I do not object to the redevelopment of some sites but think the suggested scale of development is unacceptable as its inappropriate for the setting and overall character of the surrounding areas. So i am placing an objection in principle to the majority of sites I comment on below. SA20 Tescos Leytonstone The site boundary excludes the residential area to the east of the current Tesco's store. The store as it currently stands is used a lot and the car park is often full at weekends so issues of capacity need to be addressed if it to be viable as a site for redevelopment. It appears the planners are now turning their eyes from Walthamstow town centre where multistorey development has been permitted and want to turn every piece of open space into a development site. Tesco's have produced a well designed site here and the store retains a beautiful listed element in the chemists shop ... the building reflects some of this character. There may indeed be scope for some development here for residential. The block of flats opposite sets a precedent for higher scale development. The description of the existing uses is inaccurate as it fails to highlight the listed element within the Tescos store. It also fails to take account of the McDonalds drive in next door. The site needs to be redrafted to show the retention of the existing Tescos building, and McDonald and car parking. residential development is certainly possible but not at the scale proposed</p>	Noted for consideration.
886	Josephine Vos	Transport for London- City Planning			<p>Car parking restraint will be required to any redevelopment of the supermarket in line with ItPLP policy T6.3. The residential development should be car free and well integrated into local walking and cycling networks to</p>	Noted. In granting planning permission for proposals at this location, all policies as covered in

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					facilitate active travel to key destinations. TfL notes and supports the requirement for new cycle and pedestrian routes to the High Street.	the Local Plan (LP1) including car parking, walking and cycling etc will apply.
314	Ms Jane Sterland				The current Tesco store is an attractive building which was designed and constructed to fit in well with the historic buildings already on the site. It would be very detrimental to the character and appearance of Leytonstone town centre for this to be discarded and redeveloped to provide a high density development including tall towers of 18-21 and 14 storeys as suggested in the skyline impact document. Tall towers in this location so close to Epping Forest would create an urban backdrop and skyline to nearby areas of the forest so reducing its wild and natural aspect and lessening its amenity value to people seeking a break from the stress of urban life. Tall towers on the site would also overshadow the Browning Road conservation area. It must be tempting for planners to see the open space of Tesco car park as a development site but Tesco Leytonstone is already one of their busiest stores and at peak times the car park is completely full with cars queuing to park. There may be an opportunity for a housing development on part of this site but it is not realistic to radically reduce the size of the car park without impacting on people's ability to do their weekly shop/family shopping. The proposal that Tesco could be demolished and then rebuilt/reopened some years later also begs the question of where local people are supposed to do their shopping in the meantime, especially as there is growing support for the concept of the '20 minute neighbourhood' which encourages people to live their lives locally and source their daily needs close to home.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
582	Dr Robert Gay				In the consultation on part I of the Draft Local Plan in 2019 I, among others, tried to ask Council officers where the Council was proposing that tall buildings should be put up, and to what height. This Site Allocations document does give some suggested locations for tall buildings, but it does not explain the height proposed in terms which are comprehensible to the ordinary reader: the document only speaks in terms of "Transition €2 or "Transformation €2, which are not immediately comprehensible to anyone, and if we resort to the explanation in the Draft Local Plan as consulted on in	Noted for consideration.

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					<p>2019, these terms were only explained in terms of dwellings per hectare, and not in terms readily understood by the general public. 2. In fact, there is another document "Waltham Forest Skyline Study (Draft) €" which does indicate the height in storeys of the buildings which the Council envisages. As far as I am aware, the existence of this document has not been given publicity. 3. I am beginning to wonder whether the Council is deliberately putting forward its plans in terms which will not be easily understood by the public, in order to avoid a large-scale reaction from residents against what it is planning. In any event, it seems to me that the consultation on the Draft Local Plan as a whole is not being undertaken properly. 4. The Council's overall approach to development has not been plan-led. The Council does not put out a general brief for an area (for instance, for the Leytonstone High Road as a whole) with guidance on design including the heights of buildings which will be allowed, but instead it has simply reacted to applications which developers presented to it. 5. In this Site Allocations document also, the Council's approach is not plan-led. The present document seems simply to have included every large site in North Leytonstone which is not presently used for housing of for a school, other than St John's Church and its churchyard.1 6. The current London plan says that tall and large buildings should be part of a plan led approach to developing the area.2 We certainly do not want tall buildings dotted around Leytonstone higgledy-piggledy, in a way which simply reflects those sites which the Council thinks might come onto the market, or it might be able to afford to compulsorily purchase. The mocked-up photographs in the Skyline Study document only show views from close to the proposed tall buildings, where trees3 and even two-storey buildings screen the proposed tall buildings from view. However, the text of the Skyline Study document speaks of "landmarks €" in a way which clearly admits that the proposed tall buildings would include on the skyline from a distance. 8. The text of the Skyline Study document speaks of "landmark buildings €" marking road junctions (for instance at 05.7.3 on page 105 of the document). But Leytonstone has no need of such landmarks: the landmarks which mark the centre of Leytonstone are the tower of St John's Church and the top of the</p>	

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					<p>frontage of the Red Lion at the corner of the High Road and Harvey Road. The text also speaks of "defining the area's sense of arrival €2 (05.7.7 on page 105). But the point of arrival into Leytonstone for those arriving by car or bus is from the Green Man roundabout into the top of the High Road, and is marked by Leytonstone House (a Listed building) to the right and the Green Man public house (now O'Neills) to the left, and for most of those coming to Leytonstone the point of arrival is where the tunnel at the tube station emerges above ground and one sees in front of one the three-storey parade of Church Lane and to one's left the Independent building. 9. The text of the Skyline Study document also treats location "within the Leytonstone Strategic Location €2 4 or within the Whipps Cross "Strategic Location €2 5 as a justification for allowing tall buildings. This is to argue in a circle: because the Council would have decided to blight an area by overdevelopment, therefore planting a skyscraper on this spot is justified. 10. The correct approach for the Council would be to identify sites near to Leytonstone Underground station which are suitable for redevelopment on a scale similar to the buildings in the High Road between Lister Road and Davies Lane. Such sites might include (in addition to Macdonalds and the manse and hall of the Welsh Church, which are included in site SA20) O'Neills public house and car park (while preserving the sense of a gateway with two balanced buildings each side of the top of the High Road) and the former NUMAST building in the High Road, and the two storey houses on the west side of Lemna Road and Kirkdale Road north of Waltham House. 11. From this point of view it is regrettable that the Council gave permission for the change of use of Robarts House (the former Job Centre) in Lemna Road to residential without any increase in height. The Council should have insisted that the site be used for a larger and higher building than the existing. 12. The correct approach would include rejecting the idea of any buildings in North Leytonstone higher than buildings such as Topaz Court and Harris House in the High Road, which are broadly in keeping with the character of the area. The approach which I am putting forward as correct accepts that there should be an increase in the number of dwellings in Leytonstone as a contribution to the national need to</p>	

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					<p>increase the supply of housing to meet demand. However, the targets to which the Council is working and the quantity of new dwellings which the Council envisages in Leytonstone do not take account of recent developments, both the effect of the two lockdowns in terms of the accelerated decline in "High Street € retail and the great increase in working from home, and the effects of leaving the European Union without a "deal € for financial services and of "levelling up € the North of England, which are likely to reduce the overall attractiveness of London as a place to live. Also, it is likely to prove a mistake to encourage the building of large numbers of small flats which are not suitable for families with children or for older/disabled people, and may not even provide enough separate rooms for two people to work from home without interfering with each other's Zoom calls. 14. Leytonstone can make enough of a contribution to the supply of housing nationally without high-rise buildings, by the sympathetic conversion of retail premises for which there is no longer use as shops, and by encouraging building up to five or six storeys in the High Road and in the central area bounded by the High Road and the tube line between Church Lane and the Green Man roundabout. The Council's victims 15. The Council's proposals target builders' merchants, supermarkets, and their car parks. However, it is desirable that there should be grocery supermarkets and builders' merchants in our area. The preface to this document says that it is intended that existing uses shall be maintained, but I do not understand how there can be supermarkets and builders' merchants on these sites if space is taken for the number of dwellings which are proposed. Supermarkets obviously need space both for the shopping area and for deliveries/warehousing. It is not desirable that builders' merchants should operate from cramped sites in residential streets, like C&amp;S in Grove Green Road. 16. With regard to car parks, supermarkets at which people are to buy a full week's load of groceries have to have space for customers to park the vehicles which they will need to carry the groceries home.6 Equally, builders' merchants need parking space to allow their customers to take away a load of building materials. The Council should not be hostile to car parking as such:</p>	

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					<p>"clean electric vehicles need just as much space to park as "wicked petrol vehicles. 30. Despite the name, the site boundary includes not only Tesco's store and its carpark, but also Macdonalds and its carpark, the buildings housing the Star of India and Stone Pizza, the Welsh Church and its hall and minister's house ( "manse ), and the undertakers, and the blinds factory at the west corner of the site. 31. I have been confused in reading the document, because the "placemaking plan appears to retain the Welsh Church and its hall (but not the manse), and the undertakers, but the "proposed allocation does not include uses as a place of worship and a community hall, or mention the retention of the undertakers. 32. The Welsh Church building is distinctive and the effect of the current position of the manse to one side and of the hall to the other side is to allow the sides of the building to be seen. 33. The Welsh Church itself is used not only by the Welsh Presbyterian congregation, but by Forest Baptist and a Romanian congregation ( "Hope and Grace ). Although I am not religious myself, I think this use should be allowed to continue. The Welsh Church Hall is used not only by a nursery during weekdays but by the Woodhouse Players (the local amateur dramatic society, which makes a significant contribution to the life of the area) and as such its current use is of value to the wider community. 34. I would support the redevelopment of Macdonalds. This low-rise building and car park are inappropriate to what should be a prime site on the High Road, and also I would support the Council in taking active steps to end the current use of premises which are selling fatty fast food. 35. I would also support the redevelopment of the site of the manse provided that can be done without injuring the setting of the Welsh Church, and that suitable alternative accommodation for the minister is available nearby. I would support the redevelopment of the hall if it can be done without injuring the setting of the Welsh Church and provided alternative premises for its current uses are made available in the area. (Perhaps the Church Hall could rebuilt in harmony with the Welsh Church but so as to provide both a hall for community use and a house and garden for the minister.) 36. What should be built on the site of Macdonalds are buildings of a similar scale to those on the</p>	

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					<p>High Road between Lister Road and Davies Lane, and in keeping with the parade on the east side of the High Road opposite Macdonalds and with the Walnut Tree which is across Gainsborough Road from the site. The buildings housing the Star of India and Stone Pizza should be retained, and any new building on the site of the manse should be closely in keeping with those buildings. 37. With regard to the blinds factory, I do not know whether this is a profitable business which is likely to continue to provide employment but if it is then it should not be compelled to move. 38. With regard to Tesco's supermarket, I would first comment that at the time that Tesco's was built there was a desire to preserve the former Hall of the Bethnal Green Industrial Schools, which is now in use as the pharmacy/ "health and beauty € department of Tesco's. Internally, it is quite a striking building -- the current Pevsner for East London speaks of "The imposing HALL of the industrial schools, with good timber roof €7 €" and should certainly be retained (and, despite its present use as part of the supermarket, it ought to be protected in the same way as the rest of the Victorian buildings on the Leytonstone House site). 39. The Tesco supermarket itself was built so as to harmonise with the retained buildings of the Bethnal Green Schools, and for this reason is low-rise, and any other buildings on the area now occupied by the supermarket itself should similarly be in keeping with the Victorian buildings. Given this, it is very hard to see how the supermarket use could be retained without occupying the same quantity of land. 40. With regard to Tesco's car park: i, Grocery supermarkets need car parks, and Tesco's car park is on the whole well used. Even on a weekday morning it is about half-full, and when I was working in the City and had to do my shopping on Saturdays, I found that if I went later than about 11am there were no spaces empty and cars were waiting for other cars to leave. i, Tesco's car park is subject to a planning condition that people who are not customers of Tesco must be allowed to park there for free, so as to provide some free parking for the centre of Leytonstone as a whole. (The planning application for Tesco's was under discussion when I was handling planning matters on behalf of the Bushwood Area Residents Association, and for this reason the Association objected</p>	

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Leytonstone Town Centre						
SA20 – Tesco						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					(successfully) to a suggestion by Council officers to reduce the number of car parking spaces by about 12.) * If the Church Lane car park is to be taken for development as housing, it will be all the more necessary to keep the parking for the centre of Leytonstone provided at Tesco's. And in order to support the shops in the centre of Leytonstone the Council should advertise widely that this free parking is available. I object strongly to the proposed tall buildings. I repeat my objections to the Council's overall approach to tall buildings, and my objections to tall buildings in North Leytonstone, at paragraphs 6-12 of these comments. Also, specifically: * The proposed tall buildings would interfere with the setting of Leytonstone House, which is a nationally listed building. * Tall buildings on this site would probably intrude on the skyline as seen from the Epping Forest land north of Whipps Cross Road / Bush Road. * The Skyline and the character of the area were improved when the Council replaced John Drinkwater Tower with the low-rise John Drinkwater Close.	
465	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Proximal to Epping Forest SAC SSSI and Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North. Support in principle if it can enhance the SSSI, SINC and help to deliver Biodiversity Action Plan objectives.	Noted
584	TONY PAMPHILON				05.7 High Rd Leytonstone 01 and 02 Matalan and Tesco I do not object to these sites being considered for repurposing to include more housing. My concern is that the buildings proposed are way too high and would dominate the skyline from many angles and affect many residents living nearby. In particular the proposed developments could spoil the views of St John's church and the listed buildings on the current Tesco site. St John's church is a beautiful and historic building that is right at the heart of Leytonstone town centre. In my opinion, this is a view worth preserving.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst

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Leytonstone Town Centre						
SA20 – Tesco						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						having an acceptable impact on area character.
615	Josephine Vos	Transport for London- City Planning			Car parking restraint will be required to any redevelopment of the supermarket in line with ItPLP policy T6.3. The residential development should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. TfL notes and supports the requirement for new cycle and pedestrian routes to the High Street.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
573	Ruth Groundry				SA20 Tescos Leytonstone The site boundary excludes the residential area to the east of the current Tesco's store. The store as it currently stands is used a lot and the car park is often full at weekends so issues of capacity need to be addressed if it to be viable as a site for redevelopment. it appears the planners are now turning their eyes from Walthamstow town centre where multistorey development has been permitted and want to turn every piece of open space into a development site. Tesco's have produced a well designed site here and the store retains a beautiful listed element in the chemists shop ... the building reflects some of this character. There may indeed be scope for some development here for residential. The block of flats opposite sets a precedent for higher scale development. The description of the existing uses is inaccurate as it fails to highlight the listed element within the Tescos store. It also fails to take account of the McDonalds drive in next door. The site needs to be redrafted to show the retention of the existing Tescos building, and McDonald and car parking. residential development is certainly possible but not at the scale proposed	Noted for consideration.
650	Mr Richard Price	Forest Branch Labour Party			"Every year we lose more and more shops at the top end of the High Road in the one-way system. It is now mainly just charity shops and nail bars. Even my favourite nail bar has closed because of high business rates. The Council should consider reducing business rates throughout the borough - especially in the aftermath of the pandemic - to encourage shops to open up. A small department store somewhere in our area would be a great addition - remember the days of Bearmans?	Noted. The issues leading to the loss shops reflect wider conditions affecting the retailing industry, not necessarily from business rates, but also changes in shopping patterns, growth of internet shopping, competition from nearby centres etc. The local plan includes a range

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Leytonstone Town Centre						
SA20 – Tesco						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						of policies to protect local shops and encourage town centre vitality and viability.

Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
431	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various</p>	Noted for consideration

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Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA21 Matalan, Leytonstone Support in principle if it can help to deliver Biodiversity Action Plan objectives, inc within churchyard.	
253	Mr David Boote				This is the site of the Bearmans department store, as commemorated by a blue plaque, and also the Ritz cinema, previously the Rink cinema. A dip in the ground level of the Matalan store car park may represent raking of seats for the cinema auditorium. Roman tesserae were found before the Matalan store was built (as a Co-operative Retail Services supermarket), and parts of the site outside the footprint of the store may reveal archaeological information.	Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.
313	Ms Jane Sterland				As a low-rise retail store in the centre of Leytonstone Matalan does provide opportunities for housing development on the site - but ideally at medium rise height to match up with and complement the modern development on the other side of the car park facing Kirkdale Road. It is extremely important not to place a tall block here which would overshadow and create a building backdrop to St John's Church and tower. The proposal mentions the need for sensitivity to protect the setting of the church but a tall tower in this location could not protect the setting or the view of the church from the town centre. Any housing development on this site must retain and enhance the retail and commercial opportunities on the Leytonstone High Road including providing direct access to retail premises from the high road (unlike the current situation with Matalan). But consideration must be given to the fact that Matalan is a destination store in Leytonstone and its loss during redevelopment could change shopping habits and lead to some shoppers going elsewhere and not returning to Leytonstone.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.

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Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
661	Ms Ruth Goundry				<p>I live in Leytonstone and am dismayed to see that the majority of sites near to where I live and shop are being designated for large scale redevelopment for residential purposes with some commercial elements. This can only being achievable by erecting multi storey flatted accommodation which will be medium to high rise in locations which are essentially domestic in scale and characterised by two or three storey housing. I object strongly to the notion of town cramming which is what these allocations seem to be hoping to achieve and can only end up eroding the quality of environment which is already under significant pressure. I have copied this to my local councillor the deputy leader Clyde Loakes. I do not object to the redevelopment of some sites but think the suggested scale of development is unacceptable as its inappropriate for the setting and overall character of the surrounding areas. So i am placing an objection in principle to the majority of sites I comment on below. SA21 Matalan The site again provides an opportunity for redevelopment for some residential units but the description of the site allocation is somewhat misleading. The planning permission quoted has already been erected on part of the car park and parking spaces within the Matalan site are allocated to that development. The scales needed to respect the location. Again I do not think higher rise development higher than three storeys would not work on the high street and Church elevations so its questionable that 190 houses could be achieved. I object to the proposal as it is unrealistic for the location and request that the designation and description are reviewed and amended.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>
887	Josephine Vos	Transport for London- City Planning			<p>The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. TfL notes and supports the requirement for improved pedestrian and cycle paths.</p>	<p>Comment noted. The Local Plan policies and Parking Standards seek to minimise private car use in comply with the London Plan and transport policy at national level. The Council is committed to the promotion of active travel (such as walking and cycling) and the use</p>

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Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						of public transport over the private motor car.
39	Mr Andrew Shields				This is a dense town centre site hemmed in by a major road and church. The development must respond to Covid-19: meaningful provision of green space, balconies, workspace in each property, corridors in which more than one person may pass. I would suggest this means a reduction in the number of dwellings planned.	The local plan contains suitable policies to manage the impact of development proposals on this site and to promote good design - including the provision of amenity spaces/facilities, employment provision and access for all users. In granting planning permission for proposals at this location all these policies as covered in the Local Plan (LP1) will apply.
583	Dr Robert Gay				In the consultation on part I of the Draft Local Plan in 2019 I, among others, tried to ask Council officers where the Council was proposing that tall buildings should be put up, and to what height. This Site Allocations document does give some suggested locations for tall buildings, but it does not explain the height proposed in terms which are comprehensible to the ordinary reader: the document only speaks in terms of "Transition €2 or "Transformation €2, which are not immediately comprehensible to anyone, and if we resort to the explanation in the Draft Local Plan as consulted on in 2019, these terms were only explained in terms of dwellings per hectare, and not in terms readily understood by the general public. 2. In fact, there is another document "Waltham Forest Skyline Study (Draft) €2 which does indicate the height in storeys of the buildings which the Council envisages. As far as I am aware, the existence of this document has not been given publicity. 3. I am beginning to wonder whether the Council is deliberately putting forward its plans in terms which will not be easily understood by the public, in order to avoid a large-scale reaction from residents against what it is planning. In any event, it seems to me that the consultation on the Draft Local Plan as a whole is not being undertaken properly. 4. The Council's overall approach to development has not been plan-led. The Council does not put out a general	Noted for consideration.

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Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>brief for an area (for instance, for the Leytonstone High Road as a whole) with guidance on design including the heights of buildings which will be allowed, but instead it has simply reacted to applications which developers presented to it. 5. In this Site Allocations document also, the Council's approach is not plan-led. The present document seems simply to have included every large site in North Leytonstone which is not presently used for housing of for a school, other than St John's Church and its churchyard.1 6. The current London plan says that tall and large buildings should be part of a plan led approach to developing the area.2 We certainly do not want tall buildings dotted around Leytonstone higgledy-piggledy, in a way which simply reflects those sites which the Council thinks might come onto the market, or it might be able to afford to compulsorily purchase. The mocked-up photographs in the Skyline Study document only show views from close to the proposed tall buildings, where trees3 and even two-storey buildings screen the proposed tall buildings from view. However, the text of the Skyline Study document speaks of "landmarks €" in a way which clearly admits that the proposed tall buildings would include on the skyline from a distance. 8. The text of the Skyline Study document speaks of "landmark buildings €" marking road junctions (for instance at 05.7.3 on page 105 of the document). But Leytonstone has no need of such landmarks: the landmarks which mark the centre of Leytonstone are the tower of St John's Church and the top of the frontage of the Red Lion at the corner of the High Road and Harvey Road. The text also speaks of "defining the area's sense of arrival €" (05.7.7 on page 105). But the point of arrival into Leytonstone for those arriving by car or bus is from the Green Man roundabout into the top of the High Road, and is marked by Leytonstone House (a Listed building) to the right and the Green Man public house (now O'Neills) to the left, and for most of those coming to Leytonstone the point of arrival is where the tunnel at the tube station emerges above ground and one sees in front of one the three-storey parade of Church Lane and to one's left the Independent building. 9. The text of the Skyline Study document also treats location "within the Leytonstone Strategic Location €" 4 or within the Whipps Cross "Stategic Location €" 5 as</p>	

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Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>a justification for allowing tall buildings. This is to argue in a circle: because the Council would have decided to blight an area by overdevelopment, therefore planting a skyscraper on this spot is justified. 10. The correct approach for the Council would be to identify sites near to Leytonstone Underground station which are suitable for redevelopment on a scale similar to the buildings in the High Road between Lister Road and Davies Lane. Such sites might include (in addition to Macdonalds and the manse and hall of the Welsh Church, which are included in site SA20) O'Neills public house and car park (while preserving the sense of a gateway with two balanced buildings each side of the top of the High Road) and the former NUMAST building in the High Road, and the two storey houses on the west side of Lemna Road and Kirkdale Road north of Waltham House. 11. From this point of view it is regrettable that the Council gave permission for the change of use of Robarts House (the former Job Centre) in Lemna Road to residential without any increase in height. The Council should have insisted that the site be used for a larger and higher building than the existing. 12. The correct approach would include rejecting the idea of any buildings in North Leytonstone higher than buildings such as Topaz Court and Harris House in the High Road, which are broadly in keeping with the character of the area. The approach which I am putting forward as correct accepts that there should be an increase in the number of dwellings in Leytonstone as a contribution to the national need to increase the supply of housing to meet demand. However, the targets to which the Council is working and the quantity of new dwellings which the Council envisages in Leytonstone do not take account of recent developments, both the effect of the two lockdowns in terms of the accelerated decline in "High Street € retail and the great increase in working from home, and the effects of leaving the European Union without a "deal € for financial services and of "levelling up € the North of England, which are likely to reduce the overall attractiveness of London as a place to live. Also, it is likely to prove a mistake to encourage the building of large numbers of small flats which are not suitable for families with children or for older/disabled people, and may not even provide enough separate rooms for</p>	

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Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>two people to work from home without interfering with each other's Zoom calls. 14. Leytonstone can make enough of a contribution to the supply of housing nationally without high-rise buildings, by the sympathetic conversion of retail premises for which there is no longer use as shops, and by encouraging building up to five or six storeys in the High Road and in the central area bounded by the High Road and the tube line between Church Lane and the Green Man roundabout. The Council's victims 15. The Council's proposals target builders' merchants, supermarkets, and their car parks. However, it is desirable that there should be grocery supermarkets and builders' merchants in our area. The preface to this document says that it is intended that existing uses shall be maintained, but I do not understand how there can be supermarkets and builders' merchants on these sites if space is taken for the number of dwellings which are proposed. Supermarkets obviously need space both for the shopping area and for deliveries/warehousing. It is not desirable that builders' merchants should operate from cramped sites in residential streets, like C&amp;S in Grove Green Road. 16. With regard to car parks, supermarkets at which people are to buy a full week's load of groceries have to have space for customers to park the vehicles which they will need to carry the groceries home.6 Equally, builders' merchants need parking space to allow their customers to take away a load of building materials. The Council should not be hostile to car parking as such: "clean € electric vehicles need just as much space to park as "wicked € petrol vehicles. 42. The boundary of the site as drawn appears to include the car parking belonging to the flats in Nexus Court. I think that it would not be proper to expropriate this parking, when people would have bought flats in good faith on the basis that there would be parking places attached to the flats. 43. Matalan's shop itself appears to be well-used. Matalan and Argos may be the only retail premises in the town centre of Leytonstone which are likely to attract shoppers from outside the immediate local area, and so may be the only premises which have the potential to provide footfall for other shops in the centre of Leytonstone. 44. The business of Matalan's shop is likely to depend on having car parking for customers. However, there is car</p>	

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Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>parking under the shop itself and on this basis (and provided adequate access to the car parking under the shop is maintained) I would support development on the part of the open air car park presently used by Matalan. 45. However, any development of this part of the car park should be in keeping with the existing building of Nexus House, and should provide adequate green space for those in Nexus House as well as those in the new building. It might be appropriate to build a block of flats on the same scale and to the same height as Nexus House backing onto the Matalan store (but leaving space at the north end for a ramp giving access from Kirkdale Road into the car parking underneath the store) and also another smaller block to the same height fronting onto Kirkdale Road west of this ramp, and to provide green space between Nexus House and the new building backing on to the Matalan Store. 46. I object strongly to the proposed tall buildings on this site for the reasons given in paragraphs 6-12 and 29 of these comments. 47. Separately, the "placemaking plan €? proposes "pedestrian and cycle connectivity €? into St John's churchyard just west of St John's Church Hall. Presumably, it is intended that this connectivity would involve a path through the churchyard to the present entrance on the corner of Church Land and the High Road. I would suggest, first, that is not appropriate to provide a through cycle route through a graveyard and, secondly, that it would not be appropriate to open up pedestrian access in a way which would lead to the churchyard, which is consecrated ground, being used as a general open space by the residents of Nexus Court and of any new development on Matalan's car park.</p>	
466	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle if it can help to deliver Biodiversity Action Plan objectives, inc within churchyard.	Noted
585	TONY PAMPILION				05.7 High Rd Leytonstone 01 and 02 Matalan and Tesco I do not object to these sites being considered for repurposing to include more housing. My concern is that the buildings proposed are way too high and would dominate the skyline from many angles and affect many residents living nearby. In particular the proposed developments could spoil the views of St John's	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the

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Leytonstone Town Centre						
SA21 - Matalan						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					church and the listed buildings on the current Tesco site. St John's church is a beautiful and historic building that is right at the heart of Leytonstone town centre. In my opinion, this is a view worth preserving. Additional points - I would favour the building of more family housing rather than apartment style residencies. - It would appear that car parking spaces at all 3 sites will be reduced and yet more residential building is being proposed. - Transport links, schools GPs etc are already stretched. These provisions would need to be expanded upon and improved before such significant increases in population - It looks as though 2 of the borough recycling centres are to be repurposed but I can find no mention of what would happen to this provision.	Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
574	Ruth Groundry				The site again provides an opportunity for redevelopment for some residential units but the description of the site allocation is somewhat misleading. The planning permission quoted has already been erected on part of the car park and parking spaces within the Matalan site are allocated to that development. The scales needed to respect the location. Again I do not think higher rise development higher than three storeys would not work on the high street and Church elevations so its questionable that 190 houses could be achieved. I object to the proposal as it is unrealistic for the location and request that the designation and description are reviewed and amended. Thank you for incorporating my objections into your consultation process and i look forward to hearing from you.	Noted for consideration.

South Leytonstone						
SA22 - Avenue Road Estate and Thorne Close						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
433	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to	Noted for consideration

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South Leytonstone						
SA22 - Avenue Road Estate and Thorne Close						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA22 Avenue Road Estate &amp; Thorne Close Green infrastructure to be embedded wherever possible.</p>	
254	Mr David Boote				<p>One of the four parts of SA22 was the site of the West Ham Poor Law Union Workhouse, from which the 1840 chapel survives, empty and unused for decades for no apparent reason, together with the attractive 'doctor's house' and two Victorian administration buildings, all of sufficient quality to merit retention. The long main facade of the workhouse with a clock face is sadly</p>	<p>Redevelopment proposals on this site will also be guided by the local plan policies on heritage protection and management as contained in LP1.</p>

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South Leytonstone						
SA22 - Avenue Road Estate and Thorne Close						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					obscured by the other buildings and by high metal railings for social housing. It remains a matter of regret that plans for the creation of Langthorne Park were altered on execution to devalue the considerable amenity value of the buildings.	
945	Malcolm Souch	NHS London Healthy Urban Development Unit			The proposed allocation includes reprovision of NELFT's Langthorne Health Centre, Thorne House and Red Oak Lodge and the retention of Lime Tree Surgery (at 321 High Road). The updated SEP recognises this as an opportunity, but other sites could be explored.	Noted
888	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations.	These points are noted.
590	Malcolm Souch	NHS London Healthy Urban Development Unit			SA22 - Avenue Road Estate and Thorne Close The proposed allocation includes reprovision of NELFT's Langthorne Health Centre, Thorne House and Red Oak Lodge and the retention of Lime Tree Surgery (at 321 High Road). The updated SEP recognises this as an opportunity, but other sites could be explored.	Noted
467	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	Noted

South Leytonstone						
SA23 - Cathall Leisure Centre, The Epicentre Community Centre, Jubilee Centre (also known as Leytonstone Leisure Centre, & West Community Centre)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
436	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan	Noted for consideration

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

South Leytonstone						
SA23 - Cathall Leisure Centre, The Epicentre Community Centre, Jubilee Centre (also known as Leytonstone Leisure Centre, & West Community Centre)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					(intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA23 Cathall Leisure Centre, etc. Support in principle if it can help to deliver Biodiversity Action Plan objectives, on retained greenspaces.	
644	Mr Mark Furnish	Planning Manager Sport England			SA11 - Leyton Leisure Lagoon, SA23 - Cathall Leisure Centre and SA64 - Larkwood Leisure Centre, Nursery and land to rear of Larkwood Leisure Centre - These allocations do indicate that the leisure facilities would be replaced which is welcomed. The replacement facilities should, at least, be of equivalent quantity, quality and accessibility otherwise they would be contrary to the NPPF, paragraph 97, and Sport England's Planning Policy.	Noted
216	Ms Sybil Ritten				I believe that both the swimming pool here and in Leyton are likely to be lost as the the requirement only states that 'leisure facilities ' should be replaced	Noted for consideration. Policy 48 - Social and Community

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SA23 - Cathall Leisure Centre, The Epicentre Community Centre, Jubilee Centre (also known as Leytonstone Leisure Centre, & West Community Centre)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					in any development an this would potentially leave South Waltham Forest without any swimming pools	Infrastructure, part D outlines the criteria which needs to be met in order to allow for the loss of existing social or community infrastructure (which applies to swimming pools). The borough has a shortfall of built facilities such as swimming pools (Strategic Assessment of Need for Swimming Pools provision in Waltham Forest Facilities Planning Model. Sport England. July 2019).
273	Ms JILL HASLER		JILL HASLER		Will the replacement leisure and community facilities be on the site? As the leisure facilities have fairly recently been renovated is their replacement justified ? What is the maximum number of homes permitted on this site?	The proposed allocation involves the retention of the existing leisure provision. Redevelopment seeks to make better use of the land and to provide much needed housing. The Council is considering the case for using maximum rather than minimum housing figures.
889	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations	These points are noted for consideration.
149	Miss Olivia Coxhead				I am a daily user of the sports center on this site, specifically the swimming pool, and I am concerned that development of this site will either temporarily or permanently affect the Cathall Leisure Centre. I see many older and disabled daily users of the pool, who have built up a community of facility users and get improved exercise and mental health outcomes from the current allocation of facilities. Previously, in the earlier Waltham Forest Local Plan Site Specific Allocations document, in which this site was designated as SSA54, under 'options considered' it was said that 100% residential development had been discounted as current facilities should be protected. However in this more recent document, the language is less clear about what	The proposed allocation involves the retention/replacement of the existing leisure provision. Redevelopment seeks to make better use of the land and to provide much needed housing.

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SA23 - Cathall Leisure Centre, The Epicentre Community Centre, Jubilee Centre (also known as Leytonstone Leisure Centre, & West Community Centre)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					could happen to the current facilities. In my experience, 'redevelopment' or 'reallocation' of facilities never replaces like with like, and often ends up with a less effective provision, not to mention extensive disruption to the service during building phases. I would also urge the council to consider the effect of closing the facilities for redevelopment (when the interiors of the Centre have recently been redone and don't need upgrading) simply to tie into providing more homes onsite - this would mean taking away the only swimming facilities in the neighbourhood, which is heavily relied upon by older and vulnerable residents for health and well-being, as well as children - our borough has incredibly high child obesity levels as it is. In summary, I am deeply concerned and opposed to this document supporting development which includes 'replacement leisure facilities' - the current offer does not need replacing, and to do so would deny the area of a vital health and well-being service for years of construction work, as well as opening the door to the possibility of facilities being downgraded in practice (eg a gym but no pool replacement) or higher fees or restricted access. I am strongly opposed to any plans that involve the disruption of the current facilities, especially given the council's current commitments to improved health, well being and sports provision in the borough. It makes no sense to threaten the only provision within a 30 minute walk. The other 2 nearest pools are over 1.5 miles away.	
468	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle if it can help to deliver Biodiversity Action Plan objectives, on retained greenspaces.	Noted
594	Joyce Guthrie	Head of Sport and Leisure London Borough of Waltham Forest			SA23, Leytonstone Leisure Centre currently Council owned Leisure Centre and the facilities available would need to be re-provided as part of any development	Accepted. The proposed allocation for this site specifies the replacement of existing leisure and community facilities.

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South Leytonstone						
SA24 - B&M Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
438	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA24 B&amp;M Site Green infrastructure to be embedded wherever possible.</p>	Noted for consideration

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South Leytonstone						
SA24 - B&M Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
395	Mr Hassan Ahmed	Greater London Authority			<p>The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived.</p>	<p>The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.</p>

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					<p>Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed</p>	

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					<p>as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the</p>	

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South Leytonstone						
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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA24: B&M Site Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD or via an Area Action Plan for example.	
160	Sally Medcalf	Impact / LA 21 Open Spaces Focus Group/Chara			At the local Community Forum, Local residents expressed great concern and opposition to the possible loss of B & M. They are very keen for the B & M store to remain, because it is affordable, provides an excellent range of affordable goods, and it is convenient to have a DIY, furniture store and garden centre within walking distance: the nearest similar store is B & Q in Leyton, which is a bus ride away and much more expensive. There was a mention of Asda or Lidl being interested in the site. If the site is taken over by another store do the Council have any powers to ensure they still provide DIY goods and a garden centre ? Can they also re-open the junction of Howard Road and Leytonstone High Road, because since it was closed off, delivery lorries have to go round the residential side roads and it would be easier and quicker to turn into Howard Road and the car park .	The Council does not have planning powers to ensure that retail stores stock particular types of goods. The site benefits from an open A1 permission. As such, planning permission is not required for uses falling within that use class (now Class E). Servicing and delivery plans will be assessed as part of any planning application which is brought forward on the site.
155	Mr Adrian Stannard	Planning Watch			Change Min to Maximum of 180 homes	Noted for consideration.

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SA24 - B&M Site						
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		Convenor Civic Society				
755	Mr Hassan Ahmed	Greater London Authority			Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD or via an Area Action Plan for example.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply including the employment land policies.
756	Mr Patrick Batten	Associate Director Segro Properties Ltd	Ms Laura Elias	Associate Director C B R E	The identified need for new employment space is 52,000sqm (over 36,000 sqm of B8) over the plan period. As mentioned above, the London Plan's forecasts are significantly higher and its unlikely that intensification alone will be capable of delivering the additional B8 space needed over the plan period. In this context, it is surprising to see that nine sites (totalling over 26 ha) are proposed to be released from employment designations. The below designations do not therefore appear to be justified without planning for significant new provision elsewhere in the borough. SA02 - New Spitalfields (existing Borough Employment Area - BEA) SA03 - Bywaters (existing BEA) SA04 - Osier Way (existing BEA) SA07 - Lea Bridge Station sites (part of site is existing SIL) SA09 - Estate way (existing BEA) SA10 - Low Hall Depot (existing BEA and part of site is existing SIL) SA18 - Joseph Ray Road (existing BEA) SA24 - B&M site (existing BEA) SA36 - Sutherland Road (existing BEA) Whilst we recognise that two of these sites propose the reprovision of some'employment' space (c. 38,102 sqm) and new industrial space could be delivered at Cork Tree Retail Park (2.16 ha), we expect the planned supply to be far less than what exists currently across these sites currently plus identified additional need. For transparency the space to be lost across these sites should be clearly set out in the evidence base or local plan documents. We would recommend that Waltham Forest appraises the quality of some of these sites for continued employment use, alongside the relative sustainability of redevelopment for residential. We have not reviewed all site	The Plan is supported by evidence including the Employment land study (2019) and the Industrial Land Audit.

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					allocations in detail but would like to take the opportunity to make some observations about a selection of sites.	
1417	Rolfe Judd Planning	Bywaters (Leyton) Limited			<p>Site Allocation SA24 We welcome proposed site allocation SA24 B&amp;M Store. The Council rightly identify the site to be 'transformational'. Proposed Policy 57 (Taller and Tall Buildings) identifies that 'transformational' sites could also be appropriate for additional height and the following heights are recommended within the policy: Latest discussions on development proposals at the site have suggested a relatively even distribution of height, bulk and massing across the site. The Council will note however that feedback from the Design Council as part of these discussions viewed that this in their view was creating a 'fortified' effect to the site and suggested redistributing the massing with a greater height along High Road Leytonstone. With this, and Policy 57 in consideration, we view that the Placemaking Plan (3.21) would benefit from identifying where additional height can be accommodated. Furthermore, the quantum of a minimum of 180 homes is achievable as demonstrated in current pre-application proposals but could be challenging if redistribution of the massing does not permit increased heights on certain parts of the site. As per pre-application and Design Council comments, the appropriate location for height was viewed to be the north-western corner of the site and therefore this is where we propose it to be located. Locating the height here helps to identify the route of High Road Leytonstone and respects the ridgeline of Wesleyan Church when looking north from Harrow Green; a view of local interest. Summary Our client supports the broad direction detailed in the new Local Plan but raises concern over the employment designation; we view incorrectly applied, to the northern side of Howard Road. The designation could cause confusion between policy and site allocation impacting the decision making process. We would also welcome an update to the Placemaking Plan in the Site Allocations document identifying where additional height could be located in consideration of discussions to date at the site and Policy 57. We trust this representation is helpful in facilitating the production and objectives of the new Local Plan and we wish to be kept informed on the progress of the new Local Plan. Should you wish to discuss</p>	<p>The LSIS designation which featured in the Regulation 19 LP1 - Strategic Policies has been amended in submission document KD8.2 - SCHEDULE OF PROPOSED CHANGES TO THE PUBLISHED PLAN (PROPOSED SUBMISSION DOCUMENT, REG 19). This amendment excludes proposed Site Allocation 'SA24 - B&amp;M Site' from the LSIS. Design comments are noted for consideration.</p>

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					the representation or seek any clarifications, please do not hesitate to contact the undersigned.	
472	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required

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						to include a biodiversity survey of the site".

Outside Strategic Locations - South Waltham Forest						
SA25 - Norlington Road Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
440	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites,</p>	<p>The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural</p>

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					but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA25 Norlington Road sites Green infrastructure to be embedded wherever possible.	environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
396	Mr Hassan Ahmed	Greater London Authority			The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the	The comments in this representation have been noted and will be considered in the next iteration of the LP2 document.

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					<p>Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to</p>	

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					<p>Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to</p>	

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					<p>two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA25: Norlington Road Sites This is non-designated industrial land and as such Policy E7 of the ItP London Plan should apply and this should be made clear in the allocation. Part C of that policy sets out that mixed-use or residential development proposals should only be supported where:</p> <ul style="list-style-type: none"> <li>• There is no reasonable prospect of the site being used for industrial related purposes; or</li> <li>• It has been allocated in an adopted local Development Plan Document; or</li> <li>• Industrial, storage or distribution floorspace is provided as part of mixed-use intensification. The allocation should make it clear how it complies with Policy E7 of the ItP London Plan. Also, paragraph 6.5.3 of the ItP London Plan should be noted which identifies surplus utilities sites as potentially developable for non-industrial uses where these are 'surplus to requirements'.</li> </ul>	
79	Mr Adrian Stannard	Planning Watch			Amend minimum to maximum. Add - maximum height 5 storeys.	Noted for consideration. The indications of height set out in the allocation are drawn from the

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		Convenor Civic Society				analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
1062	Sajid Khan	Primelodge Development Ltd			<p>LOCAL PLAN PART 2 CONSULTATION RESPONSE COMMENTS ON SITE SA25 - NORLINGTON ROAD SITES Dear Planning Policy Team, This response is made in respect of the Council's current consultation on the preparation of the 'Waltham Forest Local Plan Part 2 Draft Site Allocations Document'. Having reviewed the document and considered its contents, which contains a range of proposed site allocations for a variety of different uses, it was considered important to formulate this response to ensure the Local Plan delivers on its aims, which includes 'Increasing housing delivery. Creating liveable places1 ' . This response is made by myself as landowner of the land contained in the appended Plan (Appendix 1) known as Portland House. For clarity, a corresponding response is being made by the adjoining landowner (Mr James Gosling) and together these form representations for the combined parcel of land shown in Appendix 1 (blue edge). Background My site currently comprises of a variety of warehousing and office uses. The site that I own, as well as the surrounding land have been identified within the 'Norlington Road Industrial Site Supplementary Planning Document' (SPD) as an area that has been identified for mixed use development (mainly residential). Since the adoption of this document in early 2016, there has not been any development</p>	Noted for consideration.

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					<p>brought forward other than the proposal relating to the 'extension for Norlington School for Boys'. The draft consultation document includes my site - Portland House, along with the adjoining landowner (Mr James Gosling) at site SA25 (See Appendix 3). It also includes further parcels of land to the west. The boundaries of the site broadly correspond to the SPD, but it is notable that the site known as 'Wallbrook Works, 66 Norlington Road' is excluded from this proposed allocation(including part of the site that was earmarked for the school extension). The uses for the proposed allocation also broadly follow the SPD, in identifying the site to be residential, with a replacement of the 'non-residential floorspace'. Despite the Council having produced an SPD for the area, the details of SA25omits any reference to this, with the section on 'Existing Policy Designation/Allocation' stating 'N/A'. The SPD, although being a material consideration, rather having development plan status, is important to be referenced as this allocation has clearly followed on from it, with changes. I, alongside the other landowner (Mr James Gosling) broadly support the allocation of this site. We agree that the development of this site would provide much needed housing. In principle, we also support the replacement of non-residential floorspace although the quantity and type would need to be carefully considered. The key point we wish to comment on is the need to ensure the plan is deliverable. The SPD has existed for almost 5 years and in that time, no development has taken place ( other than the peripheral school development, which was always intended as a different use to the rest of the site). The reason for this relates to the variety of different land ownerships across the site and the differing positions of the respective owners. The SPD sets out the need to achieve comprehensive development but also included reference2 to " .... the Council [considering} proposals for smaller parcels of land providing they do not adversely impact on the overall ambitions for the site or compromise objectives of other landowners". This needs to be further considered and the details explicitly set out in relation to what may be appropriate phasing in order to ensure the plan is 'effective' [as per paragraph 35 c) of the National Planning Policy Framework]. Myself and the owner of the adjoining site are agreeable in principle to working together</p>	

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					<p>to deliver our combined site. For the following reasons, this is considered to be an appropriate separate phase: " Our two combined land parcels have their own road frontage and together comprise of around 40% of the overall site in SA25 (Appendix 3), " They form a natural, broadly rectangular development plot; the remainder of the site is understood to be in two separate ownerships but essentially comprises of a single warehouse type building split between the respective owners - it would therefore represent the other natural land parcel and phase of development, " As Wallbrook Works is no longer proposed to be redeveloped, and having regard to the railway to the rear and Norlington Road to the front, there would only be a short interface with the remainder of the proposed allocated site which can be designed to ensure a harmonious interface, " The early development of one of the phases would spur on and provide a catalyst for the other phase to come forward. Given the above, we would like to see the plan defining and allocating SA25 in two sections - SA25 (A)3 and SA25 (B), together with acknowledgement of the relevant phases. This would provide certainty, not only to developers, but also be 'clear and unambiguous for future decision-makers on how to react to development proposals effectively' [paragraph 16 d) of the National Planning Policy Framework]. The current SPD, is not clear enough in this regard and the emerging Local Plan Part 2 provides an opportunity to provide the right level of detail to be effective. Conclusion To conclude therefore, we are supportive of the proposed Local Plan Part 2 in principle, but further detail and adjustment is required for the plan to be realistic. There is little purpose in allocating sites that have little or no possibility of coming forward. In this case, identifying the whole site, without any clear acknowledgment of phasing would not make the plan effective. This is evident when looking back over the past 5 years where despite the Council seeking to encourage development and developing an area specific planning document, none has come forward. There have clearly been changes between the contents of the relevant SPD and the proposed allocation SA25. It is considered that with some further refinement and detail, reflecting the different ownerships and, that an appropriate phasing would deliver the</p>	

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					housing sought along with other appropriate replacement employment uses. I would be happy to discuss the above comments in further detail ahead of any future consultation document. If anything further is required, please get in touch. Yours Sincerely,	
1064	Mr Richard Price	Forest Branch Labour Party			<p>"The changes are a good thing overall. Concentrate on the services to be offered rather than bed numbers. The real issue is the quality and number of GP surgeries in the area. No new primary care buildings for over 15 years and don't think the current ones have the capacity to manage the growth in population. This is an important issue. €?"</p> <p>"I am generally supportive of the planned development. However, it would be helpful to have more information on how it will impact Epping Forest land. The document says the Forest's 'significance' will be 'protected', but it is unclear what this means. €?"</p> <p>"Broadly supportive of the proposals at Whipps' Cross. It seems a sensible way to fund the new hospital and make use of brownfield land. I'd want to make sure of the following however: " That the historic buildings of the hospital remain accessible to the public at street level and are not part of some gated private development as has happened with other developments of historic buildings in East London (Bow match factory being one of them). " That the proposal put forward for the development retains expands the green space which borders the Hollow Ponds/Leyton Flats road and that the development enhances this area with more biodiversity and environmental protection. "</p> <p>That appropriate steps are taken in development to ensure the development does not put a strain on services. I am also concerned the site is without any rail links. At a minimum, segregated cycle lanes from Leytonstone, Wood Street and Leyton Midland would be needed but given the scale of housing development proposed I think the lack of tube is concerning. " A guarantee of majority affordable housing should be central to all proposals. €?"</p> <p>"The Whipps Cross Hospital redevelopment is long overdue and will be a significant improvement to the care of the population in Waltham Forest. But the proposed undertakings across South Waltham Forest must be given serious considerations. These are as follows: 1. The proposed planned works to be carried out will cause major disruptions to the lives of residents in Forest</p>	<p>Noted for consideration. The height proposed in the Norlington Road area are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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					<p>Ward who will be surrounded by three redevelopment sites. 2. Residents increased exposure to air pollution and damage to the environment over a period of time will have adverse effects on health e.g. respiratory health conditions and patients in hospital. 3. Noise from building work and equipment, Road closures, traffic hold ups and redirecting bus routes. 4. What compensation will residents receive for those living closest to the sites e.g. Peterborough Road, James Lane and surrounding roads. 5. What alternative solutions will be provided for Children and families who use Epping Forest near to Hollow pond for recreational purposes in the summertime. 6. How will patients and medical staff be protected bearing in mind the issue of Covid-19 moving into 2021 and how this relate to the planned work in Forest Ward? 7. Disruptions to businesses and customers trying to do their shopping and delivering services e.g. older people and people with disabilities navigating obstacles and delivery of goods. 8. The length of time residents will be expected to endure the disruptions at (1) Whipps Cross; (2) the area south of the Bakers Arms including the Tesco site and the bus garage and (3) The Leyton Midland Road/Norlington Road area. 9. The timescale from start date to completion date (not stated in leaflet) should be a phased approach identifying overlaps between the six sites and to work in opportunities for residents to gain respite. €☐ "The allocation of a substantial number of affordable units, particularly for key workers, should be an integral part of the Whipps Cross Hospital development plan. I would particularly like see the development being open to co-housing projects and to allocate a number of units for this. Co-housing projects need to be involved at the earliest planning stages. Developers should implement the provision of co-housing within the development through the Waltham Forest Community Land Trust. €☐ "For the housing element of the Whipps Cross development to be genuinely sustainable, adequate provision of transport, schools and GP services need to be a priority. The addition of around 3,000 people, many of whom will be commuters travelling into central London or beyond, does not fit with the present provision of public transport. Although the 257, 56, W14 and W15 routes go to, or near, the Whipps Cross site, their frequency has declined in</p>	

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					<p>recent years. It is an approximately 20-minute walk to either Wood Street or Leytonstone stations. Local schools including Barclay and Leytonstone are at or near capacity, with little space for expansion. An additional GP practice would be necessary within reasonable distance. €? Leyton Midland Road area "The Plan states that 'Leyton Midland Overground Station is a gateway into the borough, but the sense of arrival is lacking.' This is surely the understatement of the year. Midland Road has for many years been associated with pollution, fly tipping, illegal parking, including dangerous parking at junctions on double yellow lines, and filthy pavements, much of it connected with two or three rogue businesses operating from arches. Despite many complaints from residents over the last decade or more, the Council has failed to deliver any lasting solutions to the environmental or parking problems. Apart from occasional coordinated actions, parking attendants are rarely seen and camera cars even less often. When parking attendants have been in the area they have been observed not issuing tickets to illegally parked commercial vehicles. The Council should establish whether this is the result of incompetence or collusion. It is not clear how erecting taller buildings in the Norlington Road area will improve the present blight of Midland Road. €? "I agree that the 'sense of arrival' is lacking here. I am supportive of further developments to improve the area but this work needs to be followed through to the highway to be truly effective. Midland Road itself is an eyesore with traffic problems (and generally difficult for pedestrians to cross safely), with parking issues and garages carrying out their trade on the public highway. Consultation on Midland Road area parking restrictions, to limit this parking to resident parking only, was proposed back in Feb 2020 but the plans were postponed due to the pandemic. This needs to be progressed, not just to improve the area but also to improve walking and cycling access to Midland Road station as proposed in the Plan. €? "Access for pedestrians and cyclists should be expanded along Leyton High Road to Leyton Midland Road station (and preferably on to Leyton town centre). €? "I note the Leyton Midland Road section says 'the sense of arrival in the borough is lacking'. I fail to see how building yet more higher density and taller buildings will address that!</p>	

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					<p>We've already lost the old school house the Blackbirds pub and several older buildings to make way for the police custody unit and more and more flats - some decent shops and restaurants and a pub would be a much better way to give a 'sense of arrival'. " "The Plan states that it 'Supports the building of new homes including higher densities and taller buildings around Leyton Midland Road Overground Station.' Leyton Midland Road has 4 trains per hour each with a maximum capacity of 678 passengers and were already pretty busy during the peaks pre-Covid. The station itself isn't going to be easy to improve as there's not a lot of space to work with and I doubt if passengers will care much about 'sense of arrival' if the trains are overcrowded or if it's taking longer to exit the station. €? "Out of curiosity where exactly would these "taller buildings" be? There's not a vast amount of unused land in the area. €?</p>	
1063	Abbie Winter				<p>My concerns are as follows: 220 homes is a large number of homes in a small space, a big increase in residents in an area where parking is already an issue. Transport in the area Leyton Midland, Leyton and Leytonstone tubes are already (outside of the pandemic) very overcrowded and an additional 220 homes plus the thousands more proposed in the LP2 plan is concerning when we are all trying to socially distance and live in new way. What the area is lacking is green space. The Cricket ground is lovely but is not open to the public on the weekend which is when the green space is most needed. Please consider my comments. Kind regards, Abbie Winter,</p>	<p>The increase in the number of homes in the area is noted. The plan contains suitable policies to manage the impact of development proposals on local character, amenity and to ensure good design. In granting planning permission for proposals at this location the range of policies covered in the Local Plan (LP1) will apply in ensuring that proposed level of growth is sustainable and well managed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is</p>

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						consistent with transport policy at national level. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
473	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make

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						improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".

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837	Epping Forest District Council	Epping Forest District Council			I am writing on behalf of Epping Forest District Council (EFDC) with our comments in relation to the consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) of the London Borough of Waltham Forest's 'Shaping the Borough: Waltham Forest Local Plan (LP2) Draft Site Allocations Document' (€the draft Site Allocations Document'). These comments have been made in the spirit of cooperation and relate solely to matters in relation to the Epping Forest Special Area of Conservation (EFSAC). They are intended to be helpful within the context of this Council's very recent experience of how EFSAC matters are being considered as part of the ongoing examination of its emerging Local Plan. Whilst the Council recognises the ongoing work regarding strategic planning under the Duty to Cooperate in respect of the EFSAC, the Council nevertheless considers that it is also appropriate to make comments in relation to the draft Site Allocations Document under Regulation 18. The Council considers that the location, nature and quantum of development being proposed through the draft Site	Noted for consideration. The Council has wroked extensively with the City of London Conservators, the oversight group authorities and Natural England on a programme of mitigation that includes SAMMS and SANGs. The Council is carrying out further HRA related work to include issues such as air quality mitigation, and the Local Plan will be accompanied by an SPD which will set out measures intended to mitigate the impact of development on SAC and related land in terms of

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					<p>Allocations Document is inextricably linked to the London Borough of Waltham Forest's 'Shaping the Borough: Waltham Forest Local Plan (LP1) 2020-2035' with respect to considerations on the impact on the EFSAC. The LP1 has been published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and for assistance the Council attaches its representations in this regard. On the basis of those representations the Council considers that it is not possible, at this point in time, to be able to make any meaningful comment on the draft Site Allocations Document and the site specific requirements contained within it. This is because, until such time as the HRA for the LP1 has been completed, the Council is unable to determine whether there would be an adverse effect on the integrity of the EFSAC arising from the proposed allocations when taken in combination with other plans and projects, including the District's emerging Local Plan. EFDC therefore wishes to reserve the right to make comments on the draft Site Allocations Document in due course, following the publication of the air pollution addendum in relation to the LP1.</p>	recreation, urbanising, and air quality impacts.
1027	LocatED	Senior Director B N P Paribas			<p>Thames Water Depot Lea Bridge Road - Introduction 1.1 Background 1.1.1 Curtins has been appointed by BNP Paribas Real Estate, on behalf of LocatED, to undertake a study that considers the transport implications of bringing forward a residential led development at the former Thames Water Depot site on Lea Bridge Road E5 9RJ. 1.1.2 The site occupies circa 5.2 hectares and was previously operated as a Depot by Thames Water. The site accommodates several buildings occupying some 2,840sqm with large areas of hardstanding. These areas were used to accommodate car parking and vehicles that formed part of Thames Water's operational fleet. The site is located within the London Borough of Waltham Forest (LBWF) who are the local planning and highway authority. The majority of the site has a PTAL of 2 with a small element on its west side at 3. 1.1.4 The site is designated as Metropolitan Open Land, is located on the south-western side of the borough adjacent to Hackney and also border to Upper and Lower Lea Valley Opportunity Areas. It is also located within the area covered by the 'Enjoy Waltham Forest' initiative. This initiative is focussed on regeneration brought about by a series of</p>	The comments in this representation are noted and will be considered when drafting the next iteration of the LP2 document.

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					<p>transport and public realm interventions promoting non-car means of travel.</p> <p>1.1.5 A planning application was previously submitted for the site in 2018 related to the development of two new schools (Ref 171408). This application was subsequently refused on grounds of inappropriate development for metropolitan open land, detracting from the street scene, failing to provide links with Lea Valley Park, lack of an acceptable sustainability strategy and a failure to provide adequate financial obligations to mitigate the effects of the development in respect of highways, sustainable transport, tree planting and air quality measures.</p> <p>1.1.6 The highway related aspects of the committee report that led to the refusal were primarily related to the level and unpredictability of additional trips and vehicles that two schools would generate at this location. Importantly, concerns were raised about the applicant's ability to fund mitigation measures identified. The total cost of these works was estimated between £2m and £2.5m, with highway safety works accounting for a significant proportion of these ( £1m to £1.5m).</p> <p>2.0 Potential Development</p> <p>2.1.1 An architect-led feasibility study for the site has been conducted that investigates the opportunity for a residential-led development at the site. The study recognises the importance of the site's adjacencies to Walthamstow and Hackney Marshes whilst acknowledging that, in its existing form, the site creates an impermeable barrier between these areas.</p> <p>2.1.2 The study shows that some 300 to 350 homes could be delivered within the western portion of the site whilst the eastern portion could accommodate a significant area of open, green space. Pedestrian, and potentially cycle, opportunities through the site are created by the green space and via a proposed route through the residential portion. The figure below is taken from the architectural study and shows a potential site layout.</p> <p>0 Existing Site and Transport Context</p> <p>3.1.1 As set out previously, the site is a former Thames Water Depot. It is bounded by Lea Bridge Road (A104) to the north, the River Lea to the west and south and a waterworks to the east.</p> <p>3.1.2 Access to the existing site is via two priority junctions on Lea Bridge Road that accommodate vehicle, pedestrian and cycle movements. The easternmost access is no longer in use following the remodelling of Lea Bridge Road to</p>	

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					<p>create a 20mph zone, cycle lanes and a bus lane with enhanced bus stop facilities. The figure below shows a typical section of Lea Bridge Road adjacent to the site. 3.1.3 The existing PTAL for the majority of the site is 2 with a small element on its west side scoring 3. This was obtained from TfL's WebCAT tool although this does not recognise Lea Bridge Station which is under 10 minutes' walk from the site and opened in 2016. The 2021 forecast does however recognise the station and associated services and is therefore more representative of the site's public transport accessibility. 3.1.4 The 2021 PTAL mapping shows the portion of the site that could accommodate residential development has a PTAL of 3. This PTAL shows that bus services 48, 56 and 308 can be accessed from the site as can rail services at Lea Bridge station operated by Great Anglia. Rail services at this station operate between Stratford and Bishops Stortford/Meridian Water with the journey time to Stratford taking between 7 and 10 minutes. 3.1.5 During the morning peak hour 5 services operate between Lea Bridge and Stratford with 3 services operating northbound to Broxbourne and Angel Road. 3.1.6 Further rail services are available from Clapton Station which is around 14 minutes' walk from the site. This falls just outside the PTAL criteria of 12 minutes hence is not reflected in the PTAL calculations but would be considered a realistic option by some travelling to/from the site. 3.1.7 Clapton forms part of TfL's Overground network with services operating between London Liverpool Street and Chingford. Liverpool Street station is around 14 minutes journey from Clapton with services in each direction operating every 15 minutes during busier periods. 3.1.8 Public transport travel times for areas that are accessible from the site are shown on the figure below as extracted from TfL's TIM mapping tool. This is based in 15-minute time-bands and based on services during the weekday AM peak period. This shows that significant part of east London can be reached within 45-minutes whilst a large swathe of Central London including areas such as the City, London Bridge, Liverpool Street, Clerkenwell and Southwark are within 45 to 60-minutes travel. Cycle Network 3.1.9 Lea Bridge Road, which is immediately adjacent to the site, forms part of Cycleway 23 and provides a high quality, off-carriageway link for</p>	

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					<p>cyclists between Whipps Cross and Millfields Park. At its western end Cycleway 23 connects with Quietway 2 which in turn provides a link to parts of Islington as well a connecting with further cycle routes. The figure below shows areas accessible from the site by cycle in 15-minute time bands. 3.1.10 As shown above, the site's location and relationship to the cycle network mean that a significant area of east and central London can be reached with a 30-minute cycle ride. The quality of cycle facilities at the existing site is also beneficial and means cycling is a realistic option for some people who may live or work at the site. Car Clubs 3.1.11 Although not considered public transport, car clubs do provide an alternative to the private car and are conducive to supporting lower car parking provision whilst providing an option for those who may only require occasional access to a vehicle. 3.1.12 An existing and publicly accessible car club facility is provided by Zipcar on Essex Wharf and is less than 20m from the site's existing access on Lea Bridge Road. Accessibility Summary 3.1.13 A review of the site's accessibility by public transport and cycle demonstrates that the site can facilitate connections by non-car modes to a significant part of east and central London. Public transport options comprise rail services provided at Lea Bridge and Clapton Station with several buses also serving the site. 3.1.14 The site also benefits from high-quality cycle links provided by Cycleway 23 which is immediately adjacent to the site and connects with other cycle routes providing connections with central London, Hackney, Lea Valley and Walthamstow. 3.1.15 On the basis of the above, the site is considered to be well place to accommodate development, including that related to the provision of additional housing. 4.0 Effect of the Potential Development 4.1 Existing Site 4.1.1 As part of a previous planning application for the site, a Transport Assessment was prepared that included surveys of activity associated with Thames Water's operational activities at the site. Such activities remain lawful and can therefore be considered as a baseline against which future development may be compared. 4.1.2 Surveys of vehicle activity at the depot identified 86 two-way vehicle trips during the morning peak with some 570 two-way movements over a 12-hour period. 4.2 Potential</p>	

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					<p>Development 4.2.1 As mentioned previously, an architectural feasibility study of the site has shown that 300 to 350 homes could be accommodated. The following section of the report therefore considers the forecast trip patterns that development of this type and scale may generate. This work has been based on the upper figure of 350 homes. 4.2.2 The TRICS database has been interrogated to identify comparable residential sites and associated trip rates. The resultant trip rates and trips are presented below with the full TRICS output included at Appendix A. 4.2.3 As shown in the above table, a total of 161 person trips are forecast for the AM peak hour with 131 in the PM. 4.2.4 To determine the mode split of these trips, 2011 journey to work Census data has been analysed to understand how residents in this part of the borough currently travel. This data is presented in the table below. 4.2.5 As can be seen above, the Census indicates that 23% of trips could be made by car. It should however be noted that Census data is based on existing and historical patterns of car ownership and usage and that any new development would be subject to more restrictive car parking policy as set out in Waltham Forest and London Plan standards. 4.2.6 It is also noted that car ownership in Waltham Forest is amongst the lowest in London with 40% of residents not having access to a vehicle. Taking into account current car parking policy and demographics it is appropriate to reduce the proportion of trips forecast to be made by car. The result of this is presented in the below table which halves the value given by the Census to 11.5%. The balance of car trips has been distributed proportionately to other modes. 4.2.7 Applying the above mode split to the number of trips forecast to be generated by 350 homes results in the numbers presented below. 4.2.8 The trip generation exercise shows that 350 homes would result in some 160 trips being generated during the AM peak with 131 during the PM. Of these, 70% are forecast to be made by public transport with 15% by active modes of walking and cycling. Together, walking, cycling and public transport would account for some 85% of trips generated by the site and is supportive of the Mayor's target for 80% of all trips to be made on foot, by cycle or public transport by 2041. 4.2.9 With respect to vehicle trips, it is forecast that 18 trips would be generated during the AM</p>	

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					<p>peak with 15 during the PM peak. These figures are both substantially lower than those generated when the site operated as a Thames Water depot. The proposals would therefore result in a reduction in vehicle generation when compared to the baseline. 4.2.10 A previous application was submitted related to proposals to accommodate two schools on the site. The Transport Assessment submitted as part of the application identified 57 vehicle trips in the AM peak and 45 in the PM. These are significantly larger numbers than those forecast would be generated by a potential 350 home development. 5.0 Summary and Conclusion 5.1.1 This note has been prepared to consider the transport implications of a residential-led development at the former Thames Water depot at Lea Bridge Road. 5.1.2 An architectural feasibility study has been conducted which considers the potential for 300 to 350 homes at the site. This study also considers how the site could better facilitate the provision of open space and improve connectivity for pedestrians and cyclists with neighbouring sites. 5.1.3 The accessibility of the site by non-car modes has been reviewed. This has established that access via public transport, walking and cycling is good and could support a residential development at this location. 5.1.4 The trip generation of a potential 350 home scheme has been forecast. This shows that some 160 trips would be generated during the AM peak with 131 during the PM. Of these 70% are forecast to be made by public transport with 15% by active modes of walking and cycling. 5.1.5 Together, walking, cycling and public transport would account for some 85% of trips generated by the site. This is supportive of the Mayor's target for 80% of all trips to be made on foot, by cycle or public transport by 2041. 5.1.6 The trip generation exercise also shows that the potential development would reduce the number of car trips previously generated by the former Thames Water depot. Comparing car trips generated by 350 homes with the previous application for two schools at the site also demonstrates this would be significantly reduced. 5.1.7 On the basis of the above, there are no material reasons from a transport perspective why the principle of residential development at the former Thames Water depot should not be considered.</p>	

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1024	Morgan Watkins				<p>Hello there. Thanks for sending out the leaflet about local developments in South Waltham Forest. I'm really encouraged to see some of the ongoing developments and the potential for much more. This area has so much potential it's incredible. I've lived on Leigh Road near Leyton Midland Road for a year now and I'm seeing more and more opportunity around here. There is a very decent sense of community and I think we can expand that and make more and more people feel involved in the area. One concern is litter. I have a litter picker and a few other residents do, but on the walk to the wonderful Hollow Ponds the shrubbery by the road is covered in litter. I would suggest providing more bins and putting up signs. Perhaps encouraging signs that urge people to Keep Hollow Ponds beautiful, or something like that. I think the shrubbery could be maintained slightly better and this might deter people from just throwing litter in what looks like a natural bin. I think some signs in Hollow Ponds could also help, encouraging people to cherish their local beauty spots. It is clear this country [and the world] need a return to rewilding as much land as possible to help encourage wildlife back and to protect insects and biodiversity in general. I appreciate there have been some local spots developed and I'm very encouraged to see, but could we go further? I have spotted so many plots of land and I see so much potential for transforming green spaces to provide more beauty for locals and to encourage biodiversity. The possibilities for rewilding are so exciting and provide people with hope for the future as we attempt to transform a slightly grim feeling world. I have worked with London Wildlife Trust and they do amazing work, but perhaps we could create something more local, like Waltham Forest Wildlife Trust or something like that. I would be more than happy to be involved. I also think there are many beautiful churches in this area and they should be supported if possible. They provide the area with a sense of history and an opportunity to bring what can feel like a divided community together. We should help maintain them and restore where we can as much as possible. The church doesn't stand outside of a community, it can be the centre of it. As residents build lives, work and build a thriving and enjoyable community. I am also very interested in Norlington Road, it was</p>	<p>Support noted with thanks. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of</p>

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					mentioned as number 16 on the map and there are some very interesting opportunities there. I am particularly interested in Portland House which is a huge warehouse that seems to be almost derelict. I am not sure how to pitch this exactly, but my thoughts would be this. It could be transformed into a hugely productive community hub. It could be a multi-purpose building. A theatre, a martial arts/ boxing academy by day, with a cafe, a small library, coffee bar and garden. It could be used for AA meetings or a place to provide counselling and support for troubled people. If made multi-purpose it could provide economic opportunity and social opportunity to transform the area further. I have loads more ideas, but here are just a few for now. I'm an actor by trade, but have many other skills. I have a training at RADA and I would be keen to help out locally in any area with arts, to help young more disadvantaged people access acting training or workshops. Kind Regards,	the site". The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
181	Ms Hilary Douse				05.7 High Rd Leytonstone 01 and 02 Matalan and Tesco The buildings proposed are much too high to be sympathetic to the current buildings in the area. They would obstruct the views of St John's Church and the listed buildings on the Tesco site; those are beautiful and historic buildings which add to the character of the area; those views should be preserved. Tower blocks would only detract from the character of the area and also impose on the views from Wanstead Flats, which are a major asset to this area. There was previously a tower block at the Green Man which was demolished in favour of family houses which would be preferable for these sites. Low level development and family houses fits in better with Leytonstone as people want to come here to bring up their children. 05.8 Church Lane Car Park The proposed buildings are much too high and would overshadow the Edwardian terraced houses nearby. Low level development would be preferable for this site. Additional points - Transport links, schools GPs etc are already at capacity. If there is to be a population increase in the area then there must be more infrastructure added. - The hospital beds are to be reduced at a time when the population will be growing - Two of the borough recycling centres are to be repurposed, how will recycling happen once these are gone. - On the Zoom meeting Norlington Road Artist Studios were mentioned for	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure

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					redevelopment. What will happen to the artists there. There is insufficient affordable studio space in Waltham Forest. This needs to be addressed as part of the redevelopment and studio space needs to be incorporated.	good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social, and economic development and environmental protection.
1023	Hilda Varley				<p>Dear Sir /Madam I was unable to log in /register with LBTH this is an ongoing problem. Requested new password requests not responded to. Please send an acknowledgment for these comments. I live in South Leytonstone General.</p> <p>The plan does not seem mto include developments that are about to start of approved eg Pastures Centre Leytonstone, Chestnuts House Walthmstow. The figure 1500+ does not seem to equate with the numbers listed on the plan. ST Johns Church Any tower block that is visible behind the church, listed building is not acceptable or blocks that block the view north south. It would diminish a site making building. The loss of Matalan , the shop is a great loss to the high street and would reduce foot fall for smaller shops. Similarly Argo is going. High street viability is compromised. Plan does not sate shops of this size will be retained. Houses sub divided The plan allows for the moritoruim on sub dividing houses to be lifted. This reduces the charcter of the area. Even for those not able to afford these houses they add to the overall character of an area. There I s not enough variation in homes offered in th e plan eg there are no houses, mini villages for retired or disabled people. Over shadowing loss of privacy. The building of tower blocks is oppressive for the hundreds of homes over shadowed and over seen. Losing privacy and views is a loss of amenity for the existing residents but a benefit to developers and new residents. This is not adequately covered in the Plan. TREES and Open space. There are no substantial parks in accessible a places in the plan. The park near Cathall road is not well used . It si secluded there fore not safe and is a hub laocl drug</p>	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. A diverse range of housing involving a mix of dwelling sizes across tenures is proposed. There are policies in the plan to protect trees and encourage replanting and to guide the height of new buildings. Equally there are policies to protect the vitality and viability of town centres. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

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					dealers and users. It was just poked into this space with out much consideration to safety etc. There is no guarantee in the plan to retain all mature trees. Replacing with saplings is not acceptable . Indeed when a counter argument was put forward to retain the trees in Selbourne Walk it was accepted as feasible. The council planners and councillors were clearly not committed to finding a way to retain the trees. Large Trees are proven to improve air quality, reduce anti social behaviours, Public Health and safety South Leytonstone is already heavily populated and polluted with over subscribed public amenities and transport system. The new developments simply add to these growing problems. This would have a n effect on th health of all residents. Added to this is the polluytion and noise from City and Heathrow flight paths. The high rise buildings so close to the flight paths are dangerous to the planes but in th event of a crash more people would be killed. In view of the Grenfell Tower disaster . Has the fire service been involved in these plans? Is there adequate space around the tower blocks to accommodate enough fire engines to tackle a similar fire or even smaller fires. See below re Selbourne Walk Fire Walthamstow Selborne Development The small fire in Walthamstow Shopping Centre a few years ago demonstrated how congested the area is. The propose monstrous 30 storey tower block is too large for the area. It is dangerous . There is not enough capacity at Walthamstow tube to accommodate this number of people who will use the station. ( likely to be wealthier and work in London not locally) A separate entrance does not help when they reach the platforms.	
1035	Dr Jeremy Dagley	Head of Conservation (Epping Forest) City of London			4.4b Policy 9 South Waltham Forest: Leytonstone allocations 4.4bi Three site allocations in Leytonstone are particularly problematic for the protection of Epping Forest and for the mitigation of adverse impacts. Within 250 to 450m walking distance of Leyton Flats the three proposed developments, at Whipps Cross Hospital (SA17 minimum 1700 new homes - as listed in Policy 9 for South Waltham Forest), The Territorial Army Centre (SA16 minimum 130 new homes) and Tesco's, Leytonstone site (SA20 minimum 650 new homes), would create 2,280 new dwellings. Based on the average household size within the London Borough of Waltham Forest (Office of National Statistics (ONS) 2011	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including those purposely seeking to protect Epping Forest will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

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					<p>Census) of 2.6, this would lead to a likely population increase of nearly 6,000 people and a concomitant increase in visitor pressure on the EFSAC. None of the developments seem to offer, or are capable of offering, any SANGS provision. The Whipps Cross site could possibly provide more green space should the housing footprint be reduced. However, the size of any green space it might provide seems unlikely to be sufficient to provide a suitable SANGS. All three of these site allocations in Leytonstone are for greater than 100 units and, therefore, seem to directly contradict Policy 83A.iii. of the Local Plan. 4.4bii Car-free Furthermore, although Policy 68 of the Plan proposes that all developments should be car free, it does not mean that such large developments will not attract large amounts of traffic from delivery and other domestic services to taxis and visitors. This seems highly likely with the proposed Whipps Cross development and traffic volumes, on already congested roads and difficult junctions, would seem set to increase significantly. In our view there needs to be an overall detailed travel plan for major development such as this and it needs to tie in with the air quality study that the HRA will be undertaking. In particular, if car parking facilities are not provided or not sufficient for demand it seems likely that cars will be displaced onto other areas, including Forest car parks.</p>	
534	Mr Patrick Batten	Associate Director Segro Properties Ltd	Ms Laura Elias	Associate Director C B R E	<p>Thames Water Depot, Lea Bridge Road The privately owned depot site is predominantly covered in concrete hard standing and contains a cluster of single-storey permanent and temporary buildings. Whilst this site is currently not identified in LP2, we consider there could be exceptional circumstances for it to be released from MOL and redeveloped to contribute to meeting the borough's identified needs for employment space, reflecting the site's existing industrial character. Exceptional circumstances for the release of this brownfield site might include: the identified need for additional industrial capacity in the borough (as summarised above); the lack of alternative sites needed to meet this need outside of MOL; economic impact (incl. job creation); and the suitability of the site for development, and in particular for industrial development. Such a proposal would be in line with the Planning Inspectors' report on the London Plan, which suggests that green belt/MOL</p>	Noted for consideration.

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					land could be a method to meet industrial demand should there be an identified shortfall (sections 423-424). An allocation for warehousing development could also propose the provision of public open space of ecological quality and the repurposing of the locally listed buildings for viable use to enhance the public benefit of redevelopment.	
1030	National Grid				National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above Development Plan Document, we have identified that one or more proposed development sites are crossed or in close proximity to National Grid assets. A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only. Please also see attached information outlining further guidance on development close to National Grid assets. Further Advice National Grid is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the	Noted.

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					<p>preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets. We would be grateful if you could check that our details as shown below are included on your consultation database</p> <p>Guidance on development near National Grid assets National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets. Electricity assets Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance. National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <a href="https://www.nationalgridet.com/document/130626/download">https://www.nationalgridet.com/document/130626/download</a>. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: <a href="http://www.nationalgridet.com/network-and-assets/working-near-our-assets">www.nationalgridet.com/network-and-assets/working-near-our-assets</a></p> <p>Gas assets High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-</p>	

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					Pressure Gas Pipelines. National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement. National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: <a href="http://www.nationalgridgas.com/land-and-assets/working-near-our-assets">www.nationalgridgas.com/land-and-assets/working-near-our-assets</a> .	

Central Waltham Forest						
Walthamstow Town Centre						
SA26 - Walthamstow Central Bus Station						
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444	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to	Support for Walthamstow Bus Station Site Allocation (SA26) Noted. Support for this policy is noted and The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to

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					prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA26 Walthamstow Central Bus Station Support in principle, including new greenspace.	contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
474	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle, including new greenspace.	Noted
596	Chris Ridout	Transport for London			TfL have a leasehold interest in this site. From the outputs of initial feasibility studies undertaken to look at the potential for this site it is considered that a minimum of 200 residential units is too low and this should be increased. In particular, this will ensure the most efficient use of this highly sustainable location but also support the retention and improvement of the bus station. TfL have been working closely with LB Waltham Forest to consider the potential for this site and are keen to continue building on these conversations.	This comment is noted. The indications of height and density set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be

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						required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The London Borough of Waltham Forest are also keen to build on the dialogue with TfL on this site to secure the best development outcome possible.
9	Ms Alison Hill				I am concerned about the potential high rise next to planetree path - why cant you just leave the trees alone and let this be a green place	The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The indications of height set out in the allocation are

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						drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
56	Mr Adrian Stannard	Planning Watch Convenor Civic Society			With the plans already approved for the Town Centre any development of housing on the Bus Station site would be severe over development. Residents expect to have views and building over the bus station will just increase the feeling of enclosure the current plans will create. Any development of the bus station would be about financing a new bus station which is not the way to generate "beautiful places" as the Government wants to see. It would also damage the setting for the avenue of lime trees which residents have been fighting to save for years. This site SA26 must be removed from the Local Plan.	This is noted. The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The

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						heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
123	Ms Abigail Woodman				I think this site should be removed from the site allocations list for two reasons. Firstly, building on this site if the development at The Mall goes ahead will result in significant over development and will make the proposed much smaller town square feel even smaller still. It will turn the centre of our community in Walthamstow into a housing estate, where no one but residents of the nearby tower blocks want to spend time. Secondly, no one should live above a bus station; the noise and the fumes will be have a negative effect on both the mental and physical health of residents.	This is noted. The Mall / Selbourne Park planning application was determined under the 2012 LBWF Core Strategy. The draft plan contains a range of policies to guide new development in local areas. All these policies will be considered in decision making, ensuring that an appropriate balance is maintained between competing objectives - in this case delivering growth and ensuring that new development makes a positive contribution to the local environment by also providing protection to local distinctive features such as trees. The lime tree avenue is to be retained as part of the development.
68	Mr Mike Chrimes				It is difficult to see how the redevelopment of the Mall, parts of Hoe Street and indeed eg Sainsburys in The High Street can be disaggregated as provision of retail or other forms of commercial units will impact on the demand or otherwise for similar space, while more housing provision in the area will also impact on demand for employment and retail facilities. The requirements of the bus station will be affected by the numbers of people coming to shop/work/return home in the area, and the numbers seeking to use the rail	Comment noted. Comment noted for consideration. Detailed design proposals and respective assessment will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The local

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					facilities nearby. A more holistic approach may be seen in the overall plan for the Borough, but piecemeal permissions are likely to use problems. An overall vision for central Walthamstow would help, and for whom the bus station is intended. Is this the terminus of the 15 minute city or the continuation of one hour commuting into central London? Without a handle on this how can a satisfactory bus station be designed.	plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services.
93	Katie Haddock				Please don't put a tower block of more than 4 storeys on the bus station site, it will block light and change the skyline out of character with the local area. Local transport and services are at capacity already. Local people need assurance the 50% affordable target be definitely be met.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of

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						an application being brought forward.
255	Mr David Boote				The London Borough of Waltham Forest has spent millions of pounds devaluing the amenity value of the open space of Selborne Park, with short term schemes that do not wear well. With high street shopping reduced in significance by internet shopping, amenity can only increase in importance in deciding which town centres are commercially and socially successful. The local authority needs leadership committed to genuine long term values if it is to serve the community in its development policies and practice.	In the emerging Local Plan, The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
334	Mr John Gilbert				To construct 200 dwellings while retaining the bus station is unrealistic. The bus station would become an underground facility. There is no acceptable temporary site for the bus station during construction.	Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current

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						and future demand arising from potential development on allocated sites.
892	Josephine Vos	Transport for London- City Planning			The redeveloped site should be car free. TfL supports the requirement to 'Prioritise transport interchange including retaining and upgrading the bus station and a new integrated Underground station entrance'. The aspiration to increase permeability is noted and supported in principle, although potential conflicts between pedestrians and buses should be avoided or limited to formal crossing points. This may require transport modelling. Construction of any development should not encroach or impact existing bus lanes, bus stops or the operation of the bus station. If encroachment is unavoidable, TfL should be consulted at the very early stages of construction logistics planning. The applicant should apply the 'agent of change' principle to the bus station. Any application needs to consider how the public realm of the town square relates to the bus station. Furthermore, the layout and design of new development is likely to need to mitigate its impact on a transport interchange that operates on a 24-hour basis. TfL may seek funding to improve access to and from the bus station by passengers such as improving legibility and pedestrian comfort. Links to Walthamstow Central rail station will be particularly important. This site is part owned by TfL and as such, TfL Commercial Development will provide additional comments in their separate response.	Support Noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The London Borough of Waltham Forest will consult TfL and TfL Commercial Development regarding any proposed development on this site.

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94	Katie Haddock				Please cap the height of this development at something in keeping with the character of the local area, 8 storey max, don't allow a 49m tower, it will block	The indications of height set out in the allocation are drawn from the

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					light and change the skyline out of character with the local area. Local transport and services are at capacity already. Local people need assurance the 50% affordable target be definitely be met, and not reduced one built.	<p>Analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development whilst having an acceptable impact on area character. The transport policies are set out in the LP1 document in Chapter 15 (Active Travel and Digital Infrastructure) and details of transport improvements are set out in the Infrastructure Delivery Plan IDP available at <a href="https://www.walthamforest.gov.uk/content/local-plan">https://www.walthamforest.gov.uk/content/local-plan</a></p> <p>Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward.</p>
446	Mr Mathew Frith	Director of Conservation			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review	Support for The Mall (SA27) Noted. Support for this policy is noted and The Council will be considering

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		London Wildlife Trust			<p>should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA27 The Mall Support in principle if it can help to deliver Biodiversity Action Plan objectives, on retained greenspaces</p>	<p>further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".</p>

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475	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle if it can help to deliver Biodiversity Action Plan objectives, on retained greenspaces.	Noted. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
599	Capital and Regional Plc	Capital and Regional Plc	David Shiels	DP9	In principle, our client is supportive proposed allocation of the Site for redevelopment. The Site is allocated in the Draft Local Plan Part 2 for the following: - Minimum of 500 new homes (50% affordable housing) - Minimum 25,000 sqm of non-residential floorspace. - Retains or reprovdes existing public open space and avenue of lime trees - Provides new station access With regards to the quantum of development set out in the site allocation, our client is encouraged that the allocation sets a minimum requirement for 500 residential units, which broadly aligns with the current planning application proposals for 538 residential units. However, we consider the requirement for 50% affordable housing should note that this will be subject to the viability of the proposed development. Additionally, with regards to the requirement to deliver 25,000 sqm of non-residential floorspace, this should make clear that this requirement is inclusive of retained existing floorspace, which includes the existing car park at basement level.	The developers comment for this site is noted. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward.
514	Josephine Vos	Transport for London- City Planning			The Mall - The redeveloped site should be car free and consistent with ItPLP policy T6.3. TfL notes and supports the proposed new station access from this site. This is currently subject to design and development work. A funding package will need to be secured before any firm commitment can be made to delivery timescales for the station access. We are working with the developer	Noted

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					and LBWF officers to ensure that the design meets TfL's operational requirements and technical specifications.	
10	Ms Alison Hill				<p>Please ensure there is NO loss of trees at all. We have campaigned so long for them to be retained and we want to enjoy them unobstructedly. Please also dont elt the high rise be more than 11 storeys which the other tower blocks are. This is a busy area and families cant possibly live in such dreadful concentrations. I think a lot of people have wished the childrens palyground to remian where it is between the bus staiton and shopping mall entrance. It is a shaem to replace it for the station entrance - why cant the entrance be on Selborne Rd? I am glad the whole section is planned to remain a green space - this is SO necessary and especially as there will be so many hundreds of people trying to live in the area, though who can afford it I cant imagine</p>	<p>The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area</p>

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						character. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward.
22	Tiia Meuronen				When developing the area and buildings it is vital to retain the Mall and its commercial activity. The fire at the Mall showed what a huge impact the Mall has on local life, including employment and retail opportunities. The council needs to find a balance between retaining the Mall and be careful not to expand to a point where the Mall or its next iteration threatens the street market.	Noted. The Mall in its next iteration will be retained for commercial activity. The Council is supportive of Walthamstow Street Market as listed in Policy 10, Clause H of the Local Plan LP1 document which states: "Protect Preserve and enhance Walthamstow Market as a unique community asset of Walthamstow Town Centre".
99	Ms Helena Poldervaart				Pleased to see that you intend to retain or reprovide the existing open space, as current Mall plans include building over some of the open space by bringing the frontage forward. Mall plans also include loss of open space along Selborne Rd. So I'm assuming those plans are no longer approved as they go against this policy.	Support Noted. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).

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256	Mr David Boote				<p>The London Borough of Waltham Forest has spent millions of pounds devaluing the amenity value of the open space of Selborne Park, with short term schemes that do not wear well. With high street shopping reduced in significance by internet shopping, amenity can only increase in importance in deciding which town centres are commercially and socially successful. The local authority needs leadership committed to genuine long term values if it is to serve the community in its development policies and practice. The much loved avenue of lime trees should only be altered to enhance the space from a public perception, not desecrated to improve scheme budgets.</p>	<p>The Mall / Selbourne Park planning application was determined under the 2012 LBWF Core Strategy. The draft plan contains a range of policies to guide new development in local areas. All these policies will be considered in decision making, ensuring that an appropriate balance is maintained between competing objectives - in this case delivering growth and ensuring that new development makes a positive contribution to the local environment by also providing protection to locally distinctive features such as trees. The lime tree avenue is to be retained as part of the development. In the emerging Local Plan, The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access</p>

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						Management and Monitoring Strategies (SAMMS).
348	Ms Fiona Fairman				<p>How about getting a 'Bandstand' of some sort (a modern, flexible, weather-proof but outdoor performance space) somewhere within the market space area? E.g. at the top of the hill, by where the TV screen is? So many people pass through this square, from/to work, shopping, etc, that'd it'd be a great opportunity for local (up-coming, developing) and non-local performers to be able to play and be heard, without the audience needing a formal invitation (sort of like Commuter Jazz at the Royal Festival Hall on Friday early evenings, although with other types of music, too, and even outdoor theatre). It would 'humanise' what can feel like quite an open square, and might also encourage people to sit outside and eat, providing entertainment, and making it a place to want to 'be', not just to get through. It might also encourage more eateries to have outdoor spaces for people to sit, also benefitting the feel of the place. Also, I really don't want there to be a tower block. They are so imposing, generate wind, and are isolating. If there needs to be 'built-up' levels of housing, please can it be really high quality, and playful, and with outdoor space accessible to all? Something like BIG have created in Copenhagen: <a href="https://www.designboom.com/architecture/bjarke-ingels-group-big-dortheavej-low-income-housing-copenhagen-10-08-2018/">https://www.designboom.com/architecture/bjarke-ingels-group-big-dortheavej-low-income-housing-copenhagen-10-08-2018/</a> <a href="https://www.e-architect.com/images/jpgs/copenhagen/big_house_orestad_b200810_ur2.jpg">https://www.e-architect.com/images/jpgs/copenhagen/big_house_orestad_b200810_ur2.jpg</a> <a href="https://www.e-architect.com/copenhagen/big-house">https://www.e-architect.com/copenhagen/big-house</a> this is high-intensity housing, but I believe everyone has some outdoor space, and it's open to the public. So, it looks (and hopefully feels) more green, friendly, sociable. An ambitious design could also make it a 'go to' destination from outside the borough - to see how sustainable architecture and city living can be done. Why is there no greening proposal for the High Street itself? It is famously the longest Street Market in Europe, but there is no greenery at all. How about making it the greenest High street in Europe? There's so much that could be done to improve the feel of it. All of the above, done ambitiously and designed well, could make it not just a more habitable place for local people,</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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					but could draw people into the area, to see world-defining design, sustainability, and liveable city ideas.	
787	ms Patricia Braga				<p>LOCAL PLAN WALTHAM FOREST/OUTREOUS AND DESTRUCTIVE PLANS CURENT AND ASSOCIATED IN FUTURE DEMOLITION OF GOOD BUILDINGS/KNOCKING DOWN TREES AND DENYING US OPEN NATURAL SPACE FOR WELLBEING The local plan is really hard to follow and comment on - and not clear at all SO I wish this e-mail to be presented as evidence to the Secretary when the plan goes for approval. I hope s/he is not biased towards the London Plan? already and realises just what is being taken away from us at ground level This e-mail applies to all current/future devs but in particular to Wood Street Library/Willow House E17 at junction of Wood St/Forest Road and the MALL - BECAUSE we fear failure of protection from development hidden by the report/sssssss jargon WOOD ST LIBRARY AND WILLOW HOUSE OPPOSITE Can you not just leave the library and add a few levels above in same style?. It is a landmark with the names of William Morris/Ascham and Disraeli (who never gets a mention in Waltham Forest!) carved into it's stone. It is a good solid building and has style and history* UNLIKE WHAT HAS BEEN BUILT IN WOOD ST. etc and all over the borough/London heaven help North Chilgford and the forest under this plan! It definitely concerns me that you are going to develop Willow House opposite the library. (the Foest Road corridor) If this is given ok for development you the LA could insist to allow the open space as it is NOW with its trees because "landscaped" open space you normally agree to is just an extension on shopping precinct design and ugly. All the trees should get TPOs . No payoffs!!!! or tiny short lived species which are left to die. You are not giving people any nature, land or parks that is natural and free of silly planning and boring planting which you see all over the place like a retail interior eg. Juniper house area and rubbish pocket "park" Why are you allowing destruction every bit of Walthamstow/Waltham Forest history and lovely trees and grass/historic buildings and denying us open space and air? This is especially true at the the MALL green and trees - you said that you were listening and the Avenue of Limes was safe and then you say oh just a few more here just a few more there ...so you let the</p>	<p>Comment noted. The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Mall / Selbourne Park planning application was determined under the 2012</p>

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					<p>developers fill in everything and nibble away at what you promised to safeguard You promised a pocket park for Lea Bridge and now you want to allow build more tall buildings on it ? This land was our park and only 1/3rd left you are allowing building over????? How can any of these plans be trusted by the people when you are just doing what you want and not listening. It is a disgrace that you have robbed the people of their park and will leave no REAL green space/trees for 1 mile around the station and any "compensation" promised will not benefit the area which is destroyed *You have also allowed the knocking down of Juniper house at Walthamstow station which was a perfectly good even attractive building for a recent build?We can see wasting money all over the place It makes us weep! so just to finish think very carefully about what you do it matters - HOUSING JOBS HEALTH all require green planning not untrue sustainability and THINK history (NOT JUST LABOURS choice) aesthetics, proportions, mature spreading trees and hedgerows ,nature,nurture, open space, well being and places to grow in every meaning of the word I have lived in the area a long time and seen the decline. I know it very well please don't ruin it, because its looking controlled yet dirty messy litter/construction/bins etc all exposed by cutting back any free flowing greenery and shrubs endless ugly street furniture and LA warnings and frankly it is becoming very grim.for people and wildlife alike</p>	<p>LBWF Core Strategy. The draft plan contains a range of policies to guide new development in local areas. All these policies will be considered in decision making, ensuring that an appropriate balance is maintained between competing objectives - in this case delivering growth and ensuring that new development makes a positive contribution to the local environment by also providing protection to local distinctives features such as trees. The lime tree avenue is to be retained as part of the development. The demolition and application made on the former Wood Street Library site will be decided under the Adopted Core Strategy. The decision to demolish the Locally Listed former Wood Street Library was not taken lightly, however the old building was in an urgent state of repair and several aspects of were non-compliant. A new Families &amp; Homes hub is proposed on this site and all proposals seen so far will reinstate the stones depicting the scholar's names as part of their design.</p>
796	Stuart Edwards				<p>LOCAL PLAN WALTHAM FOREST/OUTREOUS AND DESTRUCTIVE PLANS CURENT AND ASSOCIATED IN FUTURE DEMOLITION OF GOOD BUILDINGS/KNOCKING DOWN TREES AND DENYING US OPEN NATURAL SPACE</p>	<p>Comment noted. The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the</p>

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SA27 – The Mall						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>FOR WELLBEING The local plan is really hard to follow and comment on - and not clear at all SO I wish this e-mail to be presented as evidence to the Secretary when the plan goes for approval. I hope s/he is not biased towards the London Plan? already and realises just what is being taken away from us at ground level This e-mail applies to all current/future devs but in particular to Wood Street Library/Willow House E17 at junction of Wood St/Forest Road and the MALL - BECAUSE we fear failure of protection from development hidden by the report/sssssss jargon WOOD ST LIBRARY AND WILLOW HOUSE OPPOSITE Can you not just leave the library and add a few levels above in same style?. It is a landmark with the names of William Morris/Ascham and Disraeli (who never gets a mention in Waltham Forest!) carved into it's stone. It is a good solid building and has style and history* UNLIKE WHAT HAS BEEN BUILT IN WOOD ST. etc and all over the borough/London heaven help North Chilgford and the forest under this plan! It definitely concerns me that you are going to develop Willow House opposite the library. (the Foest Road corridor) If this is given ok for development you the LA could insist to allow the open space as it is NOW with its trees because "landscaped" open space you normally agree to is just an extension on shopping precinct design and ugly. All the trees should get TPOs . No payoffs!!!! or tiny short lived species which are left to die. You are not giving people any nature, land or parks that is natural and free of silly planning and boring planting which you see all over the place like a retail interior eg. Juniper house area and rubbish pocket "park" Why are you allowing destruction every bit of Walthamstow/Waltham Forest history and lovely trees and grass/historic buildings and denying us open space and air? This is especially true at the the MALL green and trees - you said that you were listening and the Avenue of Limes was safe and then you say oh just a few more here just a few more there ...so you let the developers fill in everything and nibble away at what you promised to safeguard You promised a pocket park for Lea Bridge and now you want to allow build more tall buildings on it ? This land was our park and only 1/3rd left you are allowing building over????? How can any of these plans be trusted by the people when you are just doing what you want and not</p>	<p>protection and retention of existing trees in development. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Mall / Selbourne Park planning application was determined under the 2012 LBWF Core Strategy. The draft plan contains a range of policies to guide new development in local areas. All these policies will be considered in decision making, ensuring that an</p>

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

Walthamstow Town Centre						
SA27 – The Mall						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>listening. It is a disgrace that you have robbed the people of their park and will leave no REAL green space/trees for 1 mile around the station and any "compensation" promised will not benefit the area which is destroyed *You have also allowed the knocking down of Juniper house at Walthamstow station which was a perfectly good even attractive building for a recent build?We can see wasting money all over the place It makes us weep! so just to finish think very carefully about what you do it matters - HOUSING JOBS HEALTH all require green planning not untrue sustainability and THINK history (NOT JUST LABOURS choice) aesthetics, proportions, mature spreading trees and hedgerows ,nature,nurture, open space, well being and places to grow in every meaning of the word I have lived in the area a long time and seen the decline. I know it very well please don't ruin it, because its looking controlled yet dirty messy litter/construction/bins etc all exposed by cutting back any free flowing greenery and shrubs endless ugly street furniture and LA warnings and frankly it is becoming very grim.for people and wildlife alike following up LP2</p>	<p>appropriate balance is maintained between competing objectives - in this case delivering growth and ensuring that new development makes a positive contribution to the local environment by also providing protection to local distinctive features such as trees. The lime tree avenue is to be retained as part of the development. The demolition and application made on the former Wood Street Library site will be decided under the Adopted Core Strategy. The decision to demolish the Locally Listed former Wood Street Library was not taken lightly, however, the old building was in an urgent state of repair and several aspects of were non-compliant. The re-provision of Wood Street Library is part of the council's commitment to invest in new fit-for-purpose facilities. A new Families &amp; Homes hub is proposed on this site and all proposals seen so far will reinstate the stones depicting the scholar's names as part of their design.</p>
893	Josephine Vos	Transport for London- City Planning			<p>The redeveloped site should be car free and consistent with ItPLP policy T6.3. TfL notes and supports the proposed new station access from this site. This is currently subject to design and development work. A funding package will need to be secured before any firm commitment can be made to delivery timescales for the station access. We are working with the developer and</p>	<p>Support Noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car.</p>

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Walthamstow Town Centre						
SA27 – The Mall						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					LBWF officers to ensure that the design meets TfL's operational requirements and technical specifications.	The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Proposals coming forward on this site would be subject to an individual planning application which can be judged against ItP LP Policy T6.3. LBWF Officers, TfL Officers and the developer will continue to work in cooperation to ensure that the design meets TfL's operational requirements and technical specifications.

Walthamstow Town Centre						
SA28 - St James Quarter						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
23	Tiia Meuronen				The impact of Crate on the area has been hugely positive, from creating a vibrant and diverse social hub to bringing in multiple thriving small businesses. We strongly disagree with any housing development plan in this area. This plan risks turning the St James Quarter from a characterful area into a wind tunnel of new built blocks with no soul.	Support for the Crate scheme noted with thanks. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The

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Walthamstow Town Centre						
SA28 - St James Quarter						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
447	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site</p>	Support for St James Quarter (SA28) Noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity

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Walthamstow Town Centre						
SA28 - St James Quarter						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA28 St James Quarter Green infrastructure to be embedded wherever possible.	features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
591	Malcolm Souch	NHS London Healthy Urban Development Unit			The proposed allocation includes the reprovision of the St James Health Centre. The new facility is larger than the current health centre and will accommodate additional health services for the population of Walthamstow Growth Area. The planning permission for the new health facility is on the South Grove Site C, 74-79 Brunner Road which is outside of the red line site boundary illustrated. The updated SEP also identifies potential new builds at: " Silverthorne Centre, Friars Close or alternative site - Endlebury ward " Naseberry Court (NELFT), Merriam Close or alternative site - Hatch Lane ward " Chingford Health Centre (NELFT), York Road or alternative site - Valley ward " Leyton Green Health Centre (NELFT), Leyton Green Road or alternative site - Leyton ward These sites should be added to the document with further discussions needed regarding alternative options for new facilities. We note that a Draft Infrastructure Projects List (January 2019) was published to support the Council's Preliminary Draft Revised CIL Charging Schedule. It includes borough wide population growth assumptions and outputs from the HUDU Model based on the new housing target in the draft London Plan. We would welcome the opportunity to work with the Council to update the infrastructure delivery plan, addressing the implications of the new housing supply figures and the impact of the proposed housing allocations by ward on health infrastructure. It could identify new areas of growth which requires additional healthcare provision. The site allocations include provision of approximately 131,000 sqm of non-residential floorspace on 18 sites and there may be further opportunities to include healthcare space as part of the site proposals. Only one site - SA29 High Street Sainsbury's refers to new social infrastructure provision specifically.	Comment noted. The potential for the health sites are reflected in the 2020 Infrastructure Delivery Schedule 2035 - 2020 IDP Project numbers 24-46 inclusive. Health Infrastructure provision will have to broadly align with our aspirations set out in the the infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.

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Walthamstow Town Centre						
SA28 - St James Quarter						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
476	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".

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Walthamstow Town Centre						
SA28 - St James Quarter						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
515	Josephine Vos	Transport for London- City Planning			SA28 - St James Quarter - The redeveloped site should be car free. The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Noted
616	Josephine Vos	Transport for London- City Planning			The redeveloped site should be car free. The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
336	Mr John Gilbert				300 dwellings minimum is unrealistically high considering the need to retain the health centre and other non-residential floorspace. 300 should be maximum.	Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
785	Ms Helena Poldervaart				SA28 St James Quarter 12 storeys is well above current height levels in this area. Please don't turn this into another Blackhorse Rd, soulless blocks on inhuman scale. It's great that the miserable health centre is to be rebuilt and that housing will be added above, but please keep it to 6 storeys so that it more or less fits into the current look of the area.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be

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Walthamstow Town Centre						
SA28 - St James Quarter						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
946	Malcolm Souch	NHS London Healthy Urban Development Unit			<p>The proposed allocation includes the reprovision of the St James Health Centre. The new facility is larger than the current health centre and will accommodate additional health services for the population of Walthamstow Growth Area. The planning permission for the new health facility is on the South Grove Site C, 74-79 Brunner Road which is outside of the red line site boundary illustrated. The updated SEP also identifies potential new builds at: " Silverthorne Centre, Friars Close or alternative site - Endlebury ward " Naseberry Court (NELFT), Merriam Close or alternative site - Hatch Lane ward " Chingford Health Centre (NELFT), York Road or alternative site - Valley ward " Leyton Green Health Centre (NELFT), Leyton Green Road or alternative site - Leyton ward These sites should be added to the document with further discussions needed regarding alternative options for new facilities. We note that a Draft Infrastructure Projects List (January 2019) was published to support the Council's Preliminary Draft Revised CIL Charging Schedule. It includes borough wide population growth assumptions and outputs from the HUDU Model based on the new housing target in the draft London Plan. We would welcome the opportunity to work with the Council to update the infrastructure delivery plan, addressing the implications of the new housing supply figures and the impact of the proposed housing allocations by ward on health infrastructure. It could identify new areas of growth which requires additional healthcare provision. The site allocations include provision of approximately 131,000 sqm of non-residential floorspace on 18 sites and there may be further opportunities to include healthcare space as part of the</p>	<p>Comment noted. The potential for the health sites is reflected in the 2020 Infrastructure Delivery Schedule 2035 - 2020 IDP Project numbers 24-46 inclusive. Health Infrastructure provision will have to broadly align with our aspirations set out in the infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>

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Walthamstow Town Centre						
SA28 - St James Quarter						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					site proposals. Only one site - SA29 High Street Sainsbury's refers to new social infrastructure provision specifically	
897	Josephine Vos	Transport for London- City Planning			The redeveloped site should be car free. The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Support Noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

Walthamstow Town Centre						
SA29 - High Street Sainsbury's						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
448	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new	Comments specific to High St Sainsbury's Site (SA29) noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to

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Walthamstow Town Centre						
SA29 - High Street Sainsbury's						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA29 High Street Sainsbury's Green infrastructure to be embedded wherever possible.</p>	<p>contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".</p>
477	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>Green infrastructure to be embedded wherever possible.</p>	<p>The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to</p>

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Walthamstow Town Centre						
SA29 - High Street Sainsbury's						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
516	Josephine Vos	Transport for London- City Planning			SA29 - High Street Sainsburys - The redeveloped site should be car free and consistent with ItPLP policy T6.3	Noted
156	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Change Min to Maximum of 100 homes	Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward.
898	Josephine Vos	Transport for London- City Planning			The redeveloped site should be car free and consistent with ItPLP policy T6.3	Support Noted. The Council is committed to the promotion of

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Walthamstow Town Centre						
SA29 - High Street Sainsbury's						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Proposals coming forward on this site would be subject to an individual planning application which can be judged against ItP LP Policy T6.3.

Walthamstow Town Centre						
SA30 - Wilko's Walthamstow High Street						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
450	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new	Comments specific to Wilko's Walthamstow High Street (SA30) noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required

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Walthamstow Town Centre						
SA30 - Wilko's Walthamstow High Street						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA30 Wilkos, Wlm'stow High Street Green infrastructure to be embedded wherever possible</p>	<p>to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".</p>
478	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>Green infrastructure to be embedded wherever possible.</p>	<p>The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to</p>

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Walthamstow Town Centre						
SA30 - Wilko's Walthamstow High Street						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
11	Ms Alison Hill				Why only 35% affordable and why not council housing? Does a high rise really have to be built on a busy crossroads, especially as there are two planned across the road on the Sainsbury's site. It really isn't a suitable	Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the

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SA30 - Wilko's Walthamstow High Street						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
783	Ms Helena Poldervaart				SA30 Wilkos Another site where only 35% of affordable housing will be required. Why ?	Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward.

Walthamstow Town Centre						
SA31 - Osborne Grove						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
479	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening

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Walthamstow Town Centre						
SA31 - Osborne Grove						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
452	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both	Comments specific to Osborne Grove (SA31) noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

Walthamstow Town Centre						
SA31 - Osborne Grove						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA31 Osborne Grove Green infrastructure to be embedded wherever possible.</p>	<p>which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".</p>

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Walthamstow Town Centre						
SA32 - Stow Car Wash & Valeting and Walthamstow Trades Hall						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
453	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA32 Stow Car Wash and Wlm'stow Trades Hall Green infrastructure to be embedded wherever possible.</p>	<p>Comments specific to Stow Car Wash and Walthamstow Trades Hall (SA32) noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required</p>

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Walthamstow Town Centre						
SA32 - Stow Car Wash & Valeting and Walthamstow Trades Hall						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						to include a biodiversity survey of the site".
480	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required

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Walthamstow Town Centre						
SA32 - Stow Car Wash & Valeting and Walthamstow Trades Hall						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						to include a biodiversity survey of the site".
608	Abby-Lee Widger	Secretary Walthamstow Trades Hall & Institute LTD			<p>Thank you for inviting me to email you directly. It has come as a shock to everyone at the Club to find out, via Facebook late at night, that the Club has been listed in this publication as a site primed for redeveloping into housing. It has always been the fear of the long standing members that the Club would not survive and be turned into a block of flats. Over the last three years the current management committee have worked exceptionally hard to grow the Club into a venue that serves the needs of everyone in the Hoe Street and Poet's Corner community and beyond. The Club has been on the site for 100 years and it is our vision that we become the cultural and community hub for the diverse population we serve. In the 12 months prior to lockdown we have:</p> <p>Hosted Oscar Murillo for the hugely successful Art Night event Held regular day time tea dances for older residents who no longer wish to go out at night Held weekly parent and toddler groups - music groups, drama groups and support groups Held a variety of LGBT+ events Been home to a women's darts team Held weekly live music events Hosted other local events such as Rock &amp; Roll Book Club and Red Imp Comedy Club Hosted the Community Panto Hosted local dance group and community choir events Worked with Disability Dance Groups to rehearse and stage events Held parenting support groups for the parents of SEND children in the borough</p> <p>There is so much more we could and should be doing and seeing our site listed for redevelopment has been hugely distressing. There is also much confusion around why we have been listed with the disused garage next door at 19 Hoe Street? We are a completely separate entity, separate plot of land and should be treated as such. We would be delighted to work with the council to deliver its six core golden threads, with increasing numbers of residents coming into the borough the need for cultural and community venues grows with it. However we do not feel that putting 60 or even 30 new properties on our land would be an efficient or appropriate use of our site. On behalf of the club we would like to know: - Why were we listed in this publication without being notified in advance? - Please confirm that we will not be listed in the finalised document</p>	<p>Comment noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.</p>

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Walthamstow Town Centre						
SA32 - Stow Car Wash & Valeting and Walthamstow Trades Hall						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Do please contact us on this email if you would to discuss the Club and our plans further.	
8	Ms Alison Hill				I am relieved the community centre is planned to be replaced as this is such an important thing for the area. Not good enough that the new homes will only be 35% affordable and why not council housing? 5 storey building is absolutely a dreadful decision for this plot - it will utterly ruin the area's look and feel - is totally out of place and sets up expectations to continue with the high rise culture which the area cannot contain. Please rethink this and make it 3 storey max.	Support noted regarding the re-provision of the community centre. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
96	Katie Haddock				Please don't put a tower block of more than 2 storeys on this site, it will block light and change the skyline out of character with the local area. Local transport and services are at capacity .	Noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and

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Walthamstow Town Centre						
SA32 - Stow Car Wash & Valeting and Walthamstow Trades Hall						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved.

Blackhorse Lane						
SA33 - 152-154 Blackhorse Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
124	Ms Abigail Woodman				It is essential that the car hire firm finds a home on this site or nearby if this site is developed. The Council has done much to discourage car use and those of us who have responded and no longer have a car need access to a car hire firm on the odd occasion when a car is needed, to visit elderly parents at short notice for example.	Noted.
767	Milena Petrovic	Sustainable Development Officer Thames Team Natural England			Appropriate Assessment: Urbanisation Effects on Lee Valley SPA/Ramsar Overall we agree with the conclusions of this section and we agree with the sites identified (SA33, SA34, SA35 and SA36), which would need to include project level HRAs (as stated in Policy 84 of LP1- Strategic Policies) that address urbanisation effects on the Lee Valley SPA/Ramsar. This should include predation from cats and tall buildings that may potentially be higher than the reservoir banks. The HRA states "cats are not predicted to have an effect on the SPA and Ramsar feature as the likelihood of a cat regularly predated gadwall, shoveler or bittern is remote €[2]. This conclusion should be strengthened by specific context of the development coming forward e.g. if the housing development is a tower block of flats, it may be that residents are less likely to own cats.	Support noted. Project level HRA's would need to come forward at application stage.

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Blackhorse Lane						
SA33 - 152-154 Blackhorse Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1065	Mr Tushar Kelkar				<p>I am commenting on the SA 33 plan in the LP2 document. I oppose the development for several reasons: 1. It is not consistent with the buildings either side of it (residential court, and terraced housing) 2. It is outside of the prescribed development area, which is currently to the west and north of Blackhorse Road station. 1. The massing of a tower will create a very unsightly appearance to the area, and completely detract from the visual aspect of the current towers being created as an entrance to Waltham Forest. Large towers should only be congregated together, otherwise the whole area looks badly planned 2. It fails to complement the existing area, such as creating a single region of commercial real estate where people would congregate together. E.g., good urban design creates mixed used areas of residential areas ground floor commercial space. There is plenty of opportunity to the north and west of the station for more commercial real estate to make Blackhorse Road a more attractive, well presented, tidy place for people to spend their times, rather than be a mere mini commuter town where people travel elsewhere. If this area was created, the area would be a confusing sprawl of mini areas, rather than a cluster of areas each adding together to create a livable neighbourhood. 3. It will create chaos at the ground level given the already congested pedestrian zone outside Blackhorse Road for people taking buses 4. The current use as a car rental station reduces car ownership, which is a massive boost to the local area by reducing parking demand and more sustainable way of living I do not oppose all new areas. If new areas must be developed, I would propose the current building in the Forest Trading Estate which is out of place visually relative to the rest of the buildings surrounding it (Blackhorse Mills, Eclipse and Equipment Works). This warehouse is very large - because there is a Spine running through it, it could be used in a clever way to generate benefits. The south side of this building could be used as commercial frontage to activate the linear park dramatically. It could also help create a more communal square by expanding on the linear park with more public space - I am sure Thames Water will not oppose such development, and a creative residential scheme might be possible in this space as well. I would also suggest the area in between the new towers to the West of the station</p>	<p>Noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Also, the infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>

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Blackhorse Lane						
SA33 - 152-154 Blackhorse Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					and the station: This area is a bit run down with the car park unnecessary. It can be replaced with much better commercial real estate at the ground and first floor level, to help activate the walkway, creating a more pedestrianised zone that encourages people to spend time around the Blackhorse Road station. It could have residential property above commercial real estate, like the student housing. There is already a popular cafe there, could be more popular if the area was more attractive and conducive to walking down this path and spending time. The car park, the signage etc. all detract from doing this currently. None of these benefits exist with the SA33 proposal, which is not well located and would detract from the local area. More generally, I commented on the previous plan questioning the wisdom for the very high, top-down housing growth targets. If meeting these goals means approving bad sites like SA33, then these goals should be rejected. There are plenty of other sites	
908	Josephine Vos	Transport for London- City Planning			The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Noted. Detailed design proposals will be required on planning applications and proposal has to meet standard requirements at all sites in order to gain a recommendation for planning permission to be approved
481	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future

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Blackhorse Lane						
SA33 - 152-154 Blackhorse Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
454	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill	Comments specific to 152-154 Blackhorse Lane (SA33) noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to

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Blackhorse Lane						
SA33 - 152-154 Blackhorse Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA33 152-154 Blackhorse Road Proximal to Walthamstow Reservoirs SSSI SPA Green infrastructure to be embedded wherever possible.	maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site". Planning applications on this site would need to align with the clauses set out in LP1 Policy 84 (The Lee Valley Regional Park).
517	Josephine Vos	Transport for London- City Planning			SA33 - 152 - 154 Blackhorse Road - The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Noted
617	Josephine Vos	Transport for London- City Planning			The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Noted

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Blackhorse Lane						
SA34 - 1 Blackhorse Lane						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
24	Tiia Meuronen				Absolutely agree with requirement for development to include a retained or replaced music venue. In planning this special care needs to be taken to ensure the venue will be accessible and affordable to the local community.	Support Noted.
769	Milena Petrovic	Sustainable Development Officer Thames Team Natural England			Appropriate Assessment: Urbanisation Effects on Lee Valley SPA/Ramsar Overall we agree with the conclusions of this section and we agree with the sites identified (SA33, SA34, SA35 and SA36), which would need to include project level HRAs (as stated in Policy 84 of LP1- Strategic Policies) that address urbanisation effects on the Lee Valley SPA/Ramsar. This should include predation from cats and tall buildings that may potentially be higher than the reservoir banks. The HRA states "cats are not predicted to have an effect on the SPA and Ramsar feature as the likelihood of a cat regularly predating gadwall, shoveler or bittern is remote €[?]. This conclusion should be strengthened by specific context of the development coming forward e.g. if the housing development is a tower block of flats, it may be that residents are less likely to own cats.	Support noted. Project level HRA's would need to come forward at application stage.
455	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new	Comments specific to 1 Blackhorse Lane (SA34) noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and

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Blackhorse Lane						
SA34 - 1 Blackhorse Lane						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA34 1 Blackhorse Lane Green infrastructure to be embedded wherever possibl	maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
482	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	Noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure, including green and blue infrastructure; and where it should be located, based on both current and future demand arising from potential development on allocated sites.
373	Bryce Tudball	London Borough of Haringey			The Draft Site Allocations Document sets number of proposed land allocations. At this time we have no comments regarding any of the identified sites. We do however reiterate our willingness to work together in planning for development in the Lee Valley Opportunity Area, particularly with regard to the Tottenham Hale and Blackhorse Lane areas.	This is noted. We look forward to working with the both the London Borough of Haringey and the Lee Valley Regional Park Authority development coming forward with regards to the Tottenham Hale and

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Blackhorse Lane						
SA34 - 1 Blackhorse Lane						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Blackhorse Lane areas under the Duty to Cooperate.

Blackhorse Lane						
SA35 - Webbs Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
397	Mr Hassan Ahmed	Greater London Authority			<p>The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8 which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the</p>	This comment is noted and will be considered for inclusion in the next iteration of LP2 Site Allocations Document.

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Blackhorse Lane						
SA35 - Webbs Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to</p>	

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Blackhorse Lane						
SA35 - Webbs Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to</p>	

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Blackhorse Lane						
SA35 - Webbs Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA35: Webbs Site Part of Blackhorse Lane AAP. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD for example.</p>	
770	Milena Petrovic	Sustainable Development Officer Thames Team Natural England			<p>Appropriate Assessment: Urbanisation Effects on Lee Valley SPA/Ramsar Overall we agree with the conclusions of this section and we agree with the sites identified (SA33, SA34, SA35 and SA36), which would need to include project level HRAs (as stated in Policy 84 of LP1- Strategic Policies) that address urbanisation effects on the Lee Valley SPA/Ramsar. This should include predation from cats and tall buildings that may potentially be higher than the reservoir banks. The HRA states "cats are not predicted to have an</p>	Support noted. Project level HRA's would need to come forward at application stage.

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Blackhorse Lane						
SA35 - Webbs Site						
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					effect on the SPA and Ramsar feature as the likelihood of a cat regularly predating gadwall, shoveler or bittern is remote €2. This conclusion should be strengthened by specific context of the development coming forward e.g. if the housing development is a tower block of flats, it may be that residents are less likely to own cats.	
765	Carolyn Seymour	Regeneration and Sustainability Delivery Lead London Borough of Waltham Forest			In the role as Sustainability lead for the Council, I have reviewed the Sites Allocation Document (SAD) to plot where development is likely to be clustered within the borough and where there might be the possibility to create further Decentralised Energy Networks as per government BEIS, GLA and our own existing Local Plan policies. I have identified the 7 potential clusters shown in the attached preliminary document. In parallel, I am working with the GLA and external advisors to map this information onto GIS and add to the existing London Heat Map with supporting information for developers and development partners. The 7 potential clusters are: 1. Leyton E10: Coronation Square, Osier Way, Bywaters, New Spitalfields Market, Leyton Mills, Temple Mills Lane Bus Depot, Eton Manor, QEOP 2. Forest Road Corridor: Town Hall Campus (Fellowship Square), YMCA, WF College, Homebase, Wood Street Library, Willow House 3. Whipps Cross Hospital 4. South Leytonstone: Avenue Road estate and environs 5. Estate Way: GBN / RVL, Percy Ingle site etc. 6. Bakers Arms area 7. Extension of Blackhorse Lane Please can you treat this e-mail and attachment as a formal response to the current consultation and I look forward to working with you to take this work forward. The next steps that I have been discussing with the GLA and BEIS include uploading these polygon clusters onto the London Heat Map, plus utilising BEIS funding to commission a next stage Feasibility, Heat Mapping and Heat Zoning study.	Comment noted.
912	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position

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						established in the London Plan and is consistent with transport policy at national level.
483	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle, including new green infrastructure.	Noted with thanks.
457	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed</p>	<p>Support for Webbs Site (SA35) Noted. Support for this policy is noted and The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make</p>

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SA35 - Webbs Site						
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					planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA35 Webbs Site Support in principle, including new green infrastructure.	improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
618	Josephine Vos	Transport for London- City Planning			The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.
518	Josephine Vos	Transport for London- City Planning			SA35- Webbs Site - The site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply including policies on car parking and active travel,

Blackhorse Lane						
SA36 - 59-69 Sutherland Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
234	Suzana Tamamovic				As a resident living on Sutherland Road, I would like to see a bit more green space, rather than just more flats. Whilst there is admittedly always need for more quality homes for people to live in, the key word should be on quality and that relates to the surroundings of ones living space as much as space itself. The residents living across the rows of workshops have over number of years had to put up with noise and smell from having a meat factory on their	Noted. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to

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SA36 - 59-69 Sutherland Road						
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					<p>doorstep, with deliveries happening at all times of day and night, all due to not much thought been given to where our flats were built, so there is no doubt that we'd appreciate a 'tamer' neighbourhood. However with a very big development happening just down the road, this street simply can't take any more flats without becoming a concrete jungle, significantly lowering quality of life for all the residents, as well as all the businesses in the area. What is needed here is a kind refurbishment, extending the craft/art workspaces provision as successfully delivered by the Blakhorse workshops/Barbican arts group, as well as green spaces that are currently near non-existent in this street. With so many children living in the current buildings, what is needed is a playground, trees, a small park, a neighbourhood community cafe and alike? So please do rethink the idea of building more here, because the buildings/workshops that are currently lining up this street are beauties in disguise, they just need a bit of sprucing up and an injection of a bit of creativity to totally transform the area. And especially so with the Webb site development on the doorstep - invest the money in widening pavement, planting trees, creating roof terrace/park in the sky/playground atop existing buildings not more flats.</p>	<p>contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough.</p>
398	Mr Hassan Ahmed	Greater London Authority			<p>The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8</p>	<p>This is noted and comments arising from this representation will be included in the next iteration of LP2 where applicable.</p>

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SA36 - 59-69 Sutherland Road						
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					<p>which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led</p>	

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					<p>strategic approach to site intensification. In particular, it aligns well with proposed'Reinforcement' areas and possibly'Transition' areas too. It is noted that'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified</p>	

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					<p>as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA36: 59-69 Sutherland Road LSIS within the Blackhorse Lane AAP. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated</p>	

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					industrial area in accordance with ItP London Plan Policy E7 and to ensure that industrial capacity is retained and enhanced. This might be brought about by the Industrial Intensification SPD for example.	
772	Milena Petrovic	Sustainable Development Officer Thames Team Natural England			Appropriate Assessment: Urbanisation Effects on Lee Valley SPA/Ramsar Overall we agree with the conclusions of this section and we agree with the sites identified (SA33, SA34, SA35 and SA36), which would need to include project level HRAs (as stated in Policy 84 of LP1- Strategic Policies) that address urbanisation effects on the Lee Valley SPA/Ramsar. This should include predation from cats and tall buildings that may potentially be higher than the reservoir banks. The HRA states "cats are not predicted to have an effect on the SPA and Ramsar feature as the likelihood of a cat regularly predated gadwall, shoveler or bittern is remote €[2]. This conclusion should be strengthened by specific context of the development coming forward e.g. if the housing development is a tower block of flats, it may be that residents are less likely to own cats.	Support noted. Project level HRA's would need to come forward at application stage.
458	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96),	Comments specific to 59-65 Sutherland Road (SA36) noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative

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					<p>which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA36 59-69 Sutherland Road Green infrastructure to be embedded wherever possible.</p>	<p>Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".</p>
484	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>Green infrastructure to be embedded wherever possible.</p>	<p>The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative</p>

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						Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".

Forest Road Corridor						
SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
485	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening

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Forest Road Corridor						
SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
28	Miss Antonia Jeans				The Art Deco character of the library should be preserved and any extension should be in keeping with the current structure. Any new addition of homes should be on the condition that the developer invest in the expansion of local amenities, specifically new schools and doctors surgeries. Any retail space should be offered to local independent businesses to protect the nature of wood street's independent high street. Lastly, as these homes will be on main	The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Proposals for new residential

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SA37 - Wood Street Library (Former)						
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					roads, measure to decrease carbon should be introduced such as planting new trees, cycle storage and improved cycle paths at the junction.	developments will be expected to align with the standards as set out in Chapter 18 of the Local Plan (LP1) document. The demolition and application made on the former Wood Street Library site will be decided under the Adopted Core Strategy. The decision to demolish the Locally Listed former Wood Street Library was not taken lightly, however, the old building was in an urgent state of repair and several aspects of were non-compliant. The reprovision of Wood Street Library is part of the council's commitment to invest in new fit-for-purpose facilities. A new Families & Homes hub is proposed on this site and all proposals seen so far will reinstate the stones depicting the scholar's names as part of their design.
125	Ms Abigail Woodman				It is extremely sad that this site is no longer accessible to the public as a library. Any development must respect the listed building status of the building, developing within the shell of the existing building. This should be made clear in the local plan. It would be a blow to the community's sense of history and sense of place for this building to be destroyed.	The demolition and application made on the former Wood Street Library site will be decided under the Adopted Core Strategy. The decision to demolish the Locally Listed former Wood Street Library was not taken lightly, however, the old building was in an urgent state of repair and several aspects of were non-compliant. The reprovision of Wood Street Library is part of the council's

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						commitment to invest in new fit-for-purpose facilities. A new Families & Homes hub is proposed on this site and all proposals seen so far will reinstate the stones depicting the scholar's names as part of their design.
183	Ms Laura Clare				<p>Building a high rise here is going to have significant impact on the local views. It is higher than the draft skyline notes and the design is not exceptional. It overlooks a primary school and I understand that there are plans to build in probation services, which is worrying so close to a school. The Draft skyline notes redevelopment of these sites must respond appropriately to the scale of the adjacent properties and the character of Wood Street and the Forest Road Corridor. Developing the Sterling House, Willow House site and Homebase site up to a typical height of three- to eight-storeys would be appropriate (this study uses three- to eight-storeys). four-storeys responds well to prevailing surrounding building heights, whilst allowing for sensitive intensification through well proportioned upper storeys. The Wood Street Library site has been identified as a reinforcement, but with the opportunity for a taller building of six-storeys. This is the height that has been tested in the illustrative views presented in this skyline study. A building of up to nine-storeys may be appropriate but would require exceptional design quality. There area also not enough amenities.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the</p>

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						requirements of the Council's adopted Local Plan. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
370	Mr Johnny Furlong				<p>SA37 SA37- Wood Street Library ----- Comment 01 - site density above site allocation recommendation SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. This is considerably more than current surrounding developments. This is inappropriate in this location and is a signification intensification approach which is against the site allocation design for this location. The number of new homes must therefore be reduced, my analysis is that 22 units is the maximum of homes for this site. Comment 02- site density above surroundings SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. Waltham Forest Council Development team have said in public consultation that for this site to be viable it needs to have 67 units. This is a minimum site density of 369 apartments per HA. This is the highest site density of any site on Wood Street or Forest road, for comparison the site at 2C Fulbourne road (homebase) is maximum 268 Homes. This is considerably more than any proposed surrounding developments. This is inappropriate in this location and is a signification intensification approach which is against the site allocation design for this location. The number of new homes must therefore be reduced, my analysis is that 22 units is the</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for</p>

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					<p>maximum of homes for this site. Comment 03 - Social Care, shading and removing of light SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. And the site also proposed intense non-residential floorspace. At this minimum site intensification any future development will have to be at a minimum 6 floors/stories high (if current planning laws/guidance) is not to be breached. With this site directly adjoining to the east a registered social care provider (L&amp;Q Living Foundry Mews) which support clinically vulnerable adults this site will directly negatively impact the care of the some of the most venerable adults that Waltham Forest. Specifically these vulnerable adults will have sunlight and blue sky/ skyline sight removed from them. Removal of this vital resource for vulnerable adults will have unacceptable significant negative impact on their health and wellbeing. This site allocation plan has taken no consideration for the care of these vulnerable adults. Therefore number of new homes must therefore be reduced, my analysis is that 22 units is the maximum of homes for this site. This is a replication of the Foundry mews development that could be replicated without harming the vulnerable adults living in care in L&amp;Q Living Foundry Mews Comment 04 Social Care, shading and removing of light SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. And the site also proposed intense non-residential floorspace. At this minimum site intensification any future development will have to be at a minimum 6 floors/stories high (if current planning laws/guidance) is not to be breached. With this site directly adjoining to the east a registered social care provider (L&amp;Q Living Foundry Mews) which support clinically vulnerable adults this site will directly negatively impact the care of the some of the most venerable</p>	<p>development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Any development on these sites will be subject to a full planning application whereby development will need to align with the policies set out in the adopted local plan.</p>

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					<p>adults that Waltham Forest. Comment 05 Primary School overlooking SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. And the site also proposed intense non-residential floorspace. At this minimum site intensification any future development will have to be at a minimum 6 floors/stories high (if current planning laws/guidance) is not to be breached. With this site directly adjoining to the south being a primary school (Woodside Primary Academy) this site will directly negatively impact the education of children in Waltham Forest. Specifically children will have many apartments over looking them, no matter what design solutions are deployed. Both playgrounds and classrooms will be over looked and be able to be looked into from the proposed development. This site allocation plan has taken no consideration for the education of Waltham Forests children. Therefore number of new homes must therefore be reduced, my analysis is that 22 units is the maximum of homes for this site. This is a replication of the Foundry mews development that could be replicated without harming the children in the care Waltham Forest. Comment 06 High rise development built too close to terraced housing, precedent. SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. And the site also proposed intense non-residential floorspace. At this minimum site intensification any future development will have to be at a minimum 6 floors/stories high (if current planning laws/guidance) is not to be breached. With this site directly adjoining to the east being terraced housing (Foundry Mews) this site will set a dangerous precedent of High Rise (6 or more stories) developments being built very close to residential terraced houses windows, and with the proposed development facing onto the back gardens, living</p>	

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					<p>spaces and bedrooms the residential terraced houses, The proposed site allocation will force a design with high rise block within 20 to 25 meters of the terraced houses as site size would not allow a greater distance and still achieve 50 new homes. Currently the closest high rise development in Waltham Forest that has either been built or in under development that has apartments would face onto the back gardens, living spaces and bedrooms the residential terraced houses is the Juniper House development on Hoe street. The Juniper House has over 50 meters distance from any development that is over 4 stories/floors. So over twice the maximum distance that this site could achieve. Setting this precedent will open up all residential terraced houses (the vast majority of housing in Waltham Forest) to high intensity, high rise, developments that are over 50% closer than any current or proposed developments. This precedent will apply to not just LBWF developments but also private developments. This site allocation plan has taken no consideration of setting this precedent. Therefore number of new homes must therefore be reduced, my analysis is that 22 units is the maximum of homes for this site. This is a replication of the Foundry mews development that could be replicated without harming the children in the care Waltham Forest. Comment 07 - Terraced housing being overlooked precedent SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. And the site also proposed intense non-residential floorspace. At this minimum site intensification any future development will have to be at a minimum 6 floors/stories high (if current planning laws/guidance) is not to be breached. Waltham Forest Council Development team have said in public consultation that for this site to be viable it needs to have 67 units and be 10 stories/floors high. With this site directly adjoining to the east being terraced housing (Foundry Mews) this site will set a dangerous precedent of High Rise 10 stories/floors developments with multiple apartments (excess of 20) that would overlook</p>	

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					<p>the terraced houses. The overlooking would be within 20 to 25 meters (site size and current designs do not allow any further distances, and this has been confirmed by Waltham Forest Council Development team). Any proposed development at more than 3 or 4 floors/stories that face onto the back gardens, living spaces and bedrooms of residential terraced houses will set a dangerous precedent for all terraced housing in Waltham Forest of being overlooked by multiple apartments. Setting this precedent will open up all residential terraced houses (the vast majority of housing in Waltham Forest) to high intensity, high rise, developments that are closer than any current or proposed developments. This precedent will apply to not just LBWF developments but also private developments. That opens up all terraced houses to significant overlooking by multiple apartments. This site allocation plan has taken no consideration of setting this precedent. Therefore number of new homes must therefore be reduced, my analysis is that 22 units is the maximum of homes for this site. This is a replication of the Foundry mews development that could be replicated without setting this precedent of overlooking residential terraced houses.. Comment 08 Terraced housing lose of light and adverse shading, precedent SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. And the site also proposed intense non-residential floorspace. At this minimum site intensification any future development will have to be at a minimum 6 floors/stories high (if current planning laws/guidance) is not to be breached. Waltham Forest Council Development team have said in public consultation that for this site to be viable it needs to have 67 units and be 10 stories/floors high. With this site directly adjoining to the east being terraced housing (Foundry Mews) this site will set a dangerous precedent of removal of light, skylight and placing gardens and living spaces in shade for many hours a day. With a High Rise 10 stories/floors developments within 20 to 25 meters of terraced houses windows, any proposed development at</p>	

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					<p>more than 3 or 4 floors/stories that face onto the back gardens, living spaces and bedrooms of residential terraced houses sets a dangerous precedent for all terraced housing in Waltham Forest of having their light, skylight, skyline removed or greatly negatively impacted. Currently the closest high rise development in Waltham Forest (that is over three or four floors) that has either been built or in under development that has apartments do or would face onto the back gardens, living spaces and bedrooms of residential terraced houses is the Juniper House development on Hoe street. The Juniper House has over 50 meters distance from any part of the development that is over 4 stories/floors, so is over twice the distance away. The Juniper House development is also at a different axis in relation to the sun path and therefore does not negatively impact its neighbours as much as this site allocation plan. Setting this precedent will open up all residential terraced houses (the vast majority of housing in Waltham Forest) to high intensity, high rise, developments that remove light and place them in shade. This precedent will apply to not just LBWF developments but also private developments. This site allocation plan has taken no consideration of setting this precedent. Therefore number of new homes must therefore be reduced, my analysis is that 22 units is the maximum of homes for this site. This is a replication of the Foundry mews development that could be replicated without setting this precedent of negative shading and light and sky removal. Comment 09 - Shading of apartments. SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) &amp; Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. And the site also proposed intense non-residential floorspace. At this minimum site intensification any future development will have to be at a minimum 6 floors/stories high (if current planning laws/guidance) is not to be breached. Waltham Forest Council Development team have said in public consultation that for this site to be viable it needs to have 67 units and be 10 stories/floors high. With this site directly adjoining to the east being apartments (Foundry</p>	

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					Mews apartments) that have their outside space (facing to the south) removed of a lot of sunlight and be cast in shadow for many hours a day. This site allocation will set a dangerous precedent of High Rise 10 stories/floors developments that will remove a lot of sunlight, skylight and place the apartments into deep shadow. The removal of this light would not pass current design standards if Foundry Mews was to built as part of the proposed future development. This site allocation plan has taken no consideration of apartments in Foundry mews and the negative impacts of shading. Therefore number of new homes must therefore be reduced, my analysis is that 22 units is the maximum of homes for this site. This is a replication of the Foundry mews development that could be replicated without setting this precedent of shading of residential apartments. Comment 10 - LBWF_Skyline Study_Central Waltham Forest Sites SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) & Minimum of 745sqm of non-residential floorspace. On a site that is only 0.18ha this will result in a minimum site density of 275 apartments per HA. And the site also proposed intense non-residential floorspace. At this minimum site intensification any future development will have to be at a minimum 6 floors/stories high (if current planning laws/guidance) is not to be breached. Waltham Forest Council Development team have said in public consultation that for this site to be viable it needs to have 67 units and be 10 stories/floors high. The LBWF_Skyline Study_Central Waltham Forest Sites from October 2020 in section 04.3 says this site should only be six stories in height. For this site to comply with the LBWF_Skyline Study the site allocation should set a maximum height limit of 6 stories not a minimum of 6 stories. .	
372	Mr Greg Cochrane				As a resident in one of the apartments at Foundry Mews these are presently our specific concerns about the proposed old Wood Street Library development. - The height of the building negatively impacting our home - blocking daylight for a portion of the day, restricting daylight to the solar panels on our roof and, as a result, taking sunlight from our small but only outside space and driving up the cost of our utility bills and negatively	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.

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					<p>impacting our wellbeing. - You can see from the building materials used in the development of Foundry Mews that natural daylight is a unique selling point of the homes and a key reason why we moved here in the first place, this new development will potentially affect that and the future value of our home. - Half of our building is dedicated to supported housing, flats where vulnerable adults with mental health problems live. An on-site office means a care team is there around the clock. We were concerned and surprised to hear that the council had only engaged with those residents by placing a leaflet through their door and not engaged in communication with the care provider. That doesn't feel like the kind of effective communication or equal/fair treatment which means those neighbours are also being consulted about the development proposals. Their properties, because of proximity, are also the ones most likely to be affected by the increased height of the new building with potential knock-on effects on their wellbeing. - I'm self-employed and work in audio creation, a job which means I need a controlled environment. In a time where the government is telling people to work from home, I appealed to your colleagues working on the development about whether they could subsidise a place of work for myself so that I can continue to work while the noisy demolition of the old library takes place from January. This request was rejected. I hope you can understand, I can't do my job in the two hours of "quieter hours" they've allotted in each day working on the site. I'm faced with no choice. Because of the new development, I have to go against government recommendations and rent a space outside of my home (at my own cost), in order to continue to do my job and support my young family. I'd have hoped they might show some more understanding and support local residents, since it's a consequence of their project. - We also have concerns over the site-access, and the resulting traffic congestion on Forest Road and Wood Street. The congestion, and the resultant pollution, is also a big worry.</p>	<p>Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both</p>

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						current and future demand arising from potential development on allocated sites. Any development on these sites will be subject to a full planning application whereby development will need to align with the policies set out in the adopted local plan.
460	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites,</p>	<p>Support noted with thanks. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The protection of The Epping Forest SAC is mitigated in Policy 83 (The Epping Forest and the Epping Forest Special Area of Conservation) in chapter 17 of LP1. The mitigation of the impact of growth on The Epping Forest SAC is a key issue for the Local Plan.</p>

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					but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA38 Fellowship Square (Town Hall Campus) Support in principle, including new green infrastructure.	
923	Ms Laura Clare				I wanted to share my feedback on the Waltham Forest site allocation, specifically concerns regarding the Wood Street Library development (SA37), and the Homebase, Willowhouse and Starling development (SA39) My concerns are as follows: The height and density of the building work - particularly along the North East border by Hale End Road - which contradict the strategic plan. - The plan notes that this a sensitive boundary however according to the plans being developed, there is going to be a series of 18 - 16 high buildings running parallel to Hale End Road. - The strategic plan also notes "Redevelopment of these sites must respond appropriately to the scale of the adjacent properties and the character of Wood Street and the Forest Road Corridor. Developing the Sterling House, Willow House site and Homebase site up to a typical height of three- to eight-storeys would be appropriate (this study uses three- to eight-storeys)." However this will far exceed that and will not be in keeping with the character of wood street or houses nearby. - The plan also notes that there are key vantage points in the borough where views of the City Of London and Canary Wharf can be seen and should be protected and that the view from Forest Road looking west towards Waltham Town Hall is an important borough view. However. The size and scale of this development will block the same view for many residential houses and will also lead to overshadowing, light pollution and light being blocked. The lack of affordable housing or green spaces - The strategic plan states that there will need to be building to address the shortfall in the provision of family accommodation and there is overcrowding, primarily in the private rental sector. However many of the new builds planned for this site are one bedroom and not affordable - The strategic local plan notes the	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the

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					<p>need to ensure adequate access to green spaces and recreational facilities to promote active and healthy lifestyles - high rises don't encourage this. There is no provision for more green space and recreational facilities to support the new homes. The Fulbourne Road plans state that the green space is Epping Forest - however the strategic local plan notes this needs to be protected. - The strategic local plan notes the need to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. However, High rises aren't attractive. They ruin views and are not in keeping with existing homes. In addition the lack of space around them as the flats will be so cramped together will not encourage community. - The strategic plan notes the need for good transport links, But what are the plans to improve transport with all these new builds? It's already overcrowded and this will only get worse if there is no increased capacity of buses and overground. The impact of pollution and disruption around schools - As a local parent I am concerned about the pollution and disruption, and number of large vehicles that will be around both Woodside Primary and Frederick Bremner school. The strategic plan notes the need to improve pollution levels in the area. However, during this period many young children will be exposed to building pollution plus the pollution from large vehicles. I also note that the Prime Minister has just successfully stopped a development in his constituency, by the same developer. He cited concerns around the height of build being out of keeping in local area, the aesthetic, and the pressure on public services. His concerns regard a development that is smaller than the ones proposed here and in less of a residential area Please could you confirm that my concerns have been registered.</p>	<p>requirements of the Council's adopted Local Plan. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Any development on these sites will be subject to a full planning application whereby development will need to align with the policies regarding Design , Transport and Air Quality in the Local Plan LP1 document when adopted.</p>
968	Gen Gower				<p>To the planning development team of Waltham Forest. I am writing to you to object the councils preposterous proposal for the former Wood street library site. SA37 I am unable to do so through the portal as it's not sent my email an activation link. The proposed 11 story building will directly overlook a primary school and the residents of Foundry Mews. The distance from Mews residents windows to that of the new building will be only 25 meters and is simple not</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.</p>

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					<p>enough to provide the existing residents with any privacy. The primary school classrooms and playgrounds will also be overlooked. I'd like to point out here, primary school age children get undressed for P.E. in their classrooms giving them no privacy from the overlooking proposed 60 new flats. This is alarming to say the least and again totally inappropriate for a development proposal from the council. The loss of light to gardens and the western aspect of the Mews houses, flats and assisted living flats will be dramatically reduced so much so that by 3 pm mid summer the flats, and houses will be in full shade. We will loose vegetation and heating bills will increase as the core temperature of our homes declines. The development size and density is inappropriate and disproportionate to the scale of plot. It will also set a precedent within the borough if it goes ahead to allow developers such as WFC to build up to boundary lines of any residence they see fit to. The proposed building is totally unsympathetic to the surrounding architecture and no amount of fancy brickwork is going to cover up the fact that it is high rise on a site where a two story is happily positioned. There is also a safety issue surrounding access in and out of site for the local school. Which we are already seeing with the demolition contractors is becoming a problem. Best regards, Gen Gower</p>	<p>Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of</p>

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Forest Road Corridor						
SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Any development on these sites will be subject to a full planning application whereby development will need to align with the policies set out in the adopted local plan.
969	Una O'Neill				Comments on SA37 SA37- Wood Street Library Site Allocation Plan considers Proposed Allocation Development will be supported where it provides: Minimum of 50 new homes (50% affordable housing) & Minimum of 745sqm of non-residential floorspace. This site allocation will have a negative impact on the low rise and locally listed character of the surrounding buildings, specifically Woodside Primary school. Wood street and forest road corner is already a well sign posted access to wood street, with wide open paths and a plaza, adding a high rise development will ruin this character and negatively impact wood street. Thai site allocation plan goes against the Wood Street development plan that was only approved by LBWF a few years ago. And nothing has changed that would require a high rise block in this location. The safety pedestrians and motorists at this busy corner will be negatively impacted, or special concern is the danger to the kids in Woodside primary. Is	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable

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					<p>this site development worth endangering kids? And as this site is on approach to Epping Forest an area of outstanding natural beauty, it will negatively impact the environment. This will result in a high rise development of at least six floors, this is more that the skyline study says is appropriate. This will ruin views in this sensitive location. This site allocation plan will result in a site density that is too much and too high of a tower block. This site allocation will result in unacceptable overlooking, loss of privacy, overshadowing and noise from any development of this scale. This site allocation plan will result in - unacceptably high density / over-development of the site, especially as it involves loss of open aspect of the neighbourhood (so-called 'garden grabbing') - Visual impact of the development will be nagative "- Effect of the development on the character of the neighbourhood will be nagative, considering the low rise and historic nature of wood street. " The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity " The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners " The development would adversely affect highway safety or the convenience of road users [but only if there is technical evidence to back up such a claim].</p>	<p>development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring</p>

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SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Strategies (SAMMS). The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Any development on these sites will be subject to a full planning application whereby development will need to align with the policies set out in the adopted local plan.
95	Katie Haddock				Please keep the library as it is, it is a treasured historical local building the residents of wood street love. It has character and defines the community, building flats on top and keeping the facade is short sighted and will ruin it. It's worth much more as it is if invested in and looked after, look what happened with the William Morris gallery that was once set for demolition.	The demolition and application made on the former Wood Street Library site will be decided under the Adopted Core Strategy. The decision to demolish the Locally Listed former Wood Street Library was not taken lightly, however, the existing building was in an urgent state of repair and several aspects of were non-compliant. The reprovision of Wood Street Library is part of the council's commitment to invest in new fit-for-purpose facilities. A new Families & Homes hub is proposed on this site and all proposals seen so far will reinstate the stones depicting the scholar's names as part of their design

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SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
790	Dr Matthew Francis				<p>I have been unable to login and give feedback on the site allocation portal. But I wish to share my concerns regarding the Wood Street Library development (SA37), and the Homebase, Willowhouse and Starling development (SA39) My concerns are as follows: The height and density of the building work - particularly along the North East border by Hale End Road - which contradict the strategic plan. - The plan notes that this a sensitive boundary however according to the plans being developed, there is going to be a series of 18 - 16 high buildings running parallel to Hale End Road. - The strategic plan also notes "Redevelopment of these sites must respond appropriately to the scale of the adjacent properties and the character of Wood Street and the Forest Road Corridor. Developing the Sterling House, Willow House site and Homebase site up to a typical height of three- to eight-storeys would be appropriate (this study uses three- to eight-storeys)." However this will far exceed that and will not be in keeping with the character of wood street or houses nearby. - The plan also notes that there are key vantage points in the borough where views of the City Of London and Canary Wharf can be seen and should be protected and that the view from Forest Road looking west towards Waltham Town Hall is an important borough view. However. The size and scale of this development will block the same view for many residential houses and will also lead to overshadowing, light pollution and light being blocked. The lack of affordable housing or green spaces - The strategic plan states that there will need to be building to address the shortfall in the provision of family accommodation and there is overcrowding, primarily in the private rental sector. However many of the new builds planned for this site are one bedroom and not affordable - The strategic local plan notes the need to ensure adequate access to green spaces and recreational facilities to promote active and healthy lifestyles - high rises don't encourage this. There is no provision for more green space and recreational facilities to support the new homes. The Fulbourne Road plans state that the green space is Epping Forest - however the strategic local plan notes this needs to be protected. - The strategic local plan notes the need to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places</p>	<p>Comment Noted. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are</p>

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SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					to live, work and visit. However, High rises aren't attractive. They ruin views and are not in keeping with existing homes. In addition the lack of space around them as the flats will be so cramped together will not encourage community. - The strategic plan notes the need for good transport links, But what are the plans to improve transport with all these new builds? It's already overcrowded and this will only get worse if there is no increased capacity of buses and overground. The impact of pollution and disruption around schools - As a local parent I am concerned about the pollution and disruption, and number of large vehicles that will be around both Woodside Primary and Frederick Bremner school. The strategic plan notes the need to improve pollution levels in the area. However, during this period many young children will be expose to building pollution plus the pollution from large vehicles.	considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
788	ms Patricia Braga				LOCAL PLAN WALTHAM FOREST/OUTREOUS AND DESTRUCTIVE PLANS CURENT AND ASSOCIATED IN FUTURE DEMOLITION OF GOOD BUILDINGS/KNOCKING DOWN TREES AND DENYING US OPEN NATURAL SPACE FOR WELLBEING The local plan is really hard to follow and comment on - and not clear at all SO I wish this e-mail to be presented as evidence to the Secretary when the plan goes for approval. I hope s/he is not biased towards the London Plan? already and realises just what is being taken away from us at ground level This e-mail applies to all current/future devs but in particular to Wood Street Library/Willow House E17 at junction of Wood St/Forest Road and the MALL - BECAUSE we fear failure of protection from development hidden by the report/sssssss jargon WOOD ST LIBRARY AND WILLOW HOUSE OPPOSITE Can you not just leave the library and add a few levels above in same style?. It is a landmark with the names of William Morris/Ascham and Disraeli (who never gets a mention in Waltham Forest!) carved into it's stone. It is a good solid building and has style and history* UNLIKE WHAT HAS BEEN BUILT IN WOOD ST. etc and all over the borough/London heaven help North Chilgford and the forest under this plan! It definitely concerns me that you are going to develop Willow House opposite the library. (the Foest Road corridor) If this is given ok for development you the LA could insist to allow the open space as it is NOW with its trees because "landscaped" open space you	The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).

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					<p>normally agree to is just an extension on shopping precinct design and ugly. All the trees should get TPOs . No payoffs!!!! or tiny short lived species which are left to die. You are not giving people any nature, land or parks that is natural and free of silly planning and boring planting which you see all over the place like a retail interior eg. Juniper house area and rubbish pocket "park" Why are you allowing destruction every bit of Walthamstow/Waltham Forest history and lovely trees and grass/historic buildings and denying us open space and air? This is especially true at the the MALL green and trees - you said that you were listening and the Avenue of Limes was safe and then you say oh just a few more here just a few more there ...so you let the developers fill in everything and nibble away at what you promised to safeguard You promised a pocket park for Lea Bridge and now you want to allow build more tall buildings on it ? This land was our park and only 1/3rd left you are allowing building over???? How can any of these plans be trusted by the people when you are just doing what you want and not listening. It is a disgrace that you have robbed the people of their park and will leave no REAL green space/trees for 1 mile around the station and any "compensation" promised will not benefit the area which is destroyed *You have also allowed the knocking down of Juniper house at Walthamstow station which was a perfectly good even attractive building for a recent build? We can see wasting money all over the place It makes us weep! so just to finish think very carefully about what you do it matters - HOUSING JOBS HEALTH all require green planning not untrue sustainability and THINK history (NOT JUST LABOURS choice) aesthetics, proportions, mature spreading trees and hedgerows ,nature,nurture, open space, well being and places to grow in every meaning of the word I have lived in the area a long time and seen the decline. I know it very well please don't ruin it, because its looking controlled yet dirty messy litter/construction/bins etc all exposed by cutting back any free flowing greenery and shrubs endless ugly street furniture and LA warnings and frankly it is becoming very grim.for people and wildlife alike</p>	
794	Stuart Edwards				LOCAL PLAN WALTHAM FOREST/OUTREOUS AND DESTRUCTIVE PLANS CURENT AND ASSOCIATED IN FUTURE DEMOLITION OF GOOD	Noted. The Local Plan does not promote the loss of designated open

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SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>BUILDINGS/KNOCKING DOWN TREES AND DENYING US OPEN NATURAL SPACE FOR WELLBEING The local plan is really hard to follow and comment on - and not clear at all SO I wish this e-mail to be presented as evidence to the Secretary when the plan goes for approval. I hope s/he is not biased towards the London Plan? already and realises just what is being taken away from us at ground level This e-mail applies to all current/future devs but in particular to Wood Street Library/Willow House E17 at junction of Wood St/Forest Road and the MALL - BECAUSE we fear failure of protection from development hidden by the report/sssssss jargon WOOD ST LIBRARY AND WILLOW HOUSE OPPOSITE Can you not just leave the library and add a few levels above in same style?. It is a landmark with the names of William Morris/Ascham and Disraeli (who never gets a mention in Waltham Forest!) carved into it's stone. It is a good solid building and has style and history* UNLIKE WHAT HAS BEEN BUILT IN WOOD ST. etc and all over the borough/London heaven help North Chilgford and the forest under this plan! It definitely concerns me that you are going to develop Willow House opposite the library. (the Foest Road corridor) If this is given ok for development you the LA could insist to allow the open space as it is NOW with its trees because "landscaped" open space you normally agree to is just an extension on shopping precinct design and ugly. All the trees should get TPOs . No payoffs!!!! or tiny short lived species which are left to die. You are not giving people any nature, land or parks that is natural and free of silly planning and boring planting which you see all over the place like a retail interior eg. Juniper house area and rubbish pocket "park" Why are you allowing destruction every bit of Walthamstow/Waltham Forest history and lovely trees and grass/historic buildings and denying us open space and air? This is especially true at the the MALL green and trees - you said that you were listening and the Avenue of Limes was safe and then you say oh just a few more here just a few more there ...so you let the developers fill in everything and nibble away at what you promised to safeguard You promised a pocket park for Lea Bridge and now you want to allow build more tall buildings on it ? This land was our park and only 1/3rd left you are allowing building over????? How can any of these plans be</p>	<p>spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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SA37 - Wood Street Library (Former)						
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					<p>trusted by the people when you are just doing what you want and not listening. It is a disgrace that you have robbed the people of their park and will leave no REAL green space/trees for 1 mile around the station and any "compensation" promised will not benefit the area which is destroyed *You have also allowed the knocking down of Juniper house at Walthamstow station which was a perfectly good even attractive building for a recent build?We can see wasting money all over the place It makes us weep! so just to finish think very carefully about what you do it matters - HOUSING JOBS HEALTH all require green planning not untrue sustainability and THINK history (NOT JUST LABOURS choice) aesthetics, proportions, mature spreading trees and hedgerows ,nature,nurture, open space, well being and places to grow in every meaning of the word I have lived in the area a long time and seen the decline. I know it very well please don't ruin it, because its looking controlled yet dirty messy litter/construction/bins etc all exposed by cutting back any free flowing greenery and shrubs endless ugly street furniture and LA warnings and frankly it is becoming very grim.for people and wildlife alike following up LP2</p>	
780	Ms Helena Poldervaart				<p>SA37 Wood St Library It seems that local listing offers no protection at all. This is an attractive building which could be repurposed rather than demolished. It is buildings such as these which give character to the area - replacement with yet more flats and shops destroys our history and also what makes Walthamstow such a desirable place to live.</p>	<p>The demolition and application made on the former Wood Street Library site will be decided under the Adopted Core Strategy. The decision to demolish the Locally Listed former Wood Street Library was not taken lightly, however, the existing building was in an urgent state of repair and several aspects of were non-compliant. The re-provision of Wood Street Library is part of the council's commitment to invest in new fit-for-purpose facilities. A new Families &amp; Homes hub is proposed on this site and all proposals seen so</p>

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SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						far will reinstate the stones depicting the scholar's names as part of their design
459	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the</p>	This comment is noted.

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SA37 - Wood Street Library (Former)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					borough's future nature recovery network. SA37 Wood Street Library Green infrastructure to be embedded wherever possible.	

Forest Road Corridor						
SA38 - Fellowship Square (Town Hall Campus)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
486	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle, including new green infrastructure.	Support noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural

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Forest Road Corridor						
SA38 - Fellowship Square (Town Hall Campus)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
519	Josephine Vos	Transport for London- City Planning			SA38 - Town Hall Campus - The redeveloped site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	This comment is noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
13	Ms Alison Hill				I cant believe it is necessary to lose the mature trees by the car park	The Local Plan (LP1 & 2) does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council has in place a Tree Strategy and a strong policy (LP1 Policy 82) for the

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Forest Road Corridor						
SA38 - Fellowship Square (Town Hall Campus)						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						protection and retention of existing trees in development.
646	Mr Mark Furnish	Planning Manager Sport England			" SA38 Fellowship Square (town Hall Campus) - Sport England would like to highlight that that any works/uses that may prejudice the use to the adjacent playing field would need to meet the provisions of the NPPF and Sport England's Playing Field Policy. This should be made clear in the site allocation.	This comment is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
913	Josephine Vos	Transport for London- City Planning			The redeveloped site should be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Support Noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

Forest Road Corridor						
SA39 - Sterling House, Willow House & Homebase						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
305	Mr Thomas Addenbrooke				In policy 57.A, Part 1 of the Local Plan lays out a stringent set of "tests" by which the possibility of building Tall and Taller buildings will be judged. "Subject to their impact on local character and context, Taller and Tall buildings will generally only be supported in identified Strategic Locations and Opportunity Sites (see Policy 4, Location of Growth). In addition, for a site to be considered appropriate for a Taller or Tall Building(s), the following further locational criteria will also be considered: i. proximity to public transport	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be

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SA39 - Sterling House, Willow House & Homebase						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					interchanges; ii. public transport accessibility; iii. walking and cycling networks; and iv. nearby facilities such as shops, community facilities and social infrastructure. €? These "tests €? are extremely important in ensuring appropriate and sustainable development. However, the Site Allocations document treats these tests much more blithely than implied by Part 1 of the Local Plan - SA39 is a good example. i. The site is over a mile from public transport interchanges such as Walthamstow Central. ii. The PTAL rating for the site is 2-3 (not 3, as stated in the Draft Skylines study) which is really not good in the context of the borough, much of which has a rating of 4-6. iii. The walking and cycling infrastructure in this region is not good; the site sits at the junction of two major roads that have no dedicated cycle lane. Moreover, there is no mention in the Site Allocations Document about requiring an improvement in walking and cycling networks as part of the development (as there is, for example, in SA20). It should also be noted that a tall building at the Eastern edge will overshadow and compromise the privacy of the houses and private Gardens on Hale End Road, in violation of policy 57.F.vii. The justifications for these heights in the draft skylines study is based on the location in a strategic/gateway position, but the text quoted above clearly states that criteria i-iv must be considered in addition to whether the site has been identified as a strategic location. We can't see how the proposal to build extremely tall buildings here is consistent with the policy laid out in the local plan; a number of important criteria simply aren't met. If tall buildings are recommended at this location, then what is the point of these criteria?	required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
487	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Proximal to Site of Borough Importance for Nature Conservation WFBII06 Chingford to Walthamstow railsides. Support in principle if it can help to deliver Biodiversity Action Plan objectives, on new greenspaces.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated

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Forest Road Corridor						
SA39 - Sterling House, Willow House & Homebase						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
461	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to	Support for Sterling House and Willow House (SA39) Noted. Support for this policy is noted and The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set

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SA39 - Sterling House, Willow House & Homebase						
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					<p>deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA39 Sterling Hse, Willow Hse, etc Proximal to Site of Borough Importance for Nature Conservation WFBII06 Chingford to Walthamstow railsides Support in principle if it can help to deliver Biodiversity Action Plan objectives, on new greenspaces.</p>	<p>out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".</p>
631	Rosemary Langlands				<p>Further to my 2 previous e-mails - I have now found out in addition to the proposed developments at Sainsbury's Hall Lane and Larks Wood you want to build 270 residential units at Morrisons and 55 homes in Albert Cres. So in total you want to install over 700 residential units in a tiny area of South Chingford from Morrisons to Hall lane and sideways to Larks Wood. This is in additions to the units at the car park adjacent to the Sainsbury's at the Billet</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.</p>

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					<p>and the development at Homebase Fulbourne Road. I am at a loss to understand why you are picking on this tiny part of Chingford! There is not the infrastructure to support the development - the roads are already over used and you want to introduce maybe 2 - 3 thousand more cars - each unit could easily produce 2-3 cars. The pollution would be awful and the roads even more overcrowded than they are now. Where are the schools, the GPs and the hospitals - where is the consideration of the current residents? You want to reduce the shopping at the Mount by taking away the car park - the buses are full - there are no trains in the area - the current residents have very little entertainment when there is no lockdown and what little there is may well go out of business because of this current cruel and wicked action of the Government and now you want to over populate the area. I am sorry there are homeless - but I would politely ask you to NOT put any more homes in the Chingford Mount area including Sainsbury's and Albert Cres, that you DO NOT put any homes on the car park at the Mount - the lack of a car park will kill the area as a shopping centre - as I have previously stated - that you DO NOT build on any of the New Road Leisure park. Be satisfied with the construction already under way at the Billet Sainsburys and maybe Home base - but NOT high rise anywhere - high rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Learn from past mistakes and DON'T repeat them!</p>	<p>Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Comments on the New Road Leisure Centre Site (SA64) are noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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520	Josephine Vos	Transport for London- City Planning			SA39 - Sterling House, Willow House and Homebase - The redeveloped sites should all be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site, contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. Even if separate applications are submitted, vehicle access for the entire site allocation area should be consolidated, rather than each providing a separate, new access. An application has recently been submitted for the Homebase site. When Sterling House and Willow House come to application in future, they should also be designed for a single vehicular access point to the entire site allocation area, whether using the access provided by the Homebase application, or by providing a new east-west access off Fulbourne Road that all three sites can use. The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	This comment is noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
798	Mr Martin Boyle				In response to the Waltham Forest Local Plan consultation, I wish to register the following: 1. The plan needs to be paused indefinitely. 2. The Fulbourne Road proposal does not adhere to the principles of the plan. 3. The cumulative effect of 5 developments in a mile of Forest Road will be catastrophic for local residents in terms of disruption, pollution and congestion. 4. The impact on local amenities - GPs, transport, schools and social spaces will be detrimental to the quality of life of local residents.	In March 2020 the government set a deadline of December 2023 for all councils to have up to date Local Plans in place. It is critical that work continues to advance both LP1 and LP2 documents of the Local Plan through to adoption ahead of this time to ensure that the local economy can strongly rebound in the aftermath of the Covid-19 Pandemic. With regards to development on all sites; All proposals will be subject to individual planning applications which will be decided by the elected planning committee and the

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						<p>reccomendation of the planning officer. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>

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14	Ms Alison Hill				Why only 35% affordabel and does it really have to be 18 storeys - that is way too high an dout of keeping with the area	Site by site targets have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
184	Ms Laura Clare				As a local resident - I have significant concerns including: - Height and density of the proposed plans will loom over nearby residents impacting privacy, blocking light and creating light pollution and thereby not adhering to the principles of the local plan Mine and many of my neighbours' homes will be overlooked by the developments. The scale and height of the flats proposed along the NE (Hale End Road) border are extremely dense, with the highest buildings being proposed here - an 18 storey, a 16 storey, and a nine storey building (with no space between). However, Hale End Road is arguably the	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at

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					<p>most residential border of the development site and is populated with two storey houses, as are the roads parallel (Woodstock Road, Ulverston Road etc) and the houses on Forest Road. All of these houses will be in the shadow of this development and the density and height will impact privacy, block light to those houses and their gardens, and create light pollution. The site also sits within an important borough view as identified in the Characterisation and Intensification Study This view is from the junction of Forest Road and Fernhill Court, looking west towards the Waltham Forest Town Hall. In the planning material, the developers acknowledge they have reduced some of the heights on the northern border from nine to four stories, to reflect sensitive nearby areas (which I assume is local schools). The Hale End Road border is also cited as a sensitive area in the Waltham Forrest strategic plans. So it seems contradictory that the highest density should be allowed to be built here. The tallest building is at the top of the hill, creating even more significant and negative impact on surrounding areas. In the planning materials, it states that the tallest building will be "by the railway line €" as if that is not a residential area - when in actual fact the railway line here is surrounded by houses or low rise flats. No consideration appears to have been made to the residents whose homes border the site. Even at Blackhorse Road or further afield at large scale previously deserted areas like Stratford, the developments are not that dense. The Homebase site is right in the middle of a residential area - with the most residential being where the tallest buildings are being proposed - yet that does not appear to be taken into consideration despite a large volume of concerns being raised in earlier stages of the consultation. A development of this density and scale is not in keeping with the local area - even with other developments planned, and will have significant negative impact on many local residents and the surrounding environment. - Overdevelopment combined with scarcity of local resources, with no consideration to pressure on local amenities and infrastructure I also have significant concerns with the lack of proposed amenities and the impact on local resources. Much has been made of the fact that these flats will not have parking to encourage more environmentally friendly behaviour. However, it is</p>	<p>all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>

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					<p>already nigh on impossible to get on a train at Wood Street at rush hour, and as a mother I know how difficult it already is to get on a bus in the area - especially with a pram. The local plan notes the need for improved transport - but there are no plans increase capacity? An objective is to get older people more connected - but buses are often full - hard to get on with wheelchair/pram. Overground is completely overcrowded. The local plan also notes the need to ensure adequate access to green spaces and recreational facilities to promote active and healthy lifestyles - high rises don't encourage this. Where is provision for more green space and recreational facilities to support new homes? Where is the infrastructure The plan also notes the need to improve air quality on forest road corridor - but this site plan will result in extensive building right next to schools and colleges. Need to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit " Need - High rises aren't attractive - runs views and not in keeping with existing homes Transport - public transport already over crowded. What are plans to increase capacity? Objective is to get older people more connected - but buses are often full - hard to get on with wheelchair/pram. Overground is completely overcrowded. There also appears to be no additional plans to increase capacity of doctors, dentists or school places. This development, plus what's being proposed for the old Library, the council building, and the Town Hall, and many developments further down by Wood Street station, will lead to significant over development in this small area and put increasing pressure on already stretched local services. In addition, the build itself is likely to lead to increased congestion and pollution on Forest Road - which is all residential at this end. It's also not clear how much commercial space will be provided as part of the development, with little consideration given to extra services like food shops. I am not opposed to flats much lower in height being built on the site. But the scale of this proposed development, and the layout and design is out of step with the rest of the area, and is going to have a significant negative impact on the residents who already live in this area. .</p>	

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140	Mr Max Carter				The towers are too tall, they are not in keeping with the local area, and the design needs to be reviewed in the light of COVID	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.

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175	Ms Saskia Neibig				<p>The impact on the local skyline and traffic on Fulbourne Road will be significant, and there will be significant construction noise for residents of Fulbourne Road. We don't like the proposed design and would prefer a low-rise, high density development, like the adjacent development. Given the significant visual intrusion of 18-storey buildings and the impact on local traffic and services, the development should be required to offer a minimum of 50% affordable housing. We rent in a shared house on Fulbourne Road and are dreading the impact of construction, but recognise that local housebuilding is necessary to be able to deliver affordable homes in a growing borough. However, we also know that despite working in secure, professional jobs, we will not be able to afford the properties that will be built on the opposite site. We are facing several years of noisy and messy construction to deliver homes that we can't afford to buy, which feels fundamentally unjust. It seems only fair that the council impose a minimum requirement of 50% affordable housing or higher, rather than allowing the developer to go lower, which they inevitably will. There should also be some consideration of compensation to local residents, whose home lives (and working lives now that we all work from home) will be disrupted by development.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However, it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. Policy 53 (Noise Vibration and Light Pollution) in the emerging Local Plan document (LP1) requires developers to mitigate the level of noise, vibration and light pollution both in the construction phase and in operation.</p>
293	Ms Laura Clare				<p>I have concerns about the site allocation because of the following: The height and density of the building work - particularly along the North East border by</p>	<p>The indications of height set out in the allocation are drawn from the</p>

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					<p>Hale End Road - which contradict the strategic plan. The plan notes that this a sensitive boundary however according to the plans being developed, there is going to be a series of 18 - 16 high buildings running parallel to Hale End Road. The strategic plan notes "Redevelopment of these sites must respond appropriately to the scale of the adjacent properties and the character of Wood Street and the Forest Road Corridor. Developing the Sterling House, Willow House site and Homebase site up to a typical height of three- to eight-storeys would be appropriate (this study uses three- to eight-storeys)." However this will far exceed that and will not be in keeping with the character of wood street or houses nearby. The plan also notes that there are key vantage points in the borough were views of the City Of London and Canary Wharf can be seen and should be protected and that the view from Forest Road looking west towards Waltham Town Hall is an important borough view. However. The size and scale of this development will block the same view for many residential houses and will also lead to overshadowing, light pollution and light being blocked. The strategic plan states that there will need to be building to address the shortfall in the provision of family accommodation and there is overcrowding, primarily in the private rental sector. However many of the new builds planned for this site are one bedroom and not affordable The strategic local plan notes the need to ensure adequate access to green spaces and recreational facilities to promote active and healthy lifestyles - high rises don't encourage this. There is no provision for more green space and recreational facilities to support the new homes. The Fulbourne Road plans state that the green space is Epping Forest - however the strategic local plan notes this needs to be protected. The strategic local plan notes the need to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit " Need - High rises aren't attractive - runs views and not in keeping with existing homes. In addition the lack of space around them as the flats will be so cramped together will not encourage community. The strategic plan notes the need for good transport links, But what are the plans to improve transport with all</p>	<p>analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring</p>

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					these new builds? It's already overcrowded and this will only get worse if there is no increased capacity of buses and overgrounds.	Strategies (SAMMS). The protection of The Epping Forest SAC is mitigated in Policy 83 (The Epping Forest and the Epping Forest Special Area of Conservation) in chapter 17 of LP1. The mitigation of the impact of growth on The Epping Forest SAC is a key issue for the Local Plan.
924	Ms Laura Clare				I wanted to share my feedback on the Waltham Forest site allocation, specifically concerns regarding the Wood Street Library development (SA37), and the Homebase, Willowhouse and Starling development (SA39) My concerns are as follows: The height and density of the building work - particularly along the North East border by Hale End Road - which contradict the strategic plan. - The plan notes that this a sensitive boundary however according to the plans being developed, there is going to be a series of 18 - 16 high buildings running parallel to Hale End Road. - The strategic plan also notes "Redevelopment of these sites must respond appropriately to the scale of the adjacent properties and the character of Wood Street and the Forest Road Corridor. Developing the Sterling House, Willow House site and Homebase site up to a typical height of three- to eight-storeys would be appropriate (this study uses three- to eight-storeys)." However this will far exceed that and will not be in keeping with the character of wood street or houses nearby. - The plan also notes that there are key vantage points in the borough where views of the City Of London and Canary Wharf can be seen and should be protected and that the view from Forest Road looking west towards Waltham Town Hall is an important borough view. However. The size and scale of this development will block the same view for many residential houses and will also lead to overshadowing, light pollution and light being blocked. The lack of affordable housing or green spaces - The strategic plan states that there will need to be building to address the shortfall in the provision of family accommodation and there is overcrowding, primarily in the private rental sector. However many of the new builds planned for this	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application

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					<p>site are one bedroom and not affordable - The strategic local plan notes the need to ensure adequate access to green spaces and recreational facilities to promote active and healthy lifestyles - high rises don't encourage this. There is no provision for more green space and recreational facilities to support the new homes. The Fulbourne Road plans state that the green space is Epping Forest - however the strategic local plan notes this needs to be protected. - The strategic local plan notes the need to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. However, High rises aren't attractive. They ruin views and are not in keeping with existing homes. In addition the lack of space around them as the flats will be so cramped together will not encourage community. - The strategic plan notes the need for good transport links, But what are the plans to improve transport with all these new builds? It's already overcrowded and this will only get worse if there is no increased capacity of buses and overground. The impact of pollution and disruption around schools - As a local parent I am concerned about the pollution and disruption, and number of large vehicles that will be around both Woodside Primary and Frederick Bremner school. The strategic plan notes the need to improve pollution levels in the area. However, during this period many young children will be exposed to building pollution plus the pollution from large vehicles. I also note that the Prime Minister has just successfully stopped a development in his constituency, by the same developer. He cited concerns around the height of build being out of keeping in local area, the aesthetic, and the pressure on public services. His concerns regard a development that is smaller than the ones proposed here and in less of a residential area Please could you confirm that my concerns have been registered.</p>	<p>will be decided in line with the requirements of the Council's adopted Local Plan. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Any development on these sites will be subject to a full planning application whereby development will need to align with the policies regarding Design , Transport and Air Quality in the Local Plan LP1 document when adopted.</p>
97	Katie Haddock				<p>Please don't put a tower block of more than 4 storeys on the Homebase and sterling site, it will block light and change the skyline out of character with the local area. Local transport and services are at capacity already. Also how will local people have assurance the 50% affordable target be definitely be met.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the</p>

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						Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward.
791	Dr Matthew Francis				I have been unable to login and give feedback on the site allocation portal. But I wish to share my concerns regarding the Wood Street Library development (SA37), and the Homebase, Willowhouse and Starling development (SA39) My concerns are as follows: The height and density of the building work - particularly along the North East border by Hale End Road - which contradict the strategic plan. - The plan notes that this a sensitive boundary however according to the plans being developed, there is going to be a series of 18 - 16 high buildings running parallel to Hale End Road. - The strategic plan also notes "Redevelopment of these sites must respond appropriately to the scale of the adjacent properties and the character of Wood Street and the Forest Road Corridor. Developing the Sterling House, Willow House site and Homebase site up to a typical height of three- to eight-storeys would be appropriate (this study uses three- to eight-storeys)." However this will far	Comment Noted. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of

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					<p>exceed that and will not be in keeping with the character of wood street or houses nearby. - The plan also notes that there are key vantage points in the borough where views of the City Of London and Canary Wharf can be seen and should be protected and that the view from Forest Road looking west towards Waltham Town Hall is an important borough view. However. The size and scale of this development will block the same view for many residential houses and will also lead to overshadowing, light pollution and light being blocked. The lack of affordable housing or green spaces - The strategic plan states that there will need to be building to address the shortfall in the provision of family accommodation and there is overcrowding, primarily in the private rental sector. However many of the new builds planned for this site are one bedroom and not affordable - The strategic local plan notes the need to ensure adequate access to green spaces and recreational facilities to promote active and healthy lifestyles - high rises don't encourage this. There is no provision for more green space and recreational facilities to support the new homes. The Fulbourne Road plans state that the green space is Epping Forest - however the strategic local plan notes this needs to be protected. - The strategic local plan notes the need to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. However, High rises aren't attractive. They ruin views and are not in keeping with existing homes. In addition the lack of space around them as the flats will be so cramped together will not encourage community. - The strategic plan notes the need for good transport links, But what are the plans to improve transport with all these new builds? It's already overcrowded and this will only get worse if there is no increased capacity of buses and overground. The impact of pollution and disruption around schools - As a local parent I am concerned about the pollution and disruption, and number of large vehicles that will be around both Woodside Primary and Frederick Bremner school. The strategic plan notes the need to improve pollution levels in the area. However, during this period many young children will be expose to building pollution plus the pollution from large vehicles.</p>	<p>active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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Forest Road Corridor						
SA39 - Sterling House, Willow House & Homebase						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
789	ms Patricia Braga				<p>LOCAL PLAN WALTHAM FOREST/OUTREOUS AND DESTRUCTIVE PLANS CURENT AND ASSOCIATED IN FUTURE DEMOLITION OF GOOD BUILDINGS/KNOCKING DOWN TREES AND DENYING US OPEN NATURAL SPACE FOR WELLBEING The local plan is really hard to follow and comment on - and not clear at all SO I wish this e-mail to be presented as evidence to the Secretary when the plan goes for approval. I hope s/he is not biased towards the London Plan? already and realises just what is being taken away from us at ground level This e-mail applies to all current/future devs but in particular to Wood Street Library/Willow House E17 at junction of Wood St/Forest Road and the MALL - BECAUSE we fear failure of protection from development hidden by the report/sssssss jargon WOOD ST LIBRARY AND WILLOW HOUSE OPPOSITE Can you not just leave the library and add a few levels above in same style?. It is a landmark with the names of William Morris/Ascham and Disraeli (who never gets a mention in Waltham Forest!) carved into it's stone. It is a good solid building and has style and history* UNLIKE WHAT HAS BEEN BUILT IN WOOD ST. etc and all over the borough/London heaven help North Chilgford and the forest under this plan! It definitely concerns me that you are going to develop Willow House opposite the library. (the Foest Road corridor) If this is given ok for development you the LA could insist to allow the open space as it is NOW with its trees because "landscaped" open space you normally agree to is just an extension on shopping precinct design and ugly. All the trees should get TPOs . No payoffs!!!! or tiny short lived species which are left to die. You are not giving people any nature, land or parks that is natural and free of silly planning and boring planting which you see all over the place like a retail interior eg. Juniper house area and rubbish pocket "park" Why are you allowing destruction every bit of Walthamstow/Waltham Forest history and lovely trees and grass/historic buildings and denying us open space and air? This is especially true at the the MALL green and trees - you said that you were listening and the Avenue of Limes was safe and then you say oh just a few more here just a few more there ...so you let the developers fill in everything and nibble away at what you promised to safeguard You promised a pocket park for Lea Bridge and now you want to</p>	<p>The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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					<p>allow build more tall buildings on it ? This land was our park and only 1/3rd left you are allowing building over???? How can any of these plans be trusted by the people when you are just doing what you want and not listening. It is a disgrace that you have robbed the people of their park and will leave no REAL green space/trees for 1 mile around the station and any "compensation" promised will not benefit the area which is destroyed *You have also allowed the knocking down of Juniper house at Walthamstow station which was a perfectly good even attractive building for a recent build?We can see wasting money all over the place It makes us weep! so just to finish think very carefully about what you do it matters - HOUSING JOBS HEALTH all require green planning not untrue sustainability and THINK history (NOT JUST LABOURS choice) aesthetics, proportions, mature spreading trees and hedgerows ,nature,nurture, open space, well being and places to grow in every meaning of the word I have lived in the area a long time and seen the decline. I know it very well please don't ruin it, because its looking controlled yet dirty messy litter/construction/bins etc all exposed by cutting back any free flowing greenery and shrubs endless ugly street furniture and LA warnings and frankly it is becoming very grim.for people and wildlife alike</p>	
795	Stuart Edwards				<p>LOCAL PLAN WALTHAM FOREST/OUTREOUS AND DESTRUCTIVE PLANS CURRENT AND ASSOCIATED IN FUTURE DEMOLITION OF GOOD BUILDINGS/KNOCKING DOWN TREES AND DENYING US OPEN NATURAL SPACE FOR WELLBEING The local plan is really hard to follow and comment on - and not clear at all SO I wish this e-mail to be presented as evidence to the Secretary when the plan goes for approval. I hope s/he is not biased towards the London Plan? already and realises just what is being taken away from us at ground level This e-mail applies to all current/future devs but in particular to Wood Street Library/Willow House E17 at junction of Wood St/Forest Road and the MALL - BECAUSE we fear failure of protection from development hidden by the report/sssssss jargon WOOD ST LIBRARY AND WILLOW HOUSE OPPOSITE Can you not just leave the library and add a few levels above in same style?. It is a landmark with the names of William Morris/Ascham and Disraeli (who never gets a mention in Waltham Forest!) carved into it's stone.</p>	<p>Noted. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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					<p>It is a good solid building and has style and history* UNLIKE WHAT HAS BEEN BUILT IN WOOD ST. etc and all over the borough/London heaven help North Chilgford and the forest under this plan! It definitely concerns me that you are going to develop Willow House opposite the library. (the Foest Road corridor) If this is given ok for development you the LA could insist to allow the open space as it is NOW with its trees because "landscaped" open space you normally agree to is just an extension on shopping precinct design and ugly. All the trees should get TPOs . No payoffs!!!! or tiny short lived species which are left to die. You are not giving people any nature, land or parks that is natural and free of silly planning and boring planting which you see all over the place like a retail interior eg. Juniper house area and rubbish pocket "park" Why are you allowing destruction every bit of Walthamstow/Waltham Forest history and lovely trees and grass/historic buildings and denying us open space and air? This is especially true at the the MALL green and trees - you said that you were listening and the Avenue of Limes was safe and then you say oh just a few more here just a few more there ...so you let the developers fill in everything and nibble away at what you promised to safeguard You promised a pocket park for Lea Bridge and now you want to allow build more tall buildings on it ? This land was our park and only 1/3rd left you are allowing building over???? How can any of these plans be trusted by the people when you are just doing what you want and not listening. It is a disgrace that you have robbed the people of their park and will leave no REAL green space/trees for 1 mile around the station and any "compensation" promised will not benefit the area which is destroyed *You have also allowed the knocking down of Juniper house at Walthamstow station which was a perfectly good even attractive building for a recent build? We can see wasting money all over the place It makes us weep! so just to finish think very carefully about what you do it matters - HOUSING JOBS HEALTH all require green planning not untrue sustainability and THINK history (NOT JUST LABOURS choice) aesthetics, proportions, mature spreading trees and hedgerows ,nature,nurture, open space, well being and places to grow in every meaning of the word I have lived in the area a long time and seen the</p>	

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					decline. I know it very well please don't ruin it, because its looking controlled yet dirty messy litter/construction/bins etc all exposed by cutting back any free flowing greenery and shrubs endless ugly street furniture and LA warnings and frankly it is becoming very grim.for people and wildlife alike following up LP2	
781	Ms Helena Poldervaart				SA39 Sterling House etc Homebase is the only sizeable hardware shop and garden centre in Walthamstow. I would like to see future plans include reprovision of this kind of shop. The number of homes planned require high rise development, totally out of scale with the area and inappropriate.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
773	Ms Amy Rowe				<p>As a local resident impacted of Ulverston Road (E17 4BN) my concerns around the local plan are largely focused on the intended development for the old Homebase centre; however, many of these objections resonate more broadly with the overarching plan. I have set out my concerns around 6 key themes below: 1) The plan needs to be paused The council's strategy is obviously to encourage and enable large scale housing developments on or near transport hubs (eg Blackhorse Road). In a post COVID-19 world, it is less likely that nearly as many residents will be commuting everyday into Central London to work. Indeed, office districts like Canary Wharf could actually become new residential hubs. The council strategy should be reviewed in the light of a changing world. If the scheme goes ahead, design patterns should be totally re-imagined to consider the needs of residents in a post COVID-19 world. The development is based on the those who live there wanting to commute to Central London, this may no longer be the case. Also, will they want to be in a high rise, gardenless dwelling should there be further spikes or other pandemics? Having seen from personal experience the rapid acclimatisation to hybrid working (office/home split) it surely makes sense to review future needs before committing to significant investment and infrastructure. 2) Fulbourne road proposal does not adhere to the principles of the local plan Fundamentally the development as planned falls short of a number of recently published Council targets and guidelines. a) The proposed homes do not reflect Waltham Forest's needs (as identified in the 2017 Strategic Housing Market Assessment [1]), both in terms of the size distribution and the share of low cost affordable provision. b) The plans fall well short of the non-residential floorspace envisaged in the recently circulated Draft Site Allocations Document c) The height of the tallest buildings cannot be justified against the criteria laid out in the 2019 Draft Local Plan [3]. 3) Height of buildings The local plan talks of higher tower residential building demarking the end of residential zones/borough lines. We live in upper Walthamstow to the east of this intended development. Thus, the proposed development is not at the end of a residential zone, it is in the middle of a residential zone. Such a plan will completely ostracise this part of Walthamstow - it is not</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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					<p>bookending an area, rather it is proposed to build a high rise at the end of a high street in a residential area and completely out of keeping with the existing area. Its unfathomable how you could consider allowing a building to such as this that is so much higher than the surrounding area. Furthermore, all of the residential developments that have been built in similar locations, for example, around Wood Street station and St James Street (including the Marlowe Road Estate and Essex Road Brewery flats) only go up to 7 stories. This development should be limited to 7 stories and in keeping with other residential developments in Walthamstow. The Homebase site cannot be equated to Blackhorse Road at the other end of the corridor which legitimately is at the end of a residential zone and where there are no other houses until you pass the wetlands and enter Tottenham. Conversely, there are many residential streets after the Homebase site and clearly it does not demark the end of a residential zone. The design and height of tower blocks need to consider surrounding resident's right to light. Why can't the development be more in keeping with the neighbouring Hawker Siddley site where buildings top out at 4 or 5 stories but with a more spread out footprint. Also, there doesn't seem to be any rationale for the proposed positioning of tower blocks, surely, the tallest block should not be located at the top of the hill but where it would be least obtrusive? The original Environmental Impact Assessment submitted to the Council at the outset quoted buildings of up to 18 stories and up to 700 units. At the beginning of the developer's engagement with the community, buildings of up to 20 stories were quoted. Following a very short period of community engagement activity, this was then reduced back to 18 stories. This could be viewed as the developer having a clear plan that was inflated during pre-application consultation, only to return to their original plans for application and dressing this up as some sort of concession as a result of the community engagement. It is also worth quoting from the Council's Local Plan where it states that "Taller buildings will be assessed against the following criteria €: " impact on the character of their surroundings in relation to height, scale, mass and volume of existing buildings. " impact on the existing skyline " prevent overshadowing of the</p>	

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					<p>surrounding private outdoor space, private amenity of neighbouring properties. " its contribution to the enhancement of townscapes and their skylines " inclusion of appropriate mitigation measures to adverse environmental impact in relation to wind movement, solar glare, shadowing, microclimate conditions It also states that with tall buildings "challenges which should be addressed as early as the pre application stage when classification as a tall building will be determined. They should be managed sensitively against local context and must be carefully considered in the context of the immediate and wider surroundings. Proposals will only be supported where they do not have adverse impacts in regard to these considerations. Later in the document, it also states that "New development should respect the amenity of existing and future occupiers, neighbours and the surrounding area by avoiding adverse impacts through overlooking outlook, daylight / sunlight, to adjacent properties. Specific focus should be on reducing negative impacts such as perceived enclosure and loss of daylight, privacy and outlook €2. Could the Council please comment on the apparent contradictions between their policy and this intended development. 4) The cumulative impact of multiple development on 1 mile of Forest Road will be catastrophic in terms of disruption, pollution and traffic congestion This development is one of many in the immediate area that are either in planning or in progress, including Hylands, Willow House, Wood Street Library, Whipps Cross and the Town Hall Campus. There are 6 development schemes that are known about in the vicinity and there are likely to be more that are not yet public. All the issues raised here are also relevant to these other developments, and are multiplied when viewed collectively, particularly construction disruption, already at Hylands, the local streets are filled with lorries parking illegally waiting to take rubble away. It is unacceptable that local residents, many (including ourselves) with young children are subjected to such intense level of building in such a short period of time. You must take steps to reduce the concurrence of major development activity in the area so that residents lives are not blighted with disruption, traffic chaos and pollution for the next 5 years. How will the impact of construction work be</p>	

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					<p>minimised? With a project of this scale earmarked to take 4 years, how will local impact be minimised? How will noise, extra traffic and air quality be monitored, communicated and controlled during this period? Will an Air Quality Officer be assigned in line with the Mayor's Control of Dust and Emissions supplementary planning guidance? 5) Impact on demand for local amenities, including lack of community space With thousands of new residents in the area (including assumptions about the council Willow House site, Hylands, Town Hall campus, etc. ), how will the already stretched local GP services cope? - and the same goes for schools, what is the modelling of demand in this area with the increase in population? I have a one year old daughter and I have not been able to obtain a nursery place for her in Walthamstow because all of the nurseries are oversubscribed. This development will only increase this problem. Also, this number of new residents in the area will put additional stress on already stretched local transport services. These point have not been adequately addressed. There is a clear lack of existing outdoor community space at this end of the borough €“ which we will exacerbated by this development. Indeed, much of this area of Waltham Forest is formally recognised as an Area of Deficiency in access to public open space and the existing parks and open spaces cannot reasonably be expected to accommodate more people. For example, Bistern Avenue Park, which is the closest park to the site, was shut by the council during lockdown because they believed it was too small for people to be able to socially distance safely. We have recently lost the square on Wood Street to development and a fantastic children's playground that has not been replaced. Open spaces are needed for community events. The National Planning Policy Framework, the London Plan and the Borough's own final draft Local Plan are clear that new developments should seek to provide open space and address deficiencies in access to open space. The design you are proposing does not meet these requirements or the local need; the spaces are too small to serve any of these functions adequately. Additionally, the development adds a further 2,000 (ish) people to the area without a place for them to congregate nor a playground for children to play in or an area large</p>	

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					<p>enough to accommodate even a tenth of the new residents for an event - let alone all the other residents in the area. Suggesting that the forest can address these issues is not a satisfactory response. Natural England have been clear that unless mitigated for, new developments in the area will have a negative impact on the legally protected Epping Forest Special Area of Conservation (SAC). I understand that they have advised the Borough that developments over 100 units this close to the SAC must provide a bespoke mitigation package to avoid further damage to the protected area. This should include making contributions to manage visitor pressure and providing new or considerably improved greenspaces for people to use. Taking these two related issues into consideration it is clear that the proposals do not respond well to the deficiencies in open or green space locally nor the requirements on developments not to harm the wildlife value of Epping Forest. 6 - Why isn't the design in keeping with the surrounding area? The initial proposal does not appear to take any design cues from the surrounding area, it needs to reflect the area to the East as well as other more modern developments. There is a large proportion of Victorian and Edwardian terraced houses in this area, how can the design change to reflect this? Frankly, its looks wholly out of place with the surrounding area, with little consideration given to the design aesthetic of the area.</p>	
777	Ms Anne Mitchell				<p>I am absolutely horrified and disappointed that the Council has sold the Homebase site to property developers. Homebase is a well-used local amenity. There isn't another Homebase in the Borough, nor anywhere with such a variety of goods, from plants and garden accessories to DIY supplies, furnishings, tools, hardware, lighting etc. It's such a shame for all the staff, many of whom have worked there for years. It will be sorely missed. I was shopping there recently and no-one I spoke to thought closing the store was a good thing. The proposals by the property company look appalling. An 18-storey tower block? What is the fascination with building up? Several tower blocks in the Borough have been demolished, as they were unpopular and unpleasant places to live. Have we learnt nothing? High-rise buildings look and feel out of place in the Borough, e.g. recent (and proposed) developments</p>	<p>Noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications</p>

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					<p>around Walthamstow Central. The housing density in Waltham Forest is quite high enough. It seems that every spare pocket handkerchief of land is being built upon, additional storeys are added to existing buildings, pubs and commercial properties are converted into residential use. No thought is being given apparently to where this will lead - over-population of the Borough, where the infrastructure (health, education, transport) is already heavily over-subscribed. Waltham Forest is already at capacity. Packing ever more people in, i.e. building ever more homes, will just make it more uncomfortable and over-crowded, with a reduced quality of life for all. Our parks and small local green "breathing" spaces are important, we have few enough of those in the Borough (outwith large green spaces, e.g. Epping Forest). We also need good local amenities, and places to shop. We have no Marks &amp; Spencers in the Borough, few decent bookshops and stationers, far too many betting shops, fast food outlets, tattoo and nail parlours and estate agencies. Now you want to take away one of the most useful and accessible homeware stores, and build 100s more homes! Where will all the people buy their paint and wallpaper? Time to start listening to what local people actually want, Waltham Forest, and not imposing your own ideas upon us.</p>	<p>of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved.</p>
779	Mr Matt Thomas				<p>As a local resident impacted of Ulverston Road (E17 4BN) my concerns around the local plan are largely focused on the intended development for the old Homebase centre; however, many of these objections resonate more broadly with the overarching plan. I have set out my concerns around 6 key themes below: 1) The plan needs to be paused The council's strategy is obviously to encourage and enable large scale housing developments on or near transport hubs (eg Blackhorse Road). In a post COVID-19 world, it is less likely that nearly as many residents will be commuting everyday into Central London to work. Indeed, office districts like Canary Wharf could actually become new residential hubs. The council strategy should be reviewed in the light of a changing world. If the scheme goes ahead, design patterns should be totally re-imagined to consider the needs of residents in a post COVID-19 world. The development is based on the those who live there wanting to commute to Central London, this may no longer be the case. Also, will they want to be in a</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should</p>

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					<p>high rise, gardenless dwelling should there be further spikes or other pandemics? Having seen from personal experience the rapid acclimatisation to hybrid working (office/home split) it surely makes sense to review future needs before committing to significant investment and infrastructure. 2) Fulbourne road proposal does not adhere to the principles of the local plan Fundamentally the development as planned falls short of a number of recently published Council targets and guidelines. a) The proposed homes do not reflect Waltham Forest's needs (as identified in the 2017 Strategic Housing Market Assessment [1]), both in terms of the size distribution and the share of low cost affordable provision. b) The plans fall well short of the non-residential floorspace envisaged in the recently circulated Draft Site Allocations Document c) The height of the tallest buildings cannot be justified against the criteria laid out in the 2019 Draft Local Plan [3]. 3) Height of buildings The local plan talks of higher tower residential building demarking the end of residential zones/borough lines. We live in upper Walthamstow to the east of this intended development. Thus, the proposed development is not at the end of a residential zone, it is in the middle of a residential zone. Such a plan will completely ostracise this part of Walthamstow - it is not bookending an area, rather it is proposed to build a high rise at the end of a high street in a residential area and completely out of keeping with the existing area. Its unfathomable how you could consider allowing a building to such as this that is so much higher than the surrounding area. Furthermore, all of the residential developments that have been built in similar locations, for example, around Wood Street station and St James Street (including the Marlowe Road Estate and Essex Road Brewery flats) only go up to 7 stories. This development should be limited to 7 stories and in keeping with other residential developments in Walthamstow. The Homebase site cannot be equated to Blackhorse Road at the other end of the corridor which legitimately is at the end of a residential zone and where there are no other houses until you pass the wetlands and enter Tottenham. Conversely, there are many residential streets after the Homebase site and clearly it does not demark the end of a residential zone. The design and height of tower blocks</p>	<p>be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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					<p>need to consider surrounding resident's right to light. Why can't the development be more in keeping with the neighbouring Hawker Siddley site where buildings top out at 4 or 5 stories but with a more spread out footprint. Also, there doesn't seem to be any rationale for the proposed positioning of tower blocks, surely, the tallest block should not be located at the top of the hill but where it would be least obtrusive? The original Environmental Impact Assessment submitted to the Council at the outset quoted buildings of up to 18 stories and up to 700 units. At the beginning of the developer's engagement with the community, buildings of up to 20 stories were quoted. Following a very short period of community engagement activity, this was then reduced back to 18 stories. This could be viewed as the developer having a clear plan that was inflated during pre-application consultation, only to return to their original plans for application and dressing this up as some sort of concession as a result of the community engagement. It is also worth quoting from the Council's Local Plan where it states that "Taller buildings will be assessed against the following criteria €": " impact on the character of their surroundings in relation to height, scale, mass and volume of existing buildings. " impact on the existing skyline " prevent overshadowing of the surrounding private outdoor space, private amenity of neighbouring properties. " its contribution to the enhancement of townscapes and their skylines " inclusion of appropriate mitigation measures to adverse environmental impact in relation to wind movement, solar glare, shadowing, microclimate conditions It also states that with tall buildings "challenges which should be addressed as early as the pre application stage when classification as a tall building will be determined. They should be managed sensitively against local context and must be carefully considered in the context of the immediate and wider surroundings. Proposals will only be supported where they do not have adverse impacts in regard to these considerations. Later in the document, it also states that "New development should respect the amenity of existing and future occupiers, neighbours and the surrounding area by avoiding adverse impacts through overlooking outlook, daylight / sunlight, to adjacent properties. Specific focus should be on</p>	

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SA39 - Sterling House, Willow House & Homebase						
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					<p>reducing negative impacts such as perceived enclosure and loss of daylight, privacy and outlook €2. Could the Council please comment on the apparent contradictions between their policy and this intended development. 4) The cumulative impact of multiple development on 1 mile of Forest Road will be catastrophic in terms of disruption, pollution and traffic congestion This development is one of many in the immediate area that are either in planning or in progress, including Hylands, Willow House, Wood Street Library, Whipps Cross and the Town Hall Campus. There are 6 development schemes that are known about in the vicinity and there are likely to be more that are not yet public. All the issues raised here are also relevant to these other developments, and are multiplied when viewed collectively, particularly construction disruption, already at Hylands, the local streets are filled with lorries parking illegally waiting to take rubble away. It is unacceptable that local residents, many (including ourselves) with young children are subjected to such intense level of building in such a short period of time. You must take steps to reduce the concurrence of major development activity in the area so that residents lives are not blighted with disruption, traffic chaos and pollution for the next 5 years. How will the impact of construction work be minimised? With a project of this scale earmarked to take 4 years, how will local impact be minimised? How will noise, extra traffic and air quality be monitored, communicated and controlled during this period? Will an Air Quality Officer be assigned in line with the Mayor's Control of Dust and Emissions supplementary planning guidance? 5) Impact on demand for local amenities, including lack of community space With thousands of new residents in the area (including assumptions about the council Willow House site, Hylands, Town Hall campus, etc. ), how will the already stretched local GP services cope? - and the same goes for schools, what is the modelling of demand in this area with the increase in population? I have a one year old daughter and I have not been able to obtain a nursery place for her in Walthamstow because all of the nurseries are oversubscribed. This development will only increase this problem. Also, this number of new residents in the area will put additional stress on already stretched local</p>	

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SA39 - Sterling House, Willow House & Homebase						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>transport services. These point have not been adequately addressed. There is a clear lack of existing outdoor community space at this end of the borough €“ which we will exacerbate by this development. Indeed, much of this area of Waltham Forest is formally recognised as an Area of Deficiency in access to public open space and the existing parks and open spaces cannot reasonably be expected to accommodate more people. For example, Bistern Avenue Park, which is the closest park to the site, was shut by the council during lockdown because they believed it was too small for people to be able to socially distance safely. We have recently lost the square on Wood Street to development and a fantastic children's playground that has not been replaced. Open spaces are needed for community events. The National Planning Policy Framework, the London Plan and the Borough's own final draft Local Plan are clear that new developments should seek to provide open space and address deficiencies in access to open space. The design you are proposing does not meet these requirements or the local need; the spaces are too small to serve any of these functions adequately. Additionally, the development adds a further 2,000 (ish) people to the area without a place for them to congregate nor a playground for children to play in or an area large enough to accommodate even a tenth of the new residents for an event - let alone all the other residents in the area. Suggesting that the forest can address these issues is not a satisfactory response. Natural England have been clear that unless mitigated for, new developments in the area will have a negative impact on the legally protected Epping Forest Special Area of Conservation (SAC). I understand that they have advised the Borough that developments over 100 units this close to the SAC must provide a bespoke mitigation package to avoid further damage to the protected area. This should include making contributions to manage visitor pressure and providing new or considerably improved greenspaces for people to use. Taking these two related issues into consideration it is clear that the proposals do not respond well to the deficiencies in open or green space locally nor the requirements on developments not to harm the wildlife value of Epping Forest. 6 - Why isn't the design in keeping with the surrounding area? The initial proposal does not</p>	

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					appear to take any design cues from the surrounding area, it needs to reflect the area to the East as well as other more modern developments. There is a large proportion of Victorian and Edwardian terraced houses in this area, how can the design change to reflect this? Frankly, its looks wholly out of place with the surrounding area, with little consideration given to the design aesthetic of the area.	
918	Josephine Vos	Transport for London- City Planning			The redeveloped sites should all be car free and well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site, contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. Even if separate applications are submitted, vehicle access for the entire site allocation area should be consolidated, rather than each providing a separate, new access. An application has recently been submitted for the Homebase site. When Sterling House and Willow House come to application in future, they should also be designed for a single vehicular access point to the entire site allocation area, whether using the access provided by the Homebase application, or by providing a new east-west access off Fulbourne Road that all three sites can use. The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level
776	Nicole Gale				I want to object to the development of of Fulbourne Road, E17. This development does not benefit the neighbourhood and will produce overcrowding in an area that is already over populated. There is not enough consultation done with all the residents in a proper capacity where existing residents can properly voice their concerns. The number of homes proposed to be built will cause a huge impact on the local traffic, amenities, and catastrophic impact on the traffic, not to mention an over population of the area. The beauty about this part of Forest Road is that is not densely populated. By erecting these multiple overcrowded and overpriced units, it will negatively affect the community space available, not to mention have a serious impact on the car parking spaces available. In addition, I am not	Noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of

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					convinced that public transport which is already slow will be overcrowded and make the journey experience even worse than it already is. The number of homes proposed must be reduced and equally spread around the entire borough. As a resident of Radbourne Crescent, I am not happy or impressed with how this development has been pushed through, without the real genuine involvement of residents, or their benefits.	private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved.

Forest Road Corridor						
SA40 - Hylands Road Phase 1 and 2						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
462	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further	Comments specific to 152-154 Blackhorse Lane (SA33) noted. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does

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SA40 - Hylands Road Phase 1 and 2						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA40 Hylands Road, Phases 1 & 2 Proximal to Epping Forest SAC SSSI and Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North Green infrastructure to be embedded wherever possible.	not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site". Further planning applications on this site would need to align with the clauses set out in LP1 Policy 83 (The Epping Forest and Epping Forest Special Area of Conservation).
488	Mr Mathew Frith	Director of Conservation			Proximal to Epping Forest SAC SSSI and Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North. Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site

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SA40 - Hylands Road Phase 1 and 2						
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		London Wildlife Trust				Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
284	Cathy Pryor				I am not sure why the council is calling for comments on this development since construction seems to be already well underway, which to be honest suggests a total disregard on the part of the council for the opinions of those	The indications of height set out in the allocation are drawn from the analysis of urban form contained

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					<p>affected by this development. I have an allotment in the Walthamstow Spade Husbandry Association's Forest Rd site adjoining this development and while I acknowledge that the impact is not in the same league as it is for local residents I am still angry that this was embarked on without any apparent attempt to call for opinions from the charity or the allotment holders. Allotments are an important part of the local culture and have many benefits in terms of health and wellbeing, and are something that the council ought to support. I also find it hard to believe that any feedback from residents in the adjoining streets to the immediate west of the development were positive. Nine storeys is far too high and will be a blot on the landscape for miles around, particularly because it borders on greenbelt/Epping Forest, a green space of enormous importance whose beneficial effect for residents of the borough is incalculable. The development should be restricted to three or four storeys at most.</p>	<p>within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved, but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>
16	Ms Alison Hill				<p>At last - 100% affordable and disabled parking but currently the site is 3 storeys so why does it now have to be 4 - 9 storeys? Can it be kept at 3 - 4 to maintain a nice view of the forest nearby</p>	<p>Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The indications of height has been analysed in the Character and Intensification Study and the Council's draft Skyline Study.</p>

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489	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".

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55	Mr Adrian Stannard	Planning Watch Convenor Civic Society			The number of homes needs to be amended - delete minimum 90 and add maximum 90. This site is small and overlooks the cricket ground. Too high a development and excessive massing will damage the view from the cricket ground. This is currently an important storage site for crowd control barriers with easy access to the main roads. Forcing it to close would reduce the number of jobs in the area.	Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The indications of height set out in the allocation has been analysed in the Character and Intensification Study and the Council's draft Skyline Study.
27	Miss Antonia Jeans				The quota of affordable housing should be higher at 45%. There should be a specific provision that the developer must contribute funds towards the expansion of local amenities including schools and Drs surgeries. In addition, there must be specific provision for cycle parking and rubbish disposal including recycling facilities. The height of the buildings must not exceed four stories to keep in fitting with the local environment. Any retail space should be earmarked for local independent businesses to keep in fitting with Wood Street's independent high street.	Site by site targets have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. Detailed design proposals (cycle parking and rubbish disposal with recycling facilities) will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved, but The heights set out in the document are considered appropriate to enable development of the site, whilst

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						having an acceptable impact on area character. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.
364	L&Q -		Sophie Innes		<p>1.0 Introduction 1.1 This report has been prepared by Lichfields on behalf of L&amp;Q in relation to the London Borough of Waltham Forest's (LBWF) consultation on its Site Allocations Draft Local Plan (Regulation 18). L&amp;Q welcomes the opportunity to comment on the Plan, following initial pre-application discussions with officers in October 2019 and September 2020. 1.2 L&amp;Q is seeking to deliver a mixed-use development at the site at 253 Wood Street, London E17 3NT. The site is included as a draft allocation in the Draft Local Plan under site reference SA41 - Crown Lea for residential-led mixed use development. 1.3 L&amp;Q is in the process of engaging on pre-application discussions with LBWF Officers on the site's redevelopment. The discussion during the most recent pre-application meeting in September 2020 and subsequent feedback from Officers has informed the representations on the site. 2.0 The Site and Surrounding Area 2.1 The site is located on the eastern side of Wood Street, approximately 400m walking distance to the south of Wood Street Overground station which provides regular services between Chingford and London Liverpool Street. The site measures 0.64 hectares and is currently occupied by a part three-storey industrial and office building, a large warehouse building, hardstanding areas and external storage. The existing buildings and yards represent an inefficient and unsustainable use of the site and contribute little to this part of the borough in terms of employment and the local economy. 2.2 The site is bound to the north and east by the Walthamstow Tennis and Squash Club, to the south by Buck Walk with a four-storey residential building (€~Firmans Court') beyond, and to the west by mixed-use retail, residential and community use buildings fronting Wood Street. 2.3 The surrounding area is predominately residential with buildings of</p>	Support noted.

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					<p>varying heights, including four and five storey apartment buildings to the south, two and three storey terraced houses to the east and west and taller residential buildings to the north, including the 20 storey Northwood Tower adjacent to Wood Street Station. 2.4 The site is within the Wood Street area which is allocated within the Waltham Forest Core Strategy as having capacity for 1,000 new homes. There have been a number of recent planning permissions in the locality including at 245 Wood Street where there is planning permission for up to seven storeys providing 29 residential units and 179 sqm of community space. An amendment to this application is currently being determined by LBWF to increase the number of units to 36 in an eight-storey building. 2.5 The site has a PTAL rating of 4 ( "good €"). It does not contain any listed buildings and is not within a Conservation Area. 2.6 The site is wholly within Flood Zone 1. 3.0 Response to Draft Site Allocation SA41 - Crown Lea 3.1 The following sections of the report set out L&amp;Q's comments on key elements of the site allocation in terms of land use mix, residential quantum and the scale and height of a prospective new development. The site allocation and Placemaking Plan with our suggested amendments is included at Appendix 1. Principle of the Site Allocation 3.2 Firstly, and for the avoidance of doubt, L&amp;Q strongly supports the principle of Waltham Forest allocating the Crown Lea Site for a residential-led development. 3.3 This is prominent and accessible brownfield site which is currently underused, contributes little towards local employment objectives and has an adverse effect both on the area's townscape and on neighbouring properties. 3.4 The site presents a significant opportunity for a high quality, residential-led development which will contribute far more meaningfully towards strategic and local housing, affordable housing, townscape and environmental objectives. The site presents an opportunity to also deliver some employment generating floorspace, but this must be based on credible evidence of demand for this accommodation. The site's employment floorspace and its access/servicing arrangements, similarly, cannot be allowed to compromise and undermine the quantum and quality of residential accommodation at the site. 3.5 On this basis, the allocation should reference the opportunity for employment</p>	

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					<p>floorspace at the site but must also state that this element of a residential-led development needs to be commercially realistic and compatible with housing.</p> <p>3.6 The principle of allocating the site is therefore supported; however, the parameters and considerations which form the basis of the site allocation should be refined to enable the delivery of a higher density form of development. Proposed Land Uses</p> <p>3.7 The draft allocation includes the following proposed land uses: "Development will be supported where it provides: " Minimum of 90 new homes (35% affordable housing) " Re-provision of Class B employment uses € Residential Use and Quantum</p> <p>3.8 L&amp;Q welcomes the site's allocation for residential-led redevelopment in emerging policy; however, the draft site allocation suggests that approximately 90 homes could be provided at the site. On the basis of the detailed design work undertaken to date, this quantum of development underplays the opportunity at this prominent and accessible site.</p> <p>3.9 In terms of the residential provision on the site, it is considered that the site could provide more housing than the 90 dwellings suggested in this allocation. Initial proposals for the scheme which have been discussed with officers at pre-application suggest this site could deliver more than 150 new homes (based on detailed design work).</p> <p>3.10 Paragraph 11 of the NPPF (2019) requires plans to positively seek opportunities to meet the development needs of their area. Further to this, paragraph 59 of the NPPF (2019) sets out clearly the Government's objective to significantly boost the supply of housing and that a sufficient amount and variety of land can come forward where it is needed.</p> <p>3.11 The Draft London Plan (Intend to Publish, December 2019) is due to be adopted in 2021 and given its advanced stage it is afforded significant weight. Draft Policy H1 sets out that "boroughs should € optimise the potential for housing delivery on all suitable and available brownfield sites, especially € sites within existing or planned public transport access levels (PTALs) 3-6 € € . Following on from this, draft Policy D3 requires developments to make the best use of land through a design-led approach.</p> <p>3.12 LBWF will be expected to deliver 1,264 net dwellings per annum when the Draft London Plan is adopted (expected in early 2021). As such it is key that sufficient land is identified and</p>	

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					<p>that this land is optimised to meet these needs. A high-quality design which is suitable for the surrounding context could deliver approximately 140-150 dwellings on this site. The site allocation should therefore be amended so that the number of dwellings proposed for the site is aligned with national guidance and draft London Plan policies. 3.13 We recognise that the site is identified for a minimum of 90 homes and therefore there is flexibility for this to be exceeded. However, we consider that the allocation should recognise that in fact a higher proportion of housing could be delivered here. The site is in a sustainable location, with a PTAL of 4 and approximately 400m from Wood Street Overground Station and bus stops providing services between Upper Walthamstow and Wood Green. 3.14 We understand that the quantum of development in LBWF's draft site allocations document is based on a simple capacity exercise based on extrapolation of a numerical density across the site area. In contrast, L&amp;Q's proposed scale and quantum of development is based on detailed analysis of the site and its context and a process of iterative design development. While further design work will be undertaken in conjunction with Officers as the scheme progresses, L&amp;Q's emerging proposals illustrate that a larger scale and quantum of development is appropriate here within a high quality scheme which maintains good standards of residential amenity, provides good levels amenity and play provision and enhances the area's townscape. 3.15 Clearly the scale and density of development which is appropriate at the site are a function of the design process; however, a larger scale of development also allows the scheme to contribute more meaningfully in terms of affordable housing. As an affordable housing provider, delivery of the maximum reasonable quantum of affordable housing at the site is of course a significant priority for L&amp;Q. 3.16 The site allocations document should include a range illustrating the indicative development quantum at this site. On the basis of the design development work undertaken by L&amp;Q during pre-application engagement, we would suggest this should be 140-150 homes. This is also considered on the basis that the design approach follows the principles set out in Module A of the draft GLA Good Quality Homes for All Londoners Guidance to determine site</p>	

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					<p>capacity and that the standards set out in Module C would be achieved in any future planning application. 3.17 Our proposed amendments to the allocation in this regard are included at Appendix 1. Employment Use 3.18 The existing site is currently occupied by low grade industrial buildings which represent an inefficient and unsustainable use, as well as having an adverse effect on the local environment and public realm. The existing premises' contribution to the local economy and employment generation is suboptimal, with a low number of employees. 3.19 Notwithstanding this, L&amp;Q recognises that the site can accommodate a proportion of commercial floorspace as part of its future redevelopment, subject to detailed commercial analysis and its compatibility with residential uses. However, it is considered that this could be provided in a more efficient format over less floorspace than is currently on the site and which will be complementary to the residential use on the site and that neighbouring the site. This approach would result in a material increase in employment generation compared to that on the existing site and would also allow the site to maximise its residential and affordable housing output. 3.20 A Commercial Viability Assessment Report, prepared by Strettons, was prepared as part of the pre-application engagement to-date with LBWF and is included again at Appendix 2 of this report. This highlights the deficiencies of the site for larger scale commercial use in terms of existing access, residential neighbours, location and particularly local demand, as well as the poor quality of the existing buildings on site. The report identifies that there is available office and industrial premises across east London including the London Boroughs of Hackney, Tower Hamlets, Newham and Redbridge, as well as Waltham Forest. Although the office supply is largely within other boroughs, the largest proportion of the 129,519sqm of industrial supply is identified within Waltham Forest (29% or 39,598sqm). 3.21 It is also identified that this part of Waltham Forest is not a traditional office or industrial location and would not provide occupiers with the benefit of being located together with other professional businesses. Provision of office or industrial floorspace in this location is therefore considered to carry a potential risk in terms of it being attractive to occupiers as well as the fact that the site is in a</p>	

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					<p>predominantly residential location with no street frontage and which could result in conflicts in terms of aspects such as noise and air pollution for existing and future residents. In addition, the provision of commercial floorspace alongside residential uses will present significant challenges in terms of being able to effectively service and access both of these uses and ensuring a high-quality residential environment with access to open space can be accommodated. 3.22 Therefore, while it is considered that some employment floorspace could be provided, subject to demand and compatibility with the residential uses, the suggestion that it should comprise the full re-provision of Class B (now Class E) employment uses is unrealistic and should be reconsidered. NPPF paragraph 82 sets out that policies should recognise the specific locational requirements of different sectors. Draft London Plan Policy E7 identifies that for non-designated industrial sites, mixed use or residential development should be supported where there is no reasonable prospect of the site being used for industrial and related purposes. The loss of employment space is permitted where there is no reasonable prospect of the site being retained in employment use; the development provides opportunity for co-location or mixed use with non-employment uses; the existing use creates significant amenity issues for neighbouring occupiers best remedied by encouraging a replacement non-employment use. 3.23 The Strettons Report identifies that large floorplate employment floorspace in this location is unlikely to be attractive to potential occupiers. The re-provision of the existing uses predominantly including storage is an inefficient use of space and incompatible with the proposed residential use. As such it is considered that the allocation should allow for greater flexibility in the provision of employment floorspace both in terms of scale and use class, with the potential for this to be delivered more efficiently over a smaller floorspace, and in accordance with Draft London Plan policy. Greater flexibility would also allow for the provision of floorspace more suitable for the location outside of a traditional office/industrial location and within a predominantly residential location and ensure a viable scheme can come forward on the site. 3.24 The design development work undertaken by L&amp;Q to-date indicates that, if</p>	

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					<p>required following a detailed commercial analysis and subject to its compatibility with the residential use, any commercial floorspace to be provided on site should be located in a single self-contained residential building towards the entrance to the site. It is considered that this location would be most suitable for commercial floorspace as it can be more easily accessed and serviced and is less likely to inhibit the delivery of good quality residential accommodation and open space within the rear sections of the site. This quantum of commercial space close to the site entrance is likely to be most attractive to prospective occupants, can include inbuilt flexibility and would yield a material uplift in jobs. 3.25 On this basis, our suggested amendments to the allocation in this respect are included at Appendix 1. Layout, Massing and Height 3.26 The proposed allocation identifies that the eastern boundary should be a key frontage, while the area to the south-east is a sensitive boundary. In addition, it suggests that there is potential for height in the northern part of the site and that the intensification approach to the site should be transitional. Enhanced public space is also proposed to the south of the site's access point. 3.27 Whilst it is agreed that the eastern boundary should be a key frontage, it is also considered that the southern boundary would also be suitable as a key frontage. This would assist in opening up Buck Walk as a more attractive pedestrian route and also ensure that the relationship with the residential dwellings to the south is improved. This will accord with Draft London Plan Policy D3 to optimise the site through a design-led approach and determine the most appropriate form of development that responds to the site's context and capacity for growth. The suggested amendments to the Placemaking Plan in this respect have been included at Appendix 1. 3.28 The surrounding area includes buildings of varying heights, from two to three storey residential houses, to newer development of four to seven (and possibly eight) storeys and closer to Wood Street station where building heights increase to 20 storeys. L&amp;Q's emerging proposals include mid-rise buildings within the central and northern parts of the site. The emerging scale of development will be subject to a townscape and visual impact assessment and daylight and sunlight analysis (as</p>	

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Wood Street						
SA41 - Crown Lea						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>acknowledged in pre-application discussions with LBWF officers) and we would expect LBWF Officers to require a suitably high-quality design solution.</p> <p>3.29 This approach to scale and height would accord with the 'transitional' intensification of the site in the draft allocation. It would also accord with draft London Plan Policy GG2 to make the best use of sites well-connected to public transport, as well as sites well-connected to jobs, services, infrastructure and amenity. by public transport, walking and cycling, in recognition of the site's location in PTAL 4 and close to the shops and services of Wood Street. Draft London Plan Policy D3 requires that developments make the best use of land by following a design-led approach. As such we consider that the Placemaking Plan for the site be updated to allow for the potential for height in more locations on the site to ensure it can be optimised. The details of this are included in the updated Plan at Appendix 1.</p> <p>3.30 In terms of suggested enhanced public space, this sits outside of the site allocation boundary. As such it could not be delivered as part of any future application for the redevelopment of the allocation. If proposals come forward separately for public space improvements in this location, these should not compromise the function of the adjoining access point. This access is already constricted and therefore likely to be further limited by public space developments so close to it. Access and Connectivity</p> <p>3.31 The Placemaking Plan includes proposals for pedestrian and cycle connectivity immediately south of the site on Buck Walk and within the site itself along the eastern boundary. It is acknowledged that any future development proposals for the site should assist in creating an improved pedestrian connection along Buck Walk and, as indicated in the preceding section, this edge of the site could be identified as a key frontage. This change is in accordance with Draft London Plan Policy T2 to be permeable by foot and cycle and connect to local walking and cycle networks.</p> <p>3.32 In contrast, a north-south route within the eastern part of the site itself is inappropriate and would inhibit the efficient use of this part of the site in accordance with Draft London Plan Policy D3. In addition, it would not provide a 'desire line' link and could reduce footfall on the High Street. It is therefore considered that this link should be removed from the</p>	

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Wood Street						
SA41 - Crown Lea						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>Placemaking Plan. 3.33 Our proposed approach is shown in the amended Plan at Appendix 1. 4.0 Summary and Conclusions 4.1 L&amp;Q welcomes the opportunity to comment on the Waltham Forest Site Allocations Draft Local Plan (Regulation 18). The principle of allocating the site for a residential-led scheme is strongly supported in principle and L&amp;Q intends to continue the ongoing pre-application dialogue with LBWF in relation to their site at 253 Wood Street (Crown Lea). 4.2 The redevelopment of the site at 253 Wood Street would help deliver high quality homes, a good level of affordable housing and potential to re-provide jobs in a sustainable and accessible location, subject to demand. It would also enhance the area's townscape and visual amenity and would improve local connectivity. It is critical that the site's allocation does not inadvertently inhibit the delivery of a high quality, higher density scheme which would yield these substantive benefits. 4.3 With this in mind, the following refinements should be made to the site allocation: 1 Increase the quantum of residential accommodation to c. 140-150 homes; 2 Maintain the reference to 35% affordable housing. 3 Allow for a more realistic and flexible approach for providing commercial floorspace to be adopted, that allows for the consideration of more detailed commercial analysis and the compatibility of this use with the residential use. 4 Amend the Placemaking Plan in line with the updated plan at Appendix 1. 4.4 With these amendments to Site SA41 in place, the Site Allocations document will be more closely aligned with wider London Plan and WF Policy and will assist in the redevelopment of this important site and the delivery of a wide range of material planning and community benefits for this part of Waltham Forest. Please note the appendices referred to in this comment are included in the PDF of the report sent to LBWF Planning Policy email.</p>	
307	Mr Thomas Addenbrooke				<p>It seems implausible that a housing development could be appropriately combined with the existing B2 and B8 uses in this site, as implied by the document. Surely a bodyworks garage is not compatible with a high-quality residential development? So would any development require a change in the type of employment uses?</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
647	Mr Mark Furnish	Planning Manager Sport England			" SA41 - Crown Lea - The proposed site allocation, which proposes new residential properties, is adjacent to Walthamstow Cricket Club. Any emerging proposals would need to be carefully designed to mitigate the risk of ball strike. Any applicant/developer or the Council should undertake a ball-strike assessment at an early stage and design any scheme to reflect these recommendations. It is not the responsibility of the cricket club to mitigate any risk which has been created by any development of this site that introduces sensitive uses adjacent to cricket facilities. (i.e. the Agent of Change principle). Sport England strongly recommends that the Council consider ball-strike issues at this stage and potentially consider undertaken a ball-strike assessment, or express that one is required in the site allocation, so any developer can understand the implications of developing this site.	Noted - the ball-strike assessment will be part of the planning application.
399	Mr Hassan Ahmed	Greater London Authority			The Mayor provided comments on the earlier Local Plan Regulation 18 consultation document on 27 September 2019 (Ref: LDD31/LDD17/HA01). This letter is related to that earlier advice and sets out where further amendments should be made to be more in line with the current London Plan and the Intend to Publish London Plan. On the whole the approach taken by Waltham Forest is welcomed by the Mayor. The draft new London Plan The Mayor first published his draft new London Plan for consultation on 1st December 2017. Following examination, the Panel's report, including recommendations, was issued to the Mayor on 8 October 2019 and the Intend to Publish (ItP) version of the London Plan was published on the 17 December 2019. The Mayor received directions from the Secretary of State (SoS) on 13 March 2020 in the Annex to his response and additional directions received on 10 December 2020 and this letter takes these into consideration, particularly direction DR4 in relation to Policies E4 and E7, and direction DR8	Noted. This will be considered on the next Site Allocation (LP2) phase.

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SA41 - Crown Lea						
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					<p>which relates to paragraph 0.0.21 of the ItP London Plan. The ItP London Plan and its evidence base are now material considerations and have significant weight, except specifically where affected by the tracked changes set out in the SoS's Annex of 10 December 2020. Publication of the final version of the new London Plan is anticipated before the end of the financial year, at which point it will form part of Waltham Forest's Development Plan and contain the most up-to-date policies. General The Mayor is pleased that early on WF's draft Site Allocations sets out very clearly the broad strategic targets for growth in the borough to deliver 27,000 new homes and 52,000m2 of employment floorspace between 2020 and 2035. It should be noted that the Mayor has set a borough housing target between 2019 and 2029 of 12,640 new homes or 1,264 each year. This is set out in Table 4.1 of the Intend to Publish (ItP) London Plan and should be reflected in the draft Local Plan and draft Site Allocations. The Mayor's comments regarding this matter, and consideration of DR8, are clearly laid out in his response to WF's draft Local Plan Regulation 19 consultation (currently underway) and should be read in conjunction with this letter. While the draft Site Allocations sets a target for delivering employment space, it is not clear how this figure has been derived. Targets for employment growth should be based on local and up-to-date evidence. In addition, the draft document should make it clear how much of that space should be allocated for office development (which is now included in Use Class E) and how much should be ascribed to B Class uses such as warehousing, distribution and other industrial uses. Waltham Forest have published an evidence base which contains this information and it should be clearly reflected in the draft Site Allocations as it is in the draft Local Plan. The Mayor is pleased that 16 of the proposed draft site allocations are small sites (those below 0.25ha) and this type of development should make a significant contribution to meeting the borough's housing requirements. WF is strongly encouraged to promote more development from small sites and should recognise that the small sites target set out in the London Plan must be treated as a minimum (see Policy H2A5 of the ItP London Plan). Development from small sites marries well with the borough's intended character-led</p>	

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>strategic approach to site intensification. In particular, it aligns well with proposed 'Reinforcement' areas and possibly 'Transition' areas too. It is noted that 'Reinforcement' areas are those located outside designated centres, Major Routes and Strategic Locations A summary setting out the overall indicative growth capacity arising from all of the proposed site allocations to deliver housing, industrial, office and other types of development and when that delivery is envisaged (phasing) would be useful, especially if and where this coincides with any planned transport infrastructure improvements. The anticipated phasing should be set out in individual allocations and supported by appropriate evidence. BEAs appear to perform a function equivalent to Locally Significant Industrial Sites (LSIS), as defined in the London Plan, in light of their particular local importance for industrial and related functions; this should be made explicitly clear in the allocations so that the relevant London Plan policies can apply and to ensure the retention and enhancement of relevant industrial capacity. Where development is proposed within designated and non-designated industrial areas this should be made explicitly clear on site plans. Where residential and other non-industrial uses are proposed in LSIS/BEAs these would only be considered acceptable if proposed as part of a co-location approach developed via a masterplan or plan-led process covering the entire designated industrial area in accordance with ItP London Plan Policy E7 (and taking SoS Direction DR4 into account) and to ensure that industrial capacity is retained and enhanced. Where residential uses are proposed in non-designated industrial areas these should only be supported where the proposals are in accordance with ItP London Plan Policy E7 part C. Where industrial intensification and co-location is proposed in a site allocation it should be made explicitly clear and illustrated on maps. Those parts of industrial areas most suitable for co-location and/or industrial intensification should be clearly illustrated and set out in maps too, recognising that some parts of sites will be most suitable for these strategic approaches rather than the whole site. It is understood that WF will be preparing an Industrial Intensification Supplementary Planning Document and those sites intended to be included within that guidance should be identified</p>	

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>as such in the draft allocations. Where the de-designation of industrial areas is proposed as a part of the draft Local Plan this should be set out clearly in the site allocations and proposed boundary changes illustrated clearly in maps. The allocations specifically identify areas where there is potential for tall buildings and this is welcome. Allocations are classified as either, Reinforcement, Transition or Transformation areas and this aligns with the borough's character-led intensification strategy and accordingly different ranges of building heights will apply to each of these typologies. A table setting out the appropriate heights in each of these character areas would be a useful reference tool and would be more practical than having to refer to two documents at any one time. The one included in the draft Local Plan should also be included in the draft Site Allocations. In responding to the Waltham Forest Regulation 18 version of the Local Plan last year, the Mayor welcomed the approach to creating 'liveable neighbourhoods' for Waltham Forest residents and the importance placed on improvements to walking and cycling environments to achieve this. Also welcomed was the approach to car parking, particularly requiring car-free development in the south and central parts of the borough. It would be helpful if these approaches, particularly the requirement for car-free development could also be referenced in the relevant sections of the Site Allocations Local Plan. Even where not specifically mentioned in the comments below, all sites within the South and Central Waltham Forest areas should be car free. It would also be helpful to confirm that the application of Healthy Streets principles, working towards Vision Zero and a mode share of 80% for walking, cycling and public transport by 2041 need to be taken into account on a consistent basis. The need to mitigate any negative impacts on the transport network including during construction, should be emphasised particularly for sites close to transport infrastructure such as rail lines or the Transport for London Road Network (TLRN). SA41: Crown Lea This is non-designated industrial land and as such Policy E7 of the ItP London Plan should apply and this should be made clear in the allocation. Part C of that policy sets out that mixed-use or residential development proposals should only be supported where: â€¢ There is no reasonable</p>	

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Wood Street						
SA41 - Crown Lea						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					prospect of the site being used for industrial related purposes; or ' It has been allocated in an adopted local Development Plan Document; or ' Industrial, storage or distribution floorspace is provided as part of mixed-use intensification. The allocation should make it clear how it complies with Policy E7 of the ItP London Plan. Also, paragraph 6.5.3 of the ItP London Plan should be noted which identifies surplus utilities sites as potentially developable for non-industrial uses where these are 'surplus to requirements'.	
540	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed	Noted. As acknowledged the Local Plan policies does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).

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SA41 - Crown Lea						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA41 Crown Lea Green infrastructure to be embedded wherever possible.	

Wood Street						
SA42 - Wood Street Station Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
490	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of

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Wood Street						
SA42 - Wood Street Station Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
521	Josephine Vos	Transport for London- City Planning			SA42 - Wood Street station site -This site is owned by TfL and as such, TfL Commercial Development will provide comments on this site allocation in their separate response.	This comment is noted.
597	Chris Ridout	Transport For London			The site is owned by West Anglia, but TfL has a leasehold interest. TfL CD would support redevelopment of the station subject to TfL's operations and activities not being affected.	Support for allocation and development of this site noted. West Anglia and TfL would be statutorily consulted in the event of a planning application for this site and sites that have a direct impact on railway operations coming forward.
54	Mr Adrian Stannard	Planning Watch Convenor Civic Society			This site needs to be removed as there is no space for a development let alone 15 flats. The existing cycle shop is a very important neighbourhood facility and must remain. Any threat to close it and build on this space will be strongly resisted.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the

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Wood Street						
SA42 - Wood Street Station Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.
29	Miss Antonia Jeans				The new station should not exceed the height of 4 stories otherwise it will dwarf the surrounding residential areas. Any employment floorspace must be allocated to local independent businesses such as the current cycle shop which services the local community.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved., but The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
157	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Delete from plan. There is no space to build on this site and if building over the station it would be far too high to fit in with its surroundings. The existing cycle shop is a very important local asset and should not be threatened with closure. Other funds will have to be found for any station improvements i.e. Section 106 monies from the development of the adjacent Travis Perkins site.	Noted. This will be considered for the next phase.
337	Mr John Gilbert				This small site is unsuitable because of noise from trains and the adjacent busy roads.	Comment noted.

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Wood Street						
SA42 - Wood Street Station Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
541	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA42 Wood Street station site Green infrastructure to be embedded wherever possible.</p>	<p>Noted. As acknowledged the Local Plan policies does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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Wood Street						
SA42 - Wood Street Station Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
920	Josephine Vos	Transport for London- City Planning			This site is owned by TfL and as such, TfL Commercial Development will provide comments on this site allocation in their separate response.	Noted.

Wood Street						
SA43 - Travis Perkins						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
491	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make

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Wood Street						
SA43 - Travis Perkins						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
522	Josephine Vos	Transport for London- City Planning			SA43 - Travis Perkins - As noted this site could potentially be important in facilitating step free access to Wood Street station if this were feasible. The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	This comment is noted.
308	Mr Thomas Addenbrooke				It doesn't seem realistic to build a high quality housing development and retain industry/employment similar to the current builders depot on the same site. Surely the employment use class wold have to change?	The Council usually supports the development of mixed-use schemes, where residential and employment uses are combined. Since the reform of the use classes orders act - the reworked class E allows for greater flexibility in employment uses in planning applications. Employment uses on this particular site may need to change, but this would be decided as part of a full planning application on this site rather than at site allocation stage.
619	Josephine Vos	Transport for London- City Planning			As noted this site could potentially be important in facilitating step free access to Wood Street station if this were feasible. The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Noted

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Wood Street						
SA43 - Travis Perkins						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
30	Miss Antonia Jeans				The new site must have increased green space and trees as compared to the current proposal being consulted on. It should also include amenities that would benefit the older estates nearby such as a children's play area. It should have dedicated cycle storage and the cycle routes on wood street should be improved to offset the number of new flats and the increased volume of people. The developer must commit funds to increasing local community provision such as Drs surgeries and primary schools. The height of the new buildings should be no greater than the development by the new Wood Street library to ensure it is in keeping with the feel of Wood Street. Any new residential units should be prioritised for local independent businesses to improve the broader economic health of Walthamstow and to remain in keeping with independent high street. The design of the building should respect the character of the 1930s buildings around it.	This is noted. to be policy compliant, any scheme would need to combine the elements set out and contribute via s106 and CIL to the improvement of the area and its infrastructure.
542	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has	Noted. As acknowledged the Local Plan policies does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).

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Wood Street						
SA43 - Travis Perkins						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA43 Travis Perkins Green infrastructure to be embedded wherever possible.	
922	Josephine Vos	Transport for London- City Planning			As noted this site could potentially be important in facilitating step free access to Wood Street station if this were feasible. The site is adjacent to tracks used by London Overground services and so any proposed development will need to meet the standard requirements for the protection of, and continued access to, rail infrastructure.	Noted. These elements will be considered on the planning applications process if any development comes forward.

Wood Street						
SA44 - Brandon Road Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
492	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated

**Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments**

Wood Street						
SA44 - Brandon Road Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
543	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to	Noted. As acknowledged the Local Plan policies does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

Wood Street						
SA44 - Brandon Road Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA44 Brandon Road CP Green infrastructure to be embedded wherever possible</p>	<p>towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

Outside Strategic Locations – Central Waltham Forest						
SA45 - Priory Court						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response

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Outside Strategic Locations – Central Waltham Forest						
SA45 - Priory Court						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
493	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".

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Outside Strategic Locations – Central Waltham Forest						
SA45 - Priory Court						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
126	Ms Abigail Woodman				The loss of open green space is extremely damaging for young people living in one of the most deprived parts of the borough. It is extremely sad to see four workmen smoking behind a fence, when once you would see kids kicking a football around. The existing community will lose out if this development goes ahead. It may be true that inside community space is being 'reprovided' but I do not think it is true that outside community space is being 'reprovided'; it is being built on.	The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
288	Cathy Pryor				I used to live in Carr Rd and still own a flat there. The proposed development in Highams Hill sounds as though it would be very large and would dominate the surrounding area, which mainly consists of the Warners Estate, flats of two storeys which are enormously popular to live in and have great charm and historical character. The streets in this part of Waltham Forest already have high population density, with parking remaining difficult. Please restrict this development to three storeys at the most. Two storeys would be better.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

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Outside Strategic Locations – Central Waltham Forest						
SA45 - Priory Court						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
648	Mr Mark Furnish	Planning Manager Sport England			" SA45 - Priory Court - The site allocation does state to re-provide community space but it is not clear if this relates to the existing Multi-Use Games Area (MUGA). In order for this allocation to be compliant with the NPPF the MUGA would also need to be provided which should be made clear in the site allocation documentation.	This response is noted for clarification ACTION: add clarification between MUGA and community space.
544	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site	Noted. As acknowledged the Local Plan policies does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).

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Outside Strategic Locations – Central Waltham Forest						
SA45 - Priory Court						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA45 Priory Court Green infrastructure to be embedded wherever possible.	

Outside Strategic Locations – Central Waltham Forest						
SA46 - 234-240 Billet Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
549	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise

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Outside Strategic Locations – Central Waltham Forest						
SA46 - 234-240 Billet Road						
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					for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA46 234-240 Billet Road Green infrastructure to be embedded wherever possible.	opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
494	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise

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Central Waltham Forest						
Other sites, general comments						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
799	Blackrock and NEAT Development		Catriona Fraser		We write on behalf of our clients, BlackRock and NEAT Developments, to make representations to London Borough of Waltham Forest's (LBWF) Draft Local Plan, which now comprises Part 1 (LPP1) Strategic Policies (which is at Regulation 19 stage in the development plan preparation process) and Part 2 (LPP2) Draft Site Allocations (Regulation 18 Stage). This letter addresses matters related to LPP2, in the context of the land at the Blackhorse Lane Strategic Industrial Location (namely Uplands Business Park and Forest Trading Estate). Our client has a vested interest in this site and is currently working with LBWF, the GLA and other key stakeholders to bring this site forward for industrial intensification including mixed-use redevelopment, whilst acting as the anchor for the wider evolution of the Blackhorse Lane and the emerging Creative Enterprise Zone (CEZ). Since the previous iteration of the Local Plan, our client has entered into formal pre-application discussions with both the Council and GLA regarding site masterplanning. The site offers an excellent opportunity for the delivery of modern industrial and commercial floorspace as well new high quality homes and other town centre uses as part	This representation is noted. We will consider comments made in this representation in the preparation of the next iteration of the LP2 Site Allocations Document. The proposed development sites will be evaluated in terms of the suitability for development as part of preparation of the Regulation 19 LP2. Further details on site selection methodology will be included in the Reg 19 version of LP2.

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Central Waltham Forest						
Other sites, general comments						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>of a comprehensive sustainable mixed use development, which complements the Blackhorse Lane area as strategic location where people can work, live and play. It is therefore requested that the site is included within the next iteration of LPP2 as a specific strategic allocation with the overall housing target (circa 19,000) for LPP2 adjusted accordingly. This approach would align with comparable sites being brought forward within the Lea Bridge Road SIL (e.g. sites SA06 Gas Holders, and SA07 Lea Bridge Station Sites 1, 2 and 3). Table 1 sets out key site details whilst this letter is accompanied with a site location plan prepared by Allies and Morrison (refer to Appendix 1). We trust the above site details, the submitted site location plan alongside the ongoing, constructive preapplication discussions and wider masterplan process are sufficient to enable the site to be included as strategic allocation in the regulation 19. Stage LPP2 document when published in 2021. We would welcome the opportunity to discuss the comments with you further should you find this of assistance. If you have any queries, please do not hesitate to contact myself or Samuel Brown at our London office.</p>	
801	Mr Alexander Lishak	Crown Coast Property Group	Scott Hudson	Director Savills	<p>As part of the Local Plan Part 2 Site Allocations consultation we are making representations on behalf of our client, Crown Coast Property Group, with regard to land at 80 Brunner Road, Walthamstow (The Site). The Site is wholly owned by our client who is seeking to bring forward a mixed use redevelopment, in keeping with the regeneration of the wider New South Grove / St James area. It is considered that the Site could be delivered in the first 5 years of the new Local Plan Period of 2020-2035. In October 2020, on behalf of our client, we submitted a Full Planning application (ref. 203100) for an 8 storey mixed use building comprising commercial space (Use Class E) at ground floor and 9 residential dwellings (Use Class C3) at floors 1-7. The application was validated by LBWF on 21 October 2020 and is currently awaiting decision with a targeted determination date of 16 December 2020. Once again we intend to set out representations as to why the site should be allocated for development in the new Local Plan.</p>	<p>This response is noted as a submission for the regulation 19 stage of the LP2 Site Allocations Document.</p>

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North Waltham Forest						
North Circular						
SA47 - Sainsbury's Car Park and Adjacent Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
550	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA47 Sainsbury's CP and adjacent</p>	Noted

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North Waltham Forest						
North Circular						
SA47 - Sainsbury's Car Park and Adjacent Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					sites Site adjacent to Site of Borough Importance for Nature Conservation WFBII02 Ching Brook in central Walthamstow and proximal to Borough SINC WFBIO4 Banbury Reservoir Support in principle to deliver Biodiversity Action Plan objectives and enhancements on Ching Brook SINC, and new green spaces	
166	Miss Emma Salmon				The proposed development of this site will have a negative impact on our club AFC Leyton women FC as well as other clubs that share the facilities. If covid and lockdown has taught us anything it is the importance of such access to outdoor space and the need for sports clubs such as ours for children's mental health. A number of the parents who's children attend the club noticed a significant change in their child's mental health and wellbeing during lockdown due to not being able to participate and play football. The rate of children being referred to mental health services has increased during lockdown which again highlights the need for the club to continue. Alongside providing an opportunity for over 600 girls to enjoy the sport they love AFC Leyton offer a safe space for children to feel welcome and giving them a focus . The proposed development of the site will impact hundreds of girls at the club as well as the many coaches and volunteers that help keep the club running. I urge you to reconsider and the proposed development and consider the impact such plans would have	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area.
57	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Delete minimum and add maximum 430 homes. If the council has a housing waiting list then this site should be used for 100% affordable housing. This is a very large site and should not be used to enable Sainsburys to make a money out of the land. If people on low incomes do not have adequate housing they will move away from the area and the jobs they do like shelf filling will not be able to be done, and the whole community would suffer if the supermarket was unable to get the staff to operate it.	These comments are noted. The exact number of units to be provided in any scheme would be determined at application stage through scheme design and by viability testing. Developments are intended to provide mixed communities encompassing a range of housing and employment types.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
80	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Change minimum to maximum 350 homes. Add - no higher than 10 storeys to ensure the open aspect of the area is maintained.	Noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
127	Ms Abigail Woodman				This comments applies to the following sites on this page: SA47 - Sainsbury's Car Park and Adjacent Sites SA48 - Cork Tree Retail Park These sites are too close to the North Circular to be considered for housing and should be removed from the sites allocation document. The air pollution from the road is too high and people should not be encouraged to live so close to such a busy road.	Noted.
101	Rob Colley				I am not in favour of development of this site. Chingford Road is already very congested and council efforts to deter car use are ill-advised as this section of the borough has poor public transport and the only way to resolve this would be to extend the Victoria Line tube which just won't happen. Buses are not the answer. Covid-19 has made it clear that people prefer to use cars for extra safety from infections. If you look to reduce the amount of parking for the supermarket then it would affect the use of the supermarket which always has a very full car park. A smaller supermarket and loss of the Car dealership	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at

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SA47 - Sainsbury's Car Park and Adjacent Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					would mean less jobs and we are already 7th highest for unemployment of all 32 London boroughs. The borough also has a smaller and lower value economy that other London boroughs in part due to the continued loss of previous employment sites to housing across the borough. We need employment opportunities here not yet more housing for more people to try a clog the infrastructure heading into central London to work. Most people commute by car in the borough and the figures you use were pre-Covid which will no doubt increase this higher from 41%. Even with this number preferring to use their own car, the trains were too congested pre-Covid no doubt due to the developments you've already allowed making commuting on public transport like being in an animal transporter. I think I saw figures suggesting Highams Park has had a 7 fold increase in commuters in 15 years. This is not sustainable. We also already have a more densely packed population than London as an average by 28% so I do not support making life harder and less pleasant for the existing residents by intensifying population per hectare yet further. Improvements that can be made to this site include better on foot access to the supermarket from Chingford Road, better protection of the River Ching from pollution by litter and more frequently cleaning of the litter in this area as Little Egrets use this stretch of river and it should be an asset.	all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
143	Catherine Tonkins		Cat Tonkins		After speaking to the team at the North Chingford Market on 17th October it was clear that no-one on the team working on this plan either lives or works in the area - and this is a clear example of a proposed site that shows this. Pre-Covid it was already very difficult to get parking to this supermarket anyway. The roads are extremely busy around this area and particularly at weekends and the proposal of adding a further 430homes to this site is just crazy. This is not an area with good train access links so 430 homes could mean up to an additional 860 cars. This area would be completely over-built and gridlocked.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>This is not Walthamstow or Blackhorse Road and this plan is not suitable. Also this supermarket is needed for the number of homes already in this area - reducing or removing the supermarket or the petrol station is not in the public interest. I have the same view on the SA49 site, but am unable to add comments to that individual item in this sheet. 270 homes resulting in up to 540 cars will not be at all suitable for the area or workable for the current community.</p>	<p>Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>
168	Mrs Mari Morgan				<p>My daughter plays league football at AFC Leyton. We, and visiting teams, use the Sainsbury's carpark. It is very important to keep outdoor exercise areas accessible for children. Sainsburys provides a cafe for visitors. We need to encourage our children to exercise. A noisy messy building site will be another hurdle for the children to cross before reaching their pitch. Waltham Forest needs to ensure its current residents (especially its children) have a good quality of life before focussing on housing new residents. You will never be</p>	<p>Noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where</p>

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					able to build enough new builds; people will keep coming due to the borough's affordability compared to other London boroughs. Neither I, my husband or the vast majority of our friends had any link to the borough before choosing to buy here due to affordability & tube links. This is not a suitable site. This large Sainsburys is well-used. There's no point having lots of flats and nowhere for people to go to shop.	any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
170	Ms Aisha Abdullahi				AFC Leyton's home ground means more than you can imagine to it's members and participants. The closure of this area for development will have inevitable impacts on everyone in the local area and people from other areas trying to access this area. This will not only affect people physically but also mentally. As a young member of this club, I come to the club for fitness and also social reasons, without this, it can take a toll on many peoples mental health. Being able to both socialise develops and sense of community within Waltham Forest and creates a friendly and safe environment. Although, I do not live in this area, I visit this area at least twice a week and can feel the warmth and security. However, building around this area can pose a risk to people trying to access these areas, especially the young members of the club, and also the local residents. This may prove to be dangerous and diminish the element of a safety environment within Waltham Forest. Although you may think building homes will have good impacts, you are simultaneously taking away many	Noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Local Plan does not promote the loss of designated open spaces or trees and

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SA47 - Sainsbury's Car Park and Adjacent Sites						
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					peoples home which is with this club and this area, causing more harm than good. Please take into consideration the negative effects, which certainly outweigh any positives and let us keep our home.	seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
172	Mr Pavel Mihov				Dear Sir/Madam, I would like to object this project because will affect the playing field behind the Sainsbury's and we will not be able to take our children to play football Also we like the shop and the petrol station as it is	Noted. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be

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						decided in line with the requirements of the Council's adopted Local Plan.
161	Mr Jake Cuthbert				<p>I believe that this would be a catastrophic development for the local residents. It would completely cut off the access to the green space behind and car parking would be completely removed. The Sainsbury's is also a very convenient and helpful local business. It is a large store where we can get all of our supplies and even get petrol with ease. Removing this facility will just clog up other local places as the demand will increase and the supply decrease. The football teams and sports teams that use the football pitches behind would no longer be able to access the pitches as the car parking would be removed and it would also make it impossible for away teams to access our home ground. During this pandemic we have all seen how much exercise has helped with mental health and physical health issue caused by the pandemic. Removing access to these facilities would mean the club would be forced to close as there is no other green space within Waltham Forest with availability, suitable conditions and with enough resources to be able to relocate to. This would result in 600+ players being unable to enjoy playing football. The construction and redevelopment project would cause untold amount of mess, noise and create a dangerous environment. The recent development on Sainsbury's removed a large section of the car park which lead to large queues, not enough car parking spaces and even created an unsafe pathway to the grass pitches behind. This caused a few people to fall over an injure themselves. This development plan will undoubtedly impact mental health issues, cause travel problems and force the local people to be without local resources and force them to travel further and further away. I hope this plan is reconsidered and we will be able to continue providing local outdoor sports and well-being for the community.</p>	<p>The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.</p>
167	Mrs Sadie LaDuc				We strongly object to Sainsbury's and the Low Hall area being considered for redevelopment. Least because of the amount of people who are employed by	Noted. The Site Allocations Document does not propose the

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					<p>the businesses in the area and for the community who depend on the church. Slightly more because I shop their.. It is extremely convenient for me having young children and mostly because of AFC Leyton whose home ground sits behind Sainsbury's. AFC Leyton are a girls only football club where more than 600 girls and women from all religions and races come together to play football. We are a huge community who support this charity who do much for its members who come from low income and impoverished backgrounds. Leyton gives some of these girls and young women a purpose and a family. To lose our home ground and the club would be devastating. My own daughter attends and her confidence has risen exponentially through the clubs ethos, values and opportunities. By Cllr Miller's own forward he states "Waltham Forest is a place where people want to live, raise a family and start a business. The Local Plan plays an important role in making these dreams a reality, while ensuring the unique character of the borough is protected and enhanced" Losing AFC Leyton to development would be a contradiction of this very statement, we would not be protecting something which provides character and community in our Borough. I strongly urge you to reconsider. Sincerely, SLaDuc</p>	<p>unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>
163	Mr Nicholas Leforte				<p>The proposed redevelopment of this sit, will have a negative effect on the many hundreds of people currently using the facilities of Salisbury Hall. This is the home ground of AFC Leyton Women FC. This club provides a safe and friendly environment for girls wishing to play competitive football, and also much needed fitness and social enrichment. The proposal to develop this area will deprive many hundreds of young girls, who wish to play in this nurturing club. Waltham Forest have used garage space, green space, turned the local area into the start of a high-rise monster, the likes of which were evident in the 60's and 70's only to be turned back to low level housing in the 90's.</p>	<p>Noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a</p>

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					Taking away the green spaces for housing is completely counter productive, the people moving in will want their children able to play safely, not in a concrete jungle. The borough is called Waltham Forest, not Waltham High-rise monstrosity.	recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
169	Ms Shona Andrew				I am very concerned about the proposed development. My daughter is a Goalkeeper with AFC Leyton Under 12s. Having struggled with her gender identity, she has finally found a home and come into her own within the club. This is a very important facility that Waltham Forest offers to girls in the borough. This proposal will make the grounds completely inaccessible for visiting teams, and create accessibility issues for many players some of whom some live as far as Essex, Ipswich and Ealing. I am surprised at the proposal as Waltham Forest seems very keen at the moment on raising awareness and breaking boundaries and prejudices surrounding gender identity. I would like to know how this proposal fits in with that agenda. With the current mental health crisis amongst young people in general, and the slashing of CAMHS	Noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Local

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					funding, I should have thought it was obvious that the availability of outdoor spaces devoted to sport and exercise is vital.	Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
171	Mr Aaron Caplan				<p>Redeveloping this site would have a detrimental impact on the ability of my daughter to continue to play football with AFC Leyton in the adjacent field. We live in Finchley and chose to play at AFC Leyton due to the development potential for my daughter at the club. We have to drive to the club for training and matches and require car parking to do so which I understand will disappear with this development. There are no girls football clubs where we live and so we had no choice but to look at other options. In addition, due to our religion, my daughter can not play on a Saturday morning, so having a team that plays in a league on Sunday mornings, that is within driving distance is fundamental. Please don't take this ability away from us. I also regularly use the Sainsbury's as well for shopping for the family while my daughter is at football training so the loss of the Sainsbury's will also have an impact on how we manage and juggle our family commitments.</p>	<p>Noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative</p>

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						Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
173	Toby Prosser				What will happen to the current uses of Salisbury Playing Fields? There is already a decreasing amount of green, outdoor exercise space in the borough and developing houses on either side of these playing fields will create significant problems for the existing users, particularly AFC Leyton.	Noted. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
186	Mr Michael Sullivan				I am concerned about the over-development of this site. In supporting documentation it talks of the council wish to build 'in keeping with the area'	The Council will be considering further guidance on urban greening

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					<p>and to 'nurture wellbeing in the borough'; Chingford is mainly houses build the 1920-1940's and have gardens, if this site were to be developed then this is what we would expect would be build opposed to high rise or high density properties, someone where people can make roots and bring up a family; I have lived all my life in Chingford, for this exact reason. Living here for long periods of times aids the building of communities, which would be lost with the development of flats. In the council meetings I asked the council what impact assessment has been done on Physical and Mental health living in high rise and high density buildings, opposed to houses with gardens, I was directed to their policy which just stated about providing green spaces or areas for community gardens, though in the plan there is no reference where these will be, if at all provided. Nor did this answer the question asked and I am not sure, based on how they have avoiding to answer this, that any assessment has been done at all. Recent interdependent studies in Glasgow and New York, to name but two, highlighted that residents in high rise and high density buildings are more likely to fall ill generally and more likely to have serious illnesses, and suffer from poverty opposed to those in houses with gardens. If the council has not done this assessment, how can they ensure that the NHS facilities will be able to cope, are the council building problems for the future regards public health? Likewise, crime, with recent developments in the borough we have seen an increase in crime in those areas that were developed as well as the surrounding areas, at the same time where policing was cut in those areas. Once again, I asked was assessment has been made to expected impact on crime in and around the proposed areas for development, I was again directed to their policy, which again did not answer the questions. As with health, if the assessment has not been done fully they will put a burden on the already stretched services in the area, increasing crime, which in turn will impact the local residents and naturally increase fear and apprehension which could also have an effect on individuals mental health. I personally run a Neighbourhood Watch Scheme and often speak with</p>	<p>as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to</p>

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					<p>my neighbours regards how bad it is currently. As for transportation, the lack of parking spaces would have a serious impact on those who are disabled or have mobility issues, not providing such facilities with the proposals I feel is discriminatory against these individuals. The public transport in the surrounding areas, especially in peak, is woefully inadequate. Buses do not stop at many stops in the morning / evening as they are too full, adding to this will make living in the area and commuting unbearable and will impact on mental health and erode valuable time we should be spending without families and loved ones. To surmise, I oppose this application on the grounds of the proposals not providing adequate housing to promote family living and community building homes, the lack of assessments undertaken by the council on impact on physical and mental health, work/life balance (commuting), access for disabled and reduced mobility residents and the impact of crime.</p>	<p>maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning</p>

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						permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
174	Ms Saskia Neibig				The playing fields at AFC Leyton are really important for community fitness at all ages. They do so much for girls' and women's team sports and fitness - it's the only sport or exercise that I do. They've offered a really important environment to try out sport in a supportive environment, and they should continue to be able to provide that important service safely and uninterrupted. The bus routes and car park are key for access to the site. The Sainsbury's is also useful as the best large supermarket in the area, and most accessible for local bus routes.	Noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).

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201	Mrs Rachel Bates				My daughters play football for Leyton AFC and I think this development will affect their ground and I am frightened it will end in the club losing this invaluable outside space. The borough is running out of areas for sport to be enjoyed by our community and this year especially it has been invaluable in keeping our children fit and healthy in mind and body. Sainsbury's is also a huge plus for us as a family and would be sorely missed.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area.
230	Mrs Jennifer Johns				There seems to be a general move to reduce or remove the car parking facilities where people shop. I would like to point out that there are many elderly people in the borough who are unable to get on a bicycle or a bus to go shopping. Going on a bus would mean carrying heavy shopping from the bus stop to their homes. If they are unable to use their cars for shopping many will simply drive out of the borough to shop.	Noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
327	Mr John Gilbert				430 dwellings as a minimum is unrealistic, given the need to retain the supermarket and parking spaces. 430 should be maximum.	Noted.
279	Billy Reed		Billy Reed		SA47 & SA49 Both of these sites are unnecessary. A huge complex has only just finished behind Walthamstow dogs, why are these necessary? Both of these sites are important shopping facilities for the local area and their loss will be felt. We don't need more housing in the borough.	Noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.

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649	Mr Mark Furnish	Planning Manager Sport England			" SA47 - Sainsburys Car Park and Adjacent Sites - The allocation site is adjacent to an Artificial Grass Pitch (AGP) that has sports lighting. The AGP would be used into the evening therefore some of the 430 (or more) residential properties that would be close to the AGP are likely to experience noise and disturbance in the evening. Again, it is not the responsibility of the AGP's management to mitigate this impact so this should be made clear in the documentation. Sport England object to any proposal that affects the existing operating hours of an existing facility. Sport England also notes that the site is close to Goals Chingford that also has sports lighting.	Noted for further consideration.
1029	National Grid				National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above Development Plan Document, we have identified that one or more proposed development sites are crossed or in close proximity to National Grid assets. A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only. Please also see attached information outlining further guidance on development	Noted for consideration.

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					<p>close to National Grid assets. Further Advice National Grid is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets. We would be grateful if you could check that our details as shown below are included on your consultation database</p> <p>Guidance on development near National Grid assets National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets. Electricity assets Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance. National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <a href="https://www.nationalgridet.com/document/130626/download">https://www.nationalgridet.com/document/130626/download</a></p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors,</p>	

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					<p>above ordnance datum, at a specific site. National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: <a href="http://www.nationalgrid.com/network-and-assets/working-near-our-assets">www.nationalgrid.com/network-and-assets/working-near-our-assets</a></p> <p>Gas assets High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines. National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement. National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: <a href="http://www.nationalgridgas.com/land-and-assets/working-near-our-assets">www.nationalgridgas.com/land-and-assets/working-near-our-assets</a></p>	
844	Colin Setchfield	The Parish Church of Saint Edmund			<p>2.1 The boundary of SA47 takes in " deciduous wooded areas to the west of the river Ching, which are listed by DEFRA on its Priority Habitat Inventory " the former St Ivel office building (now part of the Holiday Inn Express Hotel, Walthamstow Avenue): no 159 on LBWF's Locally listed buildings " the site of Salisbury Hall Manor House " Sainsbury's Low Hall Superstore 2.2 REQUEST FOR INFORMATION: In the light of these proposals, we would wish reassurances from LBWF in its response that €1 " the current wooded areas both sides of the river Ching will be protected from development, and the improvements LBWF refer to in its document will not compromise the current trees and flora " as little of the heritage of the southern part of "North Waltham Forest €2 remains, the locally-listed building no 159 will be protected in any development on this site " as the archaeological survey of Salisbury Hall in 2014 only took in the eastern section (now Peugeot-Citroen Automobiles UK), and funding was not available to survey the western section</p>	<p>The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the</p>

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					<p>(now HCT Group Walthamstow Depot) even though the archaeologists in 2014 felt this was required, a future archaeological survey will be required before development on this part of the site " that the re-provision of retail use on this site will be equivalent to its former A1 (retail) classification, i.e. the new Class E(a) 2.3 REQUEST FOR INFORMATION: As LBWF's plans allow for a reduced floorplate for the retail allocation on this site, and also as Site SA49 impacted on the Morrison's Store (also with reduced floorplate) and SA50 impacts on the Sainsbury's Store in Hall Lane, we would expect some consideration in LBWF's response on the how this reduced retail store infrastructure meets the needs and demands of this southern part of "North Waltham Forest €² both in terms of existing population and projected population following development, 2.4 REQUEST FOR INFORMATION: LBWF has yet to provide information to points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to these queries €¹ (1) The most recent Annual Pollution Map (2016) shows that the North Circular Corridor significantly fails the annual mean pollution objective, with levels of Nitrogen Dioxide (NO2) above 52ug/m3. In the light of these, how will developments along this corridor meet LBWF's commitment to "good growth €² in terms of health and wellbeing? (2) In terms of accessibility to Chingford Mount and Meridian Water, what options has LBWF investigated for bridging the A406 North Circular Road west/east, without the safety risks posed by pedestrian tunnels or the suicide risks of bridges over trunk routes? (3) As Public Transport Access Levels (PTAL) are less than 3 along the North Circular corridor, and in South Chingford (other than along the main A road routes), what potential is there for new development, or how can PTALs be brought up to level 3 or higher in these areas? 2.5 REQUEST FOR INFORMATION: What safeguards does LBWF have to ensure that siting two areas for potential building at height (one on the Sainsbury's car park in SA47 and one on the Morrison's site in SA49), within 200-300 metres of each other and either side of</p>	<p>London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The</p>

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					retained/enhanced green space (which itself is part of what is listed by DEFRA as Priority Habitat), will not adversely compromise that listed area either side of the river Ching.	assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
970	Kathy Unwin				The Sainsbury's site is totally unsuitable for housing because of its proximity to the north circular and the incinerator. I cannot think that anyone would want to live there unless they were desperate. The air quality is quite bad and it is not pleasant spending any amount of time outside there. The new incinerator will be even nearer than the old one and make the area even less desirable. What is going to happen to the hotel? I assume that the dairy	These comments are noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

North Waltham Forest						
North Circular						
SA47 - Sainsbury's Car Park and Adjacent Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					building will remain. The supermarket cannot afford to lose any more parking spaces, it is difficult to park there as it is since the area next to the store has been closed since lockdown. What will happen to the garage? This is one of the most popular garages in the area and I cannot see the store agreeing to losing it. Will the store still be able to trade if the decision is made to rebuild? If not, it will mean the loss of a great many jobs	uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
972	Sean Dewey				Dear Waltham forest council I do not support the proposed development idea for Low Hall Sainsburys which is one of the main shopping centres in the borough. The draft plan says that you want 430 new homes on this site with a re-provision of retail use (use class E) at a reduced floorspace which clearly means a smaller supermarket. It also says you want improvements to the river Ching and public realm improvements. Now I was recently at one of your consultation meetings and the council officers clearly said that any developer purchaser has the right to partially or fully destroy the supermarket to make room for housing on the carpark but the supermarket must be rebuilt. I disapprove of this as this can put a major risk to workers jobs including my mother who works in the clothing department there. The last thing I want to see is my mother including her colleagues losing her job because of this land grab which is not needed for this area. The car park does not need to be smaller as lots of people from around the borough go there to do their shopping and the car park is mostly full of parked cars and will only result in drivers going further out to do their shopping and more anger and disapproval towards the council. I also worry about the term (improvements to the river Ching) as this gives a green light to developers to destroy a part of the green space that runs between Chingford road and the supermarket including Morrison's as well. This could possibly result in loss of trees, shrubs and other plants which are much needed with the highly polluted north circular on one side and the busy Chingford road on the other. I do partially support the need for improvements to the river itself as lots of litter gets thrown in it and	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The Local Plan does not promote the loss of designated open spaces or trees and seeks to

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SA47 - Sainsbury's Car Park and Adjacent Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					beside it but I don't want to see loss of natural green space which is very much needed in a time of climate crises. Sainsbury's are currently expanding their supermarket to the side and the back of the building to make more room for more produce including a new online hub as well. This shows that there is an increasing amount of people using this supermarket and the last thing that is needed is for a smaller supermarket which will only put more pressure on the business. your sincerely	maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
974	Kay Voller				Good morning, I would like to express my concern for the proposed plans for the Sainsbury's car park and south chingford library plots. Whilst housing is important surely it is important to have appropriate infrastructure in place to support residents moving into the properties. This includes schools, GP surgeries and dentists. It is also important that there is some parking. As much as you may support a total block on the use of cars and wish to reduce parking to almost nothing (to be clear I use a car very infrequently and for work walk to HP station, changing at Walthamstow for the Victoria line - under normal circumstances) this is not possible for all and you need to be realistic and support those for whom this isn't possible. Lastly what you build needs to be in keeping with surrounding buildings. Your plans for the north chingford library site and Highams Park station site are monstrosities. You wish to destroy woodland areas in Larkswood yet are happy for the building on the corner of Highams Station Avenue to remain an incomplete disaster! I understand the need for housing but this is Waltham Forest not Hong Kong and these buildings will be here for a long time. Please be considerate of the area and build appropriately. Yours sincerely Kay Voller	The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land

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SA47 - Sainsbury's Car Park and Adjacent Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
934	Josephine Vos	Transport for London- City Planning			Residential development should be car free and car parking restraint will need to be applied to any redevelopment of the supermarket in line with ItPLP policy T6.3. The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. The accompanying plan shows pedestrian and cycle connectivity across the North Circular Road which forms part of the Transport for London Road Network (TLRN). Any proposals for new crossing facilities or changes to existing crossings will need to be the subject of early discussion with TfL. No new vehicle access/egress should be created to the North Circular Road.	Noted.
495	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site adjacent to Site of Borough Importance for Nature Conservation WFBII02 Ching Brook in central Walthamstow and proximal to Borough SINC WFB104 Banbury Reservoir. Support in principle to deliver Biodiversity Action Plan objectives and enhancements on Ching Brook SINC, and new green spaces.	This comment is noted.
523	Josephine Vos	Transport for London- City Planning			SA47 - Sainsbury's car park and adjacent sites - Residential development should be car free and car parking restraint will need to be applied to any redevelopment of the supermarket in line with ItPLP policy T6.3. The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward, on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	These comments are noted.

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North Waltham Forest						
North Circular						
SA47 - Sainsbury's Car Park and Adjacent Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					The accompanying plan shows pedestrian and cycle connectivity across the North Circular Road which forms part of the Transport for London Road Network (TLRN). Any proposals for new crossing facilities or changes to existing crossings will need to be the subject of early discussion with TfL. No new vehicle access/egress should be created to the North Circular Road.	
676	Colin Setchfield	The Parish Church of Saint Edmund			<p>2.1 The boundary of SA47 takes in " deciduous wooded areas to the west of the river Ching, which are listed by DEFRA on its Priority Habitat Inventory " the former St Ivel office building (now part of the Holiday Inn Express Hotel, Walthamstow Avenue): no 159 on LBWF's Locally listed buildings " the site of Salisbury Hall Manor House " Sainsbury's Low Hall Superstore</p> <p>2.2 REQUEST FOR INFORMATION: In the light of these proposals, we would wish reassurances from LBWF in its response that €1 " the current wooded areas both sides of the river Ching will be protected from development, and the improvements LBWF refer to in its document will not compromise the current trees and flora " as little of the heritage of the southern part of "North Waltham Forest €2 remains, the locally-listed building no 159 will be protected in any development on this site " as the archaeological survey of Salisbury Hall in 2014 only took in the eastern section (now Peugeot-Citroen Automobiles UK), and funding was not available to survey the western section (now HCT Group Walthamstow Depot) even though the archaeologists in 2014 felt this was required, a future archaeological survey will be required before development on this part of the site " that the re-provision of retail use on this site will be equivalent to its former A1 (retail) classification, i.e. the new Class E(a)</p> <p>2.3 REQUEST FOR INFORMATION: As LBWF's plans allow for a reduced floorplate for the retail allocation on this site, and also as Site SA49 impacted on the Morrison's Store (also with reduced floorplate) and SA50 impacts on the Sainsbury's Store in Hall Lane, we would expect some consideration in LBWF's response on the how this reduced retail store infrastructure meets the needs and demands of this southern part of "North Waltham Forest €2 both in terms of existing population and projected</p>	these comments are noted.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>population following development, 2.4 REQUEST FOR INFORMATION: LBWF has yet to provide information to points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to these queries €! (1) The most recent Annual Pollution Map (2016) shows that the North Circular Corridor significantly fails the annual mean pollution objective, with levels of Nitrogen Dioxide (NO2) above 52ug/m3. In the light of these, how will developments along this corridor meet LBWF's commitment to "good growth € in terms of health and wellbeing? (2) In terms of accessibility to Chingford Mount and Meridian Water, what options has LBWF investigated for bridging the A406 North Circular Road west/east, without the safety risks posed by pedestrian tunnels or the suicide risks of bridges over trunk routes? (3) As Public Transport Access Levels (PTAL) are less than 3 along the North Circular corridor, and in South Chingford (other than along the main A road routes), what potential is there for new development, or how can PTALs be brought up to level 3 or higher in these areas? 2.5 REQUEST FOR INFORMATION: What safeguards does LBWF have to ensure that siting two areas for potential building at height (one on the Sainsbury's car park in SA47 and one on the Morrison's site in SA49), within 200-300 metres of each other and either side of retained/enhanced green space (which itself is part of what is listed by DEFRA as Priority Habitat), will not adversely compromise that listed area either side of the river Ching.</p>	
592	Joyce Guthrie	Head of Sport and Leisure London Borough of Waltham Forest			<p>Further to the consultation document, please be advised the vehicle access and parking is required for Salisbury Hall Playing Fields at the rear of the proposed development. Access for maintenance vehicles and emergency services is required to the site and site users require car parking which is currently permitted in Sainsburys. The only access is currently through the Sainsburys Site</p>	These comments are noted.
630	Rosemary Langlands				<p>Further to my 2 previous e-mails - I have now found out in addition to the proposed developments at Sainsbury's Hall Lane and Larks Wood you want to</p>	The Site Allocations Document does not propose the unsubstituted loss

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SA47 - Sainsbury's Car Park and Adjacent Sites						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>build 270 residential units at Morrisons and 55 homes in Albert Cres. So in total you want to install over 700 residential units in a tiny area of South Chingford from Morrisons to Hall lane and sideways to Larks Wood. This is in additions to the units at the car park adjacent to the Sainsbury's at the Billet and the development at Homebase Fulbourne Road. I am at a loss to understand why you are picking on this tiny part of Chingford! There is not the infrastructure to support the development - the roads are already over used and you want to introduce maybe 2 - 3 thousand more cars - each unit could easily produce 2-3 cars. The pollution would be awful and the roads even more overcrowded than they are now. Where are the schools, the GPs and the hospitals - where is the consideration of the current residents? You want to reduce the shopping at the Mount by taking away the car park - the buses are full - there are no trains in the area - the current residents have very little entertainment when there is no lockdown and what little there is may well go out of business because of this current cruel and wicked action of the Government and now you want to over populate the area. I am sorry there are homeless - but I would politely ask you to NOT put any more homes in the Chingford Mount area including Sainsbury's and Albert Cres, that you DO NOT put any homes on the car park at the Mount - the lack of a car park will kill the area as a shopping centre - as I have previously stated - that you DO NOT build on any of the New Road Leisure park. Be satisfied with the construction already under way at the Billet Sainsburys and maybe Home base - but NOT high rise anywhere - high rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Learn from past mistakes and DON'T repeat them!</p>	<p>or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area. The Council does not prioritise car parking in development as new development is mainly "car free" in order to promote active travel within new 15 minute neighbourhoods. The indications in LP2 are not prescriptions for development and merely indicate potential site capacities etc. Accordingly details of height etc will form part of the planning application process.</p>
672	J Tan				<p>These plans propose 370 new houses. The first thing I'd ask is, where are the services and amenities to support that number and how would existing roads cope with added traffic? There are already long traffic queues down Chingford Road and get worse year on year resulting in more pollution for residents, particularly in rush hours with buses sitting in the queues going nowhere. Add</p>	<p>These comments are noted.</p>

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					to this the homes built on dog track site and proposed at Albert Crescent anyone on the road will be lucky to move at all. Whilst one accepts people need somewhere to live it also needs to be accepted that areas reach a saturation point and building more houses to encourage more people into the borough is not the way forward either for the people in the borough or the general environment.	

North Circular						
SA48 - Cork Tree Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
104	Rob Colley				The Cork Tree is important and needs to be better protected and more visible. The retail businesses need to be maintained for employment and retail options for local people. Parking on the site is over-subscribed at most times so I don't support reduction of parking spaces.	The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the

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North Circular						
SA48 - Cork Tree Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						London Plan and is consistent with transport policy at national level.
257	Mr David Boote				This site includes the site of Chingford Hall, one of the oldest settlement sites in Chingford. An assessment should be made as to whether anything of historic interest survives.	This is noted. The Council has recently completed an update of its Archaeological Priority Areas.
551	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site	Noted.

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North Circular						
SA48 - Cork Tree Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA48 Cork Tree Retail Park Site adjacent to a Metropolitan Site of Importance for Nature Conservation (Met SINC): M071 The Lee Valley Support in principle to deliver Biodiversity Action Plan objectives and enhancements to SINC, and new green spaces.	
935	Josephine Vos	Transport for London- City Planning			The accompanying plan shows pedestrian and cycle connectivity across the North Circular Road which forms part of the TLRN. Any proposals for new crossing facilities or changes to existing crossings will need to be the subject of early discussion with TfL. No new vehicle access/egress should be created to the North Circular Road.	Noted for further consideration.
1066	Kathy Unwin				I cannot see the point of this redevelopment. It could cause a loss of jobs if the retailers that are already there relocate somewhere else. The carpark is always full so any loss of spaces would result in a loss of custom as there is virtually no access to the site by public transport.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area.
977	Mr Andrew McPheat				Prologis support the draft allocation of the site for employment uses. To ensure conformity with Part 1 of the Local Plan, it is recommended that the following uses are referenced within the allocation: - Industrial processes (Class E(g) (iii)); - General industry (Class B2); - Storage / distribution (Class B8); - Waste (Class B2/B8/Sui Generis); and - Uses ancillary to the above. The site is considered to be in the optimum location for the type of land-use designation being pursued by LBWF. The site benefits from direct connectivity to the North Circular Road and has its own access arrangements already in place. The site is also located in close proximity to other Strategic Industrial Locations (including the Hall Lane SIL, which adjoins the site to the north) and so the proposed land use(s) would therefore align well with the setting and character of the surrounding area. Any office space (which would fall under the 'ancillary uses') should be limited as far as possible and must be ancillary to the main operational land use. Co-location is not considered to be appropriate for the site (given the adjacency of other industrial land uses and the North	The support is welcomed and the suggestions are noted.

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North Circular						
SA48 - Cork Tree Retail Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Circular Road; the potential 24-hour operation of the site; and the low PTAL rating). Prologis would seek to resist this approach if the allocation was amended in this manner moving forward. It is recommended that the existing building footprint is shown on the Placemaking Plan (shown on page 150). Prologis are happy to engage with the Council in order to progress the Placemaking Plan.	
496	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site adjacent to a Metropolitan Site of Importance for Nature Conservation (Met SINC): M071 The Lee Valley. Support in principle to deliver Biodiversity Action Plan objectives and enhancements to SINC, and new green spaces.	Comments noted
524	Josephine Vos	Transport for London- City Planning			SA48 - Cask Tree Retail Park - The accompanying plan shows pedestrian and cycle connectivity across the North Circular Road which forms part of the TLRN. Any proposals for new crossing facilities or changes to existing crossings will need to be the subject of early discussion with TfL. No new vehicle access/egress should be created to the North Circular Road.	Comments noted.
1067	Milena Petrovic	Sustainable Development Officer Thames Team Natural England			Site Allocation SA48 may need to consider SPA/SSSI bird flight lines due to its location in the linear corridor of reservoirs in the Lee Valley Regional Park. This may be an issue if the site allocation proposed especially tall buildings or bright lighting.	Comments noted.
620	Josephine Vos	Transport for London- City Planning			The accompanying plan shows pedestrian and cycle connectivity across the North Circular Road which forms part of the TLRN. Any proposals for new crossing facilities or changes to existing crossings will need to be the subject of early discussion with TfL. No new vehicle access/egress should be created to the North Circular Road.	Noted for consideration

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North Circular						
SA49 - Morrisons Supermarket and Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
102	Rob Colley				<p>I am not in favour of development of this site. Chingford Road is already very congested and council efforts to deter car use are ill-advised as this section of the borough has poor public transport and the only way to resolve this would be to extend the Victoria Line tube which just won't happen. Buses are not the answer. Covid-19 has made it clear that people prefer to use cars for extra safety from infections. If you look to reduce the amount of parking for the supermarket then it would affect the use of the supermarket which always has a very full car park. A smaller supermarket and loss of the Car dealership would mean less jobs and we are already 7th highest for unemployment of all 32 London boroughs. The borough also has a smaller and lower value economy than other London boroughs in part due to the continued loss of previous employment sites to housing across the borough. We need employment opportunities here not yet more housing for more people to try and clog the infrastructure heading into central London to work. Most people commute by car in the borough and the figures you use were pre-Covid which will no doubt increase this higher from 41%. Even with this number preferring to use their own car, the trains were too congested pre-Covid no doubt due to the developments you've already allowed making commuting on public transport like being in an animal transporter. I think I saw figures suggesting Highams Park has had a 7 fold increase in commuters in 15 years. This is not sustainable. We also already have a more densely packed population than London as an average by 28% so I do not support making life harder and less pleasant for the existing residents by intensifying population per hectare yet further. I support improvements and protection of the River Ching here and access to it though which is currently not via easy from Morrisons Ave.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
328	Mr John Gilbert				<p>270 minimum dwellings is unrealistic, given need to retain supermarket &amp; car park. Should be 270 maximum.</p>	<p>Noted.</p>

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North Circular						
SA49 - Morrisons Supermarket and Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
651	Mr Mark Furnish	Planning Manager Sport England			" SA49 - Morrisons Supermarket and Car Park - The allocation appears to suggest that the gym/sports facility on site would be lost. The requirements in the NPPF, paragraph 97, must be met before advocating this loss. It is not clear, at this stage, that this criteria has been met. Sport England also not that the site is adjacent to Goals Chingford so mitigation from noise as highlighted above should be considered.	Noted for further consideration.
552	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1	Noted.

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North Circular						
SA49 - Morrisons Supermarket and Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA49 Morrisons Supermarket and CP Site adjacent to Site of Borough Importance for Nature Conservation WFBII02 Ching Brook in central Walthamstow Support in principle to deliver Biodiversity Action Plan objectives and enhancements on Ching Brook SINC, and new green spaces.	
861	Mrs M Snook				I have received a newsletter from Valley Conservation outlining the plans of site allocations for Chingford. There will always be a need for housing, but why bother when there are no shops to cater for people needs, and no leisure facilities either!	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
936	Josephine Vos	Transport for London- City Planning			Residential development should be car free and car parking restraint will need to be applied to any redevelopment of the supermarket in line with ItPLP policy T6.3. The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the	Noted for consideration.

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North Circular						
SA49 - Morrisons Supermarket and Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					quantum of development coming forward on this site, contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	
846	Colin Setchfield	The Parish Church of Saint Edmund			<p>2.3 REQUEST FOR INFORMATION: As LBWF's plans allow for a reduced floorplate for the retail allocation on this site, and also as Site SA49 impacted on the Morrison's Store (also with reduced floorplate) and SA50 impacts on the Sainsbury's Store in Hall Lane, we would expect some consideration in LBWF's response on the how this reduced retail store infrastructure meets the needs and demands of this southern part of "North Waltham Forest €" both in terms of existing population and projected population following development, 2.4 REQUEST FOR INFORMATION: LBWF has yet to provide information to points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to these queries €! (1) The most recent Annual Pollution Map (2016) shows that the North Circular Corridor significantly fails the annual mean pollution objective, with levels of Nitrogen Dioxide (NO2) above 52ug/m3. In the light of these, how will developments along this corridor meet LBWF's commitment to "good growth €" in terms of health and wellbeing? (2) In terms of accessibility to Chingford Mount and Meridian Water, what options has LBWF investigated for bridging the A406 North Circular Road west/east, without the safety risks posed by pedestrian tunnels or the suicide risks of bridges over trunk routes? (3) As Public Transport Access Levels (PTAL) are less than 3 along the North Circular corridor, and in South Chingford (other than along the main A road routes), what potential is there for new development, or how can PTALs be brought up to level 3 or higher in these areas? 2.5 REQUEST FOR INFORMATION: What safeguards does LBWF have to ensure that siting two areas for potential building at height (one on the Sainsbury's car park in SA47 and one on the Morrison's site in SA49), within 200-300 metres of each other and either side of retained/enhanced green space (which itself is part of what is listed by DEFRA as Priority Habitat), will not adversely compromise that listed area either side of the river Ching.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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North Circular						
SA49 - Morrisons Supermarket and Car Park						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
814	Rosemary Langlands				<p>Further to my 2 previous e-mails - I have now found out in addition to the proposed developments at Sainsbury's Hall Lane and Larks Wood you want to build 270 residential units at Morrisons and 55 homes in Albert Cres. So in total you want to install over 700 residential units in a tiny area of South Chingford from Morrisons to Hall lane and sideways to Larks Wood. This is in additions to the units at the car park adjacent to the Sainsbury's at the Billet and the development at Homebase Fulbourne Road. I am at a loss to understand why you are picking on this tiny part of Chingford! There is not the infrastructure to support the development - the roads are already over used and you want to introduce maybe 2 - 3 thousand more cars - each unit could easily produce 2-3 cars. The pollution would be awful and the roads even more overcrowded than they are now. Where are the schools, the GPs and the hospitals - where is the consideration of the current residents? You want to reduce the shopping at the Mount by taking away the car park - the buses are full - there are no trains in the area - the current residents have very little entertainment when there is no lockdown and what little there is may well go out of business because of this current cruel and wicked action of the Government and now you want to over populate the area. I am sorry there are homeless - but I would politely ask you to NOT put any more homes in the Chingford Mount area including Sainsbury's and Albert Cres, that you DO NOT put any homes on the car park at the Mount - the lack of a car park will kill the area as a shopping centre - as I have previously stated - that you DO NOT build on any of the New Road Leisure park. Be satisfied with the construction already under way at the Billet Sainsburys and maybe Home base - but NOT high rise anywhere - high rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Learn from past mistakes and DON'T repeat them!</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area. The Council does not prioritise car parking in development as new development is mainly "car free" in order to promote active travel within new 15 minute neighbourhoods. The indications in LP2 are not prescriptions for development and merely indicate potential site capacities etc. Accordingly details of height etc will form part of the planning application process.</p>
838	Mr J Tan	Wm Morrison Supermarkets plc			<p>These plans propose 370 new houses. The first thing I'd ask is, where are the services and amenities to support that number and how would existing roads cope with added traffic? There are already long traffic queues down Chingford Road and get worse year on year resulting in more pollution for residents, particularly in rush hours with buses sitting in the queues going nowhere. Add</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of</p>

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					to this the homes built on dog track site and proposed at Albert Crescent anyone on the road will be lucky to move at all. Whilst one accepts people need somewhere to live it also needs to be accepted that areas reach a saturation point and building more houses to encourage more people into the borough is not the way forward either for the people in the borough or the general environment.	infrastructure in the local area. The Council does not prioritise car parking in development as new development is mainly "car free" in order to promote active travel within new 15 minute neighbourhoods. The indications in LP2 are not prescriptions for development and merely indicate potential site capacities etc. Accordingly details of height etc will form part of the planning application process.
187	Mr Michael Sullivan				I am concerned about the over-development of this site. In supporting documentation it talks of the council wish to build 'in keeping with the area' and to 'nurture wellbeing in the borough'; Chingford is mainly houses build the 1920-1940's and have gardens, if this site were to be developed then this is what we would expect would be build opposed to high rise or high density properties, someone where people can make roots and bring up a family; I have lived all my life in Chingford, for this exact reason. Living here for long periods of times aids the building of communities, which would be lost with the development of flats. In the council meetings I asked the council what impact assessment has been done on Physical and Mental health living in high rise and high density buildings, opposed to houses with gardens, I was directed to their policy which just stated about providing green spaces or areas for community gardens, though in the plan there is no reference where these will be, if at all provided. Nor did this answer the question asked and I am not sure, based on how they have avoiding to answer this, that any assessment has been done at all. Recent interdependent studies in Glasgow and New York, to name but two, highlighted that residents in high rise and high density buildings are more likely to fall ill generally and more likely to have serious illnesses, and suffer from poverty opposed to those in houses with gardens. If the council has not done this assessment, how can they	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising

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					<p>ensure that the NHS facilities will be able to cope, are the council building problems for the future regards public health? Likewise, crime, with recent developments in the borough we have seen an increase in crime in those areas that were developed as well as the surrounding areas, at the same time where policing was cut in those areas. Once again, I asked was assessment has been made to expected impact on crime in and around the proposed areas for development, I was again directed to their policy, which again did not answer the questions. As with health, if the assessment has not been done fully they will put a burden on the already stretched services in the area, increasing crime, which in turn will impact the local residents and naturally increase fear and apprehension which could also have an effect on individuals mental health. I personally run a Neighbourhood Watch Scheme and often speak with my neighbours regards how bad it is currently. As for transportation, the lack of parking spaces would have a serious impact on those who are disabled or have mobility issues, not providing such facilities with the proposals I feel is discriminatory against these individuals. The public transport in the surrounding areas, especially in peak, is woefully inadequate. Buses do not stop at many stops in the morning / evening as they are too full, adding to this will make living in the area and commuting unbearable and will impact on mental health and erode valuable time we should be spending without families and loved ones. To surmise, I oppose this application on the grounds of the proposals not providing adequate housing to promote family living and community building homes, the lack of assessments undertaken by the council on impact on physical and mental health, work/life balance (commuting), access for disabled and reduced mobility residents and the impact of crime.</p>	<p>from potential development on allocated sites. Regarding parking and transport, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.</p>
497	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>Site adjacent to Site of Borough Importance for Nature Conservation WFBII02 Ching Brook in central Walthamstow. Support in principle to deliver Biodiversity Action Plan objectives and enhancements on Ching Brook SINC, and new green spaces.</p>	<p>This comment is noted.</p>

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525	Josephine Vos	Transport for London- City Planning			Residential development should be car free and car parking restraint will need to be applied to any redevelopment of the supermarket in line with ItPLP policy T6.3. The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site, contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	this comment is noted.
677	Colin Setchfield	The Parish Church of Saint Edmund			2.1 The boundary of SA47 takes in " deciduous wooded areas to the west of the river Ching, which are listed by DEFRA on its Priority Habitat Inventory " the former St Ivel office building (now part of the Holiday Inn Express Hotel, Walthamstow Avenue): no 159 on LBWF's Locally listed buildings " the site of Salisbury Hall Manor House " Sainsbury's Low Hall Superstore 2.2 REQUEST FOR INFORMATION: In the light of these proposals, we would wish reassurances from LBWF in its response that €1, " the current wooded areas both sides of the river Ching will be protected from development, and the improvements LBWF refer to in its document will not compromise the current trees and flora " as little of the heritage of the southern part of "North Waltham Forest €2 remains, the locally-listed building no 159 will be protected in any development on this site " as the archaeological survey of Salisbury Hall in 2014 only took in the eastern section (now Peugeot-Citroen Automobiles UK), and funding was not available to survey the western section (now HCT Group Walthamstow Depot) even though the archaeologists in 2014 felt this was required, a future archaeological survey will be required before development on this part of the site " that the re-provision of retail use on this site will be equivalent to its former A1 (retail) classification, i.e. the new Class E(a) 2.3 REQUEST FOR INFORMATION: As LBWF's plans allow for a reduced floorplate for the retail allocation on this site, and also as Site SA49 impacted on the Morrison's Store (also with reduced floorplate) and SA50 impacts on the Sainsbury's Store in Hall Lane, we would expect some consideration in LBWF's response on the how this reduced retail store infrastructure meets the needs and demands of this southern part of "North Waltham Forest €2 both in terms of existing population and projected	These comments are noted.

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					<p>population following development, 2.4 REQUEST FOR INFORMATION: LBWF has yet to provide information to points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to these queries €! (1) The most recent Annual Pollution Map (2016) shows that the North Circular Corridor significantly fails the annual mean pollution objective, with levels of Nitrogen Dioxide (NO2) above 52ug/m3. In the light of these, how will developments along this corridor meet LBWF's commitment to "good growth €€ in terms of health and wellbeing? (2) In terms of accessibility to Chingford Mount and Meridian Water, what options has LBWF investigated for bridging the A406 North Circular Road west/east, without the safety risks posed by pedestrian tunnels or the suicide risks of bridges over trunk routes? (3) As Public Transport Access Levels (PTAL) are less than 3 along the North Circular corridor, and in South Chingford (other than along the main A road routes), what potential is there for new development, or how can PTALs be brought up to level 3 or higher in these areas? 2.5 REQUEST FOR INFORMATION: What safeguards does LBWF have to ensure that siting two areas for potential building at height (one on the Sainsbury's car park in SA47 and one on the Morrison's site in SA49), within 200-300 metres of each other and either side of retained/enhanced green space (which itself is part of what is listed by DEFRA as Priority Habitat), will not adversely compromise that listed area either side of the river Ching.</p>	
682	Kathy Unwin				<p>Would the new store be built before the old one was demolished? If not this could lead to job losses. Why is the floor space of Morrison's reduced surely it should be increased if anything and what about the gym and petrol station? The loss of the petrol station and gym would alsom mean job losses. The site is always very busy although admittedly the top half of the carpark is usually fairly empty. It would not make for a very pleasant place to live though with continual traffic coming and going. Presumably the housing would be behind the store and I notice a spot is marked for height, tall blocks of flats do not work and some were demolished not far from this site only a few years ago. The need for lifts is always a drawback especially now with Covid</p>	These comments are noted.

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632	Cllr John Moss				SA49 - Morrison's and adjacent sites This is a well-established retail store and adjacent gym. The designation of this site as a "Transformation € site suggests very tall buildings which would be out of keeping with the suburban character of the area and over-dominant in an area of two storey terraced and semi-detached housing. It would also be downwind of the waste incinerator and the additional cost of construction to ameliorate this would not appear to have been considered in assessing the potential viability. We do not believe this site should be considered for any greater level of development than would be supported by a "reinforcement € designation with an FAR no greater than 1.4.	These comments are noted.
628	Rosemary Langlands				Further to my 2 previous e-mails - I have now found out in addition to the proposed developments at Sainsbury's Hall Lane and Larks Wood you want to build 270 residential units at Morrisons and 55 homes in Albert Cres. So in total you want to install over 700 residential units in a tiny area of South Chingford from Morrisons to Hall lane and sideways to Larks Wood. This is in additions to the units at the car park adjacent to the Sainsbury's at the Billet and the development at Homebase Fulbourne Road. I am at a loss to understand why you are picking on this tiny part of Chingford! There is not the infrastructure to support the development - the roads are already over used and you want to introduce maybe 2 - 3 thousand more cars - each unit could easily produce 2-3 cars. The pollution would be awful and the roads even more overcrowded than they are now. Where are the schools, the GPs and the hospitals - where is the consideration of the current residents? You want to reduce the shopping at the Mount by taking away the car park - the buses are full - there are no trains in the area - the current residents have very little entertainment when there is no lockdown and what little there is may well go out of business because of this current cruel and wicked action of the Government and now you want to over populate the area. I am sorry there are homeless - but I would politely ask you to NOT put any more homes in the Chingford Mount area including Sainsbury's and Albert Cres, that you DO NOT put any homes on the car park at the Mount - the lack of a car park will kill the area as a shopping centre - as I have previously stated - that you DO NOT build	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area. The Council does not prioritise car parking in development as new development is mainly "car free" in order to promote active travel within new 15 minute neighbourhoods. The indications in LP2 are not prescriptions for development and merely indicate potential site capacities etc. Accordingly details of height etc will form part of the planning application process.

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					on any of the New Road Leisure park. Be satisfied with the construction already under way at the Billet Sainsburys and maybe Home base - but NOT high rise anywhere - high rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Learn from past mistakes and DON'T repeat them!	
675	J Tan				These plans propose 370 new houses. The first thing I'd ask is, where are the services and amenities to support that number and how would existing roads cope with added traffic? There are already long traffic queues down Chingford Road and get worse year on year resulting in more pollution for residents, particularly in rush hours with buses sitting in the queues going nowhere. Add to this the homes built on dog track site and proposed at Albert Crescent anyone on the road will be lucky to move at all. Whilst one accepts people need somewhere to live it also needs to be accepted that areas reach a saturation point and building more houses to encourage more people into the borough is not the way forward either for the people in the borough or the general environment.	These comments are noted.

Chingford Mount						
SA50 - Sainsbury's Hall Lane						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
81	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Change minimum to maximum 100 homes. Add - no higher the 5 storeys to blend in with it's surroundings. Maintain the ground floor for retail.	Noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning

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Chingford Mount						
SA50 - Sainsbury's Hall Lane						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
69	Mr Mike Chrimes				The Sainsburys supermarket has demonstrated its value to local shoppers through the COVID emergency, it sustains the area as a shopping centre and is readily accessible by pedestrians, cyclists and bus users, and means the area can work as a 15 minute 'city'. The loss of such a facility when there is little in the way of specialist retail elsewhere should mean any development of this site for housing must be in tandem with the development of retail and employment facilities locally. There is no adult education facility here, or a public library facility, the site at the corner of new road and church road is correctly identified as visually important, but contains 2 thriving retail outlets, whilst nothing is said about the former woolworths building which could easily be brought into this site for development, and most local people would want to see that as a priority, and the opposite corner also has low grade (architecturally) buildings in urgent need of replacement yet that site has not been earmarked in the site allocation plan. One could argue the whole of the eaters side of old church road could do with a comprehensive review up to the cemetery. Surely more housing could be accommodated above retail units to a much higher standard.. It is pleasing to see that it is intended to keep community facilities on the site of the former Library.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
31	Miss Anita Phillips				You have not made it clear if Sainsbury's will remain. As a disabled person, this Sainsbury's is vital for me to shop. The car park is also vital. I cannot carry shopping so park my car there for easy access to shop in Sainsbury's. You have given no thought or consideration towards people with physical disabilities. Not unusual for LBWF. There is no infrastructure in place to support this amount of 'incomers' who will not be local people. As for parking at Chingford	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area.

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					Mount - virtually none for the physically disabled. The spaces that are there are continually abused & nothing is done about it.	
52	Mrs Karen McGill				My wife and I are extremely concerned about your plans to develop housing in Chingford. If the car park in Hall Lane is built on, where exactly do you expect shoppers to park? The area is very busy already and there is not the space for shoppers, let alone extra drivers from new homes. The Chingford Mount shopping area will die and people will drive to other retail centres with parking making it very difficult for local and elderly residents, especially those who do not drive or own a car. The added traffic on the roads will bring with it more pollution and congestion. It is extremely difficult already to get GP appointments, dental appointments, hospital appointments and children into local schools. We just cannot understand the reasoning behind these ideas! Residents in Albert Avenue, Tufton Road and opposite the site in Hall Lane will be completely overlooked by another high-rise development. High-rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Why do you want to repeat previous mistakes made and then have the added tax payer expense of demolishing them and rebuilding low-rise homes? High-rise homes in Chingford would be completely not in keeping with the area and change a nice place to live to another concrete jungle! We are totally against it as is my father who lives in Albert Avenue and is unable to send in an online comment.	The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
113	Mrs Juliet Guinness				I am totally against the idea that a commercial supermarket that supports the needs of many local people who do not drive could be turned into residential property.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development.

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Chingford Mount						
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						Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
103	Rob Colley				<p>This site has a car park which is important if the local high street is to finally recover and become vibrant in a way it hasn't for some years. There is not enough car parking on-street. Loss of a supermarket here will only exacerbate the lack of employment opportunities in this borough which already ranks 7th worse across London boroughs. We need local employment opportunities not more housing in a borough which is already 28% more densely occupied than the London average. The location is also miles from any train and tubes and just too far to travel on the bus. Chingford Road is too congested already and does not need more people who have no other option but to commute to central London for work. It will take an age from this location.</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>

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Chingford Mount						
SA50 - Sainsbury's Hall Lane						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
117	Mr Tom Hutchison				<p>I have strong concerns about the proposed 100 home build on this site. It seems incredibly excessive. The car park currently there backs onto many homes in my road Albert Avenue and has always been a bit of an eyesore. But as it sits at a relatively low height level and is closed at night we are able to maintain privacy and relative quietness, particularly in these key hours. A much higher block of homes would inevitably impact on our privacy, with hundreds of new neighbours being able to look easily into our properties and gardens. They would also potentially block out light to our properties. And as there is no 'end point' in the day, like there currently is with the car park, we would be subject to this visual intrusion and any noise nuisance we can expect from living so uncomfortably close to so many people. I believe this is simply too many people in too small an area, a massive over-use of such a tight land mass. The requirements for future housing stock across the borough needs a fresh look too, as all these plans seem to be based on pre-pandemic expectations. But with home working likely to feature far more heavily in future for many people, the desire to live in London for work reasons will inevitably reduce, taking pressure off our already crowded suburbs. Nothing short of a total revaluation is required as Britain, and the way we work and live has changed forever in 2020. A failure to do so would mean a risk of misjudgement around housing need. It's also worth noting a growing desire for the redevelopment of what will inevitably be many office spaces that will no longer be required due to increased home working. Focus should be on redevelopment opportunities there firstly across the borough to turn such buildings into new homes. I understand a desire for new properties as population increases in the coming years but believe this is an over-development in too small an area. One which I fear has been compiled with limited thought to quality of living (as opposed to quantity of dwellings) and what Waltham Forest will look like as a result of the changes to lifestyle brought by the pandemic. I have concerns around local infrastructure being able to deal with so many new people without major investment too. And the impact on neighbouring houses, like mine, could be considerable. Thank you for your time Tom Hutchison</p>	<p>The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>

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SA50 - Sainsbury's Hall Lane						
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116	Mr Feroze Fazarally				<p>I and my family have a number of concerns about the housing development planned for Sainsbury Hall Lane. Increasing the housing around the area will significantly over load the area with the inability for residence to park their vehicles. At this time, parking around Albert Avenue and Tufton Road are at a premium at the best of times, with most families now owning two vehicles. In addition, at peak times, entering and leave the area, traffic is so bad that journey times from Chingford mount to the Billet roundabout could take more than half an hour. With the increase of the traffic around the area, this will also contribute to pollution, which will affect the close by schools. In addition, the elderly and residence with repertory issues will be affected by the traffic pollution. I though the government initiative is to reduce pollution and not increase it, which will also be exacerbated by the increase of residence around the area. The increase in residence will put extreme pressure on the surrounding facilities such as schools, GP practices, details practices, and most of all will increase Hospital capacity. Has the council considered the increase pressure that this will have on these facilities? The actual construction work is also a concern. The noise pollution will affect the elderly and the frail, inhibiting them from venturing out to the shops due to the construction vehicles moving all around them. Also the construction work will also affect the residence who work night shift and who are trying to sleep during the day. With the proposed plans of a minimum 6 story high development, this will encroach on the residence privacy, either in the gardens or in their own property. In addition the building itself will also block the sunlight in to their homes and gardens, which could kill some plans. These plans resemble Chingford Hall estate, which was known to be of high criminal and drug activity which affect the surrounding residence mentally and physically. Eventually it was demolished and a more effective low-rise development was built, wasting tax payer's money. High-rise homes in Chingford will not be in-keeping with the area and will definitely change the dynamics of a brilliant, vibrant and nice place to live, which will be turned in to another concrete jungle! All the residence that I have spoken to are all opposed to the development.</p>	<p>The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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144	Catherine Tonkins		Cat Tonkins		<p>Again, how will the community function with 100 new homes replacing another key supermarket space, meaning up to a further 200 vehicles? Alongside site SA52 Albert Corner with a further 55 homes so another 100 cars. These plans would make the area unworkable and are not in the community's interest.</p>	<p>The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>
188	Mr Michael Sullivan				<p>I am concerned about the over-development of this site. In supporting documentation it talks of the council wish to build 'in keeping with the area' and to 'nurture wellbeing in the borough'; Chingford is mainly houses built the 1920-1940's and have gardens, if this site were to be developed then this is what we would expect would be built opposed to high rise or high density properties, someone where people can make roots and bring up a family; I have lived all my life in Chingford, for this exact reason. Living here for long periods of time aids the building of communities, which would be lost with the development of flats. In the council meetings I asked the council what impact assessment has been done on Physical and Mental health living in high rise and high density buildings, opposed to houses with gardens, I was directed to their policy which just stated about providing green spaces or areas for community gardens, though in the plan there is no reference where these will be, if at all provided. Nor did this answer the question asked and I am not sure, based on how they have avoided to answer this, that any assessment has been done at all. Recent interdependent studies in Glasgow and New York, to name but two, highlighted that residents in high rise and</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Local Plan does not promote the loss of designated open</p>

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					<p>high density buildings are more likely to fall ill generally and more likely to have serious illnesses, and suffer from poverty opposed to those in houses with gardens. If the council has not done this assessment, how can they ensure that the NHS facilities will be able to cope, are the council building problems for the future regards public health? Likewise, crime, with recent developments in the borough we have seen an increase in crime in those areas that were developed as well as the surrounding areas, at the same time where policing was cut in those areas. Once again, I asked was assessment has been made to expected impact on crime in and around the proposed areas for development, I was again directed to their policy, which again did not answer the questions. As with health, if the assessment has not been done fully they will put a burden on the already stretched services in the area, increasing crime, which in turn will impact the local residents and naturally increase fear and apprehension which could also have an effect on individuals mental health. I personally run a Neighbourhood Watch Scheme and often speak with my neighbours regards how bad it is currently. As for transportation, the lack of parking spaces would have a serious impact on those who are disabled or have mobility issues, not providing such facilities with the proposals I feel is discriminatory against these individuals. The public transport in the surrounding areas, especially in peak, is woefully inadequate. Buses do not stop at many stops in the morning / evening as they are too full, adding to this will make living in the area and commuting unbearable and will impact on mental health and erode valuable time we should be spending without families and loved ones. Furthermore the loss of the multi story car-park would also impact the surrounding businesses and ultimately impact the survival of the high street, which is essential for the locals. To surmise, I oppose this application on the grounds of the proposals not providing adequate housing to promote family living and community building homes, the lack of assessments undertaken by the council on impact on physical and mental health, work/life balance (commuting), access for disabled and reduced mobility residents and the impact of crime.</p>	<p>spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>

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278	Billy Reed		Billy Reed		This area of Chingford Mount is already too busy with a lack of parking and old infrastructure. The area is all low-rise buildings and 100 homes will not add to the look or feel of the area.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
329	Mr John Gilbert				100 dwellings minimum is unrealistic given the restricted size of the site and the need to retain the supermarket. 60 dwellings should be maximum.	Noted.
320	Mrs Wendy Clements				It would be criminal to shut Hall Lane Sainsburys because there is only the Co-Op in Station Road which has a limited range of products and a small Tesco Express. So many people like me, that do not drive, regularly visit this Sainsburys. My only criticism of this store is that it has no toilet and there are none nearby now.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.

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553	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA50 Sainsbury's Hall Lane Green infrastructure to be embedded wherever possible.</p>	Noted.

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803	Ms Poonam Parmar				<p>I am a local resident of chingford E4 area moved here 10 years ago and I am very saddened by the news of the significant amount of new flats being developed in my local area and very close to my home. Firstly sainsbury's is my local supermarket and knowing flats will be replacing this is very upsetting to say the least which also includes Iceland. Those poor families who will lose their jobs to high rise buildings is sad we don't need any new buildings to be introduced what we need is a local high road full of lovely shops where communities can get together and enjoy there local area. The residents who have lived in chingford for many years and who are so dependant on our local sainsbury's and Iceland... once these high rise flats are built where will the "local community go" to get there essentials? Its going to have a negative impact on the area and the talk in the community is that this will force local resident of 10-50 years out. The congestion will also have a negative impact on the environment as pollution will increase. I just want my voice as well as other residents in the local community heard and taken seriously this new development is NOT GOOD FOR OUR COMMUNITY!!</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use</p>

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						is a policy position established in the London Plan and is consistent with transport policy at national level.
937	Josephine Vos	Transport for London- City Planning			Residential development should be car free and car parking restraint will need to be applied to any redevelopment of the supermarket in line with ItPLP policy T6.3. The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations.	Noted for consideration.
847	Colin Setchfield	The Parish Church of Saint Edmund			Chingford Mount SA50 - Sainsbury's, Hall Lane; SA51 - Former South Chingford Library site; SA52 - Albert Corner 3.1 We note that the proposed development removes the only Council Car Park in South Chingford - that in Hall Lane (as well as the only ones in Leyton and Leytonstone). We note that the Site Allocations would leave some of Walthamstow's Council Car Parks unaffected, unless these are under threat under other initiatives. 3.2 REQUEST FOR INFORMATION: What additional provision for Blue Badge or accessible car parking is being required for each Site particularly for those (such as SA50), which currently provide car parking provision and also provides retail opportunities? 3.3 Our query at 2.3 above also applies, on reduced retail allocation across "North Waltham Forest €". 3.4 REQUEST FOR INFORMATION: LBWF has yet to address points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to this query €  " As LBWF has itself linked development to locations "with high public transport accessibility, € and yet also has in its past Strategic Infrastructure Plan (Transport Infrastructure Needs) acknowledged that "in the northern half of the borough, the PTAL ratings are predominantly 'poor' to 'very poor', € and further acknowledged in its 2018 Growth and Investment Strategy, this area has public transport provision which is "not good enough €  in terms of access, regularity or reliability of services, € what plans does LBWF have for public transport provision or road management to address the additional demand created by these new developments? 3.5 REQUEST FOR INFORMATION: As the former South Chingford Library has been cited by the 20th Century Society as a good example of a 1930s library, can LBWF confirm	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the

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					<p>whether the 1930s facade of the library, indicated as a key frontage on its placemaking plan for SA51, means developers will be required to retain it as part of the development? 3.6 REQUEST FOR INFORMATION: Will LBWF confirm whether the re-provision of open space at SA51 will be commensurate in size to what is currently provided? 3.7 REQUEST FOR INFORMATION: Also, in the light of plans in 2008 to reinstate underground rivers within Greater London, does LBWF consider that the exposure of the brook beneath the current green space (even for such a short stretch) could provide a feature for the area and open up opportunities to encourage wildlife and flora close to this District Centre? 3.8 REQUEST FOR INFORMATION: Does LBWF intend to require development at Albert Corner (SA52) to be in sympathy with the art deco style of Albert Crescent opposite and in the details (such as finials) on the 1930s shops at this location, in order to try and build a sense of identity for this District Centre?</p>	<p>planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.</p>
1013	Rosemary Langlands				<p>I have become aware that there is an intention to develop the shoppers car park at Chingford Mount into a residential are. Please think again - if there is no car park there there will be so many fewer shoppers. Th local roads do not have any spare parking spaces, so many houses have slopes outside there</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity</p>

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					properties so you can't park over the driveway, If there are less shoppers the shopping centre will slowly die. The shopping in the area is an important local facility to so many as well as those that drive to the area to use the many local shops. There is no where else to park and folk are driving more not less. I say again please DO NOT develop this area into homes - te car park is necessary. There are lready too many folk in the area for the facilities available. the schools, the few GPs and dentists are all over subscribed. I say again PLEASE do not develop the site into a residential area.	to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Regarding parking, in line with the London Plan the Council is seeking car free development and the promotion of active travel transport alternatives.
980	Mr Peter Gaston				Regarding the above I wish to register my objection to the above proposal. Sainsbury's supermarket is a vital part of the commercial life of Chingford. It is used by people who can shop without driving. Thereby reducing damaging vehicle emissions.It is convenient for elderly folk and provides a full range of staple food. The fact the Council has increased the parking charges at the adjacent car park and failed to provide a safe environment has led to low usage of this car park. I consider any closure of the supermarket for whatever period will have a detrimental effect on the commercial life of Chingford mount	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
816	Mrs Tracy Frederic				This email is in relation to the planned council housing development on'Sainsbury's Hall Lane' and'Iceland - Chingford Mount' We have been residents of Chingford, Tufton Road since 2009 and we strongly oppose the	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses.

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					<p>council plans. Over the years the congestion and traffic along Tufton Road and neighbouring roads Hall Lane, Albert Crescent and New Road have increased resulting in: " Heavy traffic making it dangerous/unsafe for adults and young children to cross the road safely " Air quality has greatly been impacted " Impact on environment and resources such as littering, fly tipping etc " Un-social behaviour " Lack of parking The planned housing development on'Sainsbury's Hall Lane' and'Iceland - Chingford Mount' will only make the issues outlined above even worse. Schools, GP and dentists are already overcrowded and will become even more overstretched - our son has been on the waiting list for an NHS dentist since 2017 and this type of problem will only increase if plans go ahead. The planned high-rise buildings are not in line with the current look and feel of the area and will ruin the skyline. The buildings will overshadow surrounding buildings and cause loss of natural light on surrounding dwellings. High rise buildings can be unsafe which has been proven by the tragedy of Grenfell in 2017. The current pandemic of COVID-19 has shown us that we need less people and more space in local areas, the lack of garden and outdoor space has been detrimental to the mental health of many people living in the UK during the pandemic. The parking is one of our main concerns, there is no mention of parking provision in any of the plans for the new buildings. As residents of Tufton Road parking is already an absolute nightmare with staff from local businesses (such as Sainsburys) parking their vehicles on Tufton Road for hours upon hours. In some instances, vehicles are parked for days! Even with the car park facilities on Hall Lane many people refuse to pay the charge and decide to park on Tufton Road - as parents of two young children it is important to be able to park near our home and not have to park miles away. With the increase in car theft in Chingford it is important to be able to see our vehicle from our home in case there is damage or worse our car getting stolen. We hope the concerns raised in this email are taken on board and are factored in when making a final decision on the housing development plans.</p>	<p>The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national</p>

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						level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
863	Mrs M Snook				I have received a newsletter from Valley Conservation outlining the plans of site allocations for Chingford. It's always 'Walthamstow' that gets the lions share of publicity and expenditure, followed by Leyton and Leytonstone, all hailed as 'hip and vibrant' places to live, work and shop. Chingford has nothing to entice people to come, and is now a dying satellite of Waltham Forest. There will always be a need for housing, but why bother when there are no shops to cater for people needs, and no leisure facilities either!	Noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
976	Helen Jackson				Dear Sir / Madame, I am writing to you because today I have been told by a neighbour about the plans for Sainsbury's on Hall Lane. I am a resident of Tufton Road and my house directly backs on to the current Sainsbury's car park. I feel very let down by the council that we have received absolutely no official notice of these proposed plans. When looking at the website, discussions began about this back in 2019 so I'm a little confused as to why in over 18 months we haven't recieved anything in relation to something that	These comments are noted. The Site Allocations Document (LP2) is part of the Local Plan which shows the areas in which the council believes that there is potential for the delivery of the development set out in its strategic polcies (LP1). There are no

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					<p>will hugely impact us as residents in this area. I have since discussed this with our adjoining neighbours who were also completely gobsmacked. Having again, had no communication about this from you at all. If I had have known about this I would certainly have wanted my voice to be heard on the matter as looking at the current outlined plans on the consultation portal things I feel very strongly need to be taken into account are - " Loss of light or overshadowing - if higher than the current car park this will have a huge impact on the natural light in our garden and house. " Overlooking/loss of privacy - having permanent occupants overlooking our property which we do not currently have. " Adequacy of parking/loading/turning - parking in this area is already hugely congested. Therefore adding an extra 100 properties will dramatically increase the number of vehicles needing to park.'How do you propose to combat this? Saying the properties are aim for none car owners is certainly not good enough as when they finally come to sell this will not be a pre-requisite. " Highway safety - being built on an already congested main road could cause numerous increased hazards. " Traffic generation - traffic around this area is already horrendous so adding more people will only make this much much worse. Have you tried driving anywhere in this area at lunch time? How do you plan to compensate for the needs of current and new residents? " Noise and disturbance resulting from use - imagine having no-one overlooking your property then being told you're going to have a minimum of 100 people living at the end of your garden. The increased street noise and ambient noise will be dramatically affected. I currently suffer with noise anxiety as a mental health condition so this is something that I feel very seriously about. " Hazardous materials - we have a young toddler and another on the way. How will I know our garden will be a safe place? " Smells - how are the council going to deal with the added drainage? " Layout and density of building - A much smaller building may not seem as imposing or scary. Had smaller buildingsbeen considered? " Design, appearance and materials - how will this keep in line with the area? Will it look like another generic new build with no soul? " Landscaping - will you add green space to compensate for every growling concrete jungle? " Road access - how do you plan on ensuring</p>	<p>current proposals on the site and the Site Allocations Document only provides indications of what a site could be expected to deliver in the case that an application were to come forward. Matters such as the height, scale and density of any development would be design matters considered at application stage. Development would be responsible for contributing towards local infrastructure.</p>

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					<p>this building can be accessed safely for deliveries etc? Again, the road it is on is already naively congested and also leads to numerous primary schools. " Local, strategic, regional and national planning policies - please can I see a copy of how your plans comply with these? " Fear of crime - how will you ensure that an already high crime rate does not increase? I look forward to hearing from you in relation to this and hope you can answer many of the unanswered questions in this email. King Regards Helen Jackson</p>	
988	Natasha Yarham-Kephalas				<p>To whom it may concern; I want to voice my disgust and disappointment in hearing that another property that is used on a regular basis by the community is next on the list to be demolished for more flats to be built. Sainsbury's Chingford Mount has been a beacon of hope for many of the locals during the covid period of uncertainty, as well as before. I don't understand apart from the money element, why you are so hell bent on killing off the community. We actually need the infrastructure to support the homes we have at present, rather than knocking down places we do need, to build more homes. There is a block in Old Church Street that has been vacant for a long period of time, why doesn't someone take over that land instead? Or maybe the plot that used to be the car repair place on the main road near Morrisons, and now a shell, as the investors ran out of money? Maybe you should invest time in the local community, rather than letting people who dint care about the area, just investing for their pockets? One very unhappy resident of Chingford Natasha</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area.</p>
1011	Mrs Divers				<p>Can you let me know if your proposed plans to build more flats on or around Chingford mount will mean that our local Sainsburys on Hall Lane will be closed? Chingford has an older population and that Sainsburys is a lifeline to local elderly residents, I note your also closing the age concern centre which is another lifeline to the local elderly population. The tiny Tescos on Chingford mount road is not used too much as it doesnt stock much in comparison to the larger Sainsburys, anti social behavior which the council and Police ignore means local elderly residents and some younger residents can't go to Chingford mount at night at all now. What parking allocations have been made for the new developments? Are you building any extra Doctors</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the</p>

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					<p>surgeries? or Dentist? Are there any plans to increase school places in the area? If so which schools? Any increase in height around the adjoining roads will be objected to by local residents including me, even if you deem them appropriate, they should not be any higher than existing houses. it seems you do what you wish without asking us the residents first, it's as though you think you know better than us who live here. local elections should be interesting next time round. The residents feel that Waltham forest council never ever takes their views on board, you have left Chingford mount to rot! the council and local Police never use your anti social behavior wardens in or around the mount. why you'd want more box flats and people around here is beyond most residents. Are the new flats for local residents on the long housing lists? or have you sold the sites to private developers who just want to make money? Please advise all residents beforehand as most feel that these developments are done deals and our views are never taken into consideration. Best regards Mrs Divers</p>	<p>requirements of the Council's adopted Local Plan. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>
1015	Susan Peek				<p>We DO NOT want 100 plus high rise homes built at the Sainsburys site at Chingford Mount, providing no parking, extra schools, GPs , etc and taking away the council car park for the shopping area? Where will everyone park? NO. NO. NO. Regards</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of</p>

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Chingford Mount						
SA50 - Sainsbury's Hall Lane						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
1016	Sarah Rose Willett	London Borough of Waltham Forest			Hi, Having just seen a draft of the proposed housing skyline for Sainsbury's Hall Lane, I am writing to express my utter disgust and urge you to alter said plans as a matter of urgency. As it stands, Waltham Forest Council are seemingly planning to rebuild ugly, demoralising and non-fit for purpose actual tower blocks. 100 new homes above Sainsbury's alone reeks of government and corporation greed, at the compromise of acceptable living standards and welfare for Waltham Forest residents. Having done my research, I don't know one person in support of these plans and quite honestly, I imagine a lot of people will move out of the area should they go ahead, thereby creating an unstable population and the problems that come with this. I would be interested to know how many people on the council actually live near these proposed sites; please inform me ASAP. What the council's plans for social provision alongside new residences? It would be wholly irresponsible to build close to 1000 new homes with no ideas for provision of services, parking and substantial research undertaken on the impact of such a build up the current situation. I appreciate a prompt reply at your earliest convenience. Third time in writing with no response,	Noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.

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1014	Lynda McGowan				<p>Dear Sir/Madam I am writing to express my concerns regarding the proposal to build 100 new flats on the site at Sainsbury's Hall Lane for the following reasons: " This Sainsbury's is well used by residents and always busy, such that at busy times it is often difficult to park there. It is of value to the community. " The junction is always busy with traffic and 100 new flats would make the traffic here significantly worse. " Again I understand that there is to be no (or only very limited) parking for the 100 flats. As I have stated previously, any new residential development should include a parking allocation for each household. " With the Council's proposed significant increase in local housing, what consideration has been given to the infrastructure needed to support the new developments? Our roads, public transport and local hospital are all overwhelmed by the existing residents and consideration needs to be given to the impact on these as well as the impact on schools, GP surgeries, dentists, water supply, etc. I appreciate that the council has a target for new housing that it needs to meet but its plans need to be considerate to the character of the area and existing residents. Yours faithfully, Lynda McGowan</p>	<p>The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>
806	Ms Mandy Seeburn				<p>I am writing to object to the proposed Waltham Forest plan to build flats at Larkwood and Chingford Mount sites. My objections are as follows - we will lose the special community feeling of Chingford - we need to protect the Chingford landscape and not turn it into a high rise over populated area -lack of parking -increased burden on already overstretched roads/traffic -air quality already so bad they want ulez -schools overcrowded.. -people need gardens! - Loss of existing shops -environmental impact re trees/air quality Leave Chingford and Highams Park alone - we need to preserve the areas before they are swallowed up by urban regeneration. We are Suburbia and need to be saved.</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
983	Mr Tim Boyle				Dear planning committee High rise flats on a local supermarket is not appropriate. No parking spaces is undesirable for residents and purchasers. Sensible consideration should be made to the height of the development.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
854	Ms Tracy Stewart				This email is in relation to the planned council housing development on 'Sainsbury's Hall Lane' and 'Iceland - Chingford Mount' We have been residents of Chingford, Tufton Road since 2009 and we strongly oppose the council plans. Over the years the congestion and traffic along Tufton Road and neighbouring roads Hall Lane, Albert Crescent and New Road have increased resulting in: " Heavy traffic making it dangerous/unsafe for adults and young children to cross the road safely " Air quality has greatly been impacted " Impact on environment and resources such as littering, fly tipping etc " Un-social behaviour " Lack of parking The planned housing development on 'Sainsbury's Hall Lane' and 'Iceland - Chingford Mount' will only make the issues outlined above even worse. Schools, GP and dentists are already overcrowded and will become even more overstretched - our son has been on the waiting list for an NHS dentist since 2017 and this type of problem will only increase if plans go ahead. The planned high-rise buildings are not in line	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban

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					<p>with the current look and feel of the area and will ruin the skyline. The buildings will overshadow surrounding buildings and cause loss of natural light on surrounding dwellings. High rise buildings can be unsafe which has been proven by the tragedy of Grenfell in 2017. The current pandemic of COVID-19 has shown us that we need less people and more space in local areas, the lack of garden and outdoor space has been detrimental to the mental health of many people living in the UK during the pandemic. The parking is one of our main concerns, there is no mention of parking provision in any of the plans for the new buildings. As residents of Tufton Road parking is already an absolute nightmare with staff from local businesses (such as Sainsburys) parking their vehicles on Tufton Road for hours upon hours. In some instances, vehicles are parked for days! Even with the car park facilities on Hall Lane many people refuse to pay the charge and decide to park on Tufton Road - as parents of two young children it is important to be able to park near our home and not have to park miles away. With the increase in car theft in Chingford it is important to be able to see our vehicle from our home in case there is damage or worse our car getting stolen. We hope the concerns raised in this email are taken on board and are factored in when making a final decision on the housing development plans.</p>	<p>form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
971	Hameed Pryce				Dear Team, I do not support the proposed development for Low Hall Sainsbury. So many people from this borough and from outside the borough come to Sainsbury's to shop. The car park is always full and the shop constantly busy, very rarely will there be a quiet time inside. It has come to my attention that Sainsbury's are expanding their supermarket. This evidence shows that there is an increasing amount of people using this supermarket, hence the need for expansion. I would be most grateful if you could take my consideration on board. Your Sincerely,	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
973	Mrs Tina Antoniou				Dear Waltham forest council I do not support the proposed development idea for Low Hall Sainsburys which is one of the main shopping centres in the borough. The draft plan says that you want 430 new homes on this site with a re-provision of retail use (use class E) at a reduced floorspace which clearly means a smaller supermarket. It also says you want improvements to the river Ching and public realm improvements. Now I was recently at one of your consultation meetings and the council officers clearly said that any developer purchaser has the right to partially or fully destroy the supermarket to make room for housing on the carpark but the supermarket must be rebuilt. I disapprove of this as this can put a major risk to workers jobs. The The car park does not need to be smaller as lots of people from around the borough go there to do their shopping and the car park is mostly full of parked cars and will only result in drivers going further out to do their shopping and more	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.

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					<p>anger and disapproval towards the council. I also worry about the term (improvements to the river Ching) as this gives a green light to developers to destroy a part of the green space that runs between Chingford road and the supermarket including Morrison's as well. This could possibly result in loss of trees, shrubs and other plants which are much needed with the highly polluted north circular on one side and the busy Chingford road on the other. I do partially support the need for improvements to the river itself as lots of litter gets thrown in it and beside it but I don't want to see loss of natural green space which is very much needed in a time of climate crises. Sainsbury's are currently expanding their supermarket to the side and the back of the building to make more room for more produce including a new online hub as well. This shows that there is an increasing amount of people using this supermarket and the last thing that is needed is for a smaller supermarket which will only put more pressure on the business. your sincerely Mrs Antoniou</p>	
975	Andrew Stoddart				<p>I write this email to object to the plans for various developments in Chingford. Please find my objections and reasons below. Sainsburys site at 13 Hall Lane South Chingford I Strongly object to this development for a number of reasons. Decreased privacy Existing properties which back on to the proposed site will lose a lot of their privacy. Local residents will experience a reduction in quality of life as a result of this. Decreased natural light Due to the high rise nature of the proposed structure, there will be a reduction in natural light . Again, for existing local residents this will result in worse living conditions. Over Development There is already a planned development of houses, adjacent to the proposed site. This is a dramatic increase in buildings (some of considerable height) in close proximity to existing historic residential buildings and is thus a substantial change in living conditions to existing residents (many of whom are elderly). Noise levels will increase. Inadequate Infrastructure There will be a drastic increase in pressure on existing local public services of which no attempt is being made to increase capacity. Change in Land Usage The current residents have become accustomed to this land as it is currently being used. Again, their quality of life will be affected</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.</p>

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					<p>substantially. Property Values The development will have an adverse effect on property values. Proposed development at south chingford library I was saddened to hear of the proposal to build on this historic site. This building is very important to the local community. We should be preserving these buildings, not demolishing them. In fact, shouldn't we be improving local services eg providing libraries and leisure facilities, not removing them. I would be grateful if you would take these important points under consideration and reject these planning applications. Regards Andrew Stoddart.</p>	<p>Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>
1012	Elizabeth Tsakopiakos				<p>To Whom it may concern, I am writing as I am deeply concerned over the current plans to develop 100 flats in the place of the sainsburys on Hall Lane. I have lived in Chingford for over 6 years now and regularly use the sainsburys.</p>	<p>The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should</p>

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					<p>The area is already congested and if 100 new flats are built there this will increase the congestion. Also, it is already difficult enough to register with doctors and dentists...how can bringing in more residents help with this situation and would be the same for schools, they will be overcrowded which in turn have a detrimental effect and put extra pressure on the teachers and affect the learning curve. Many people will lose their jobs if the Sainsbury's is gone I am extremely against this planning development and hope that it does not go ahead as will spoil Chingford. Regards</p>	<p>be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.</p>
1045	MS Maria Breem				<p>Also I think it's a terrible idea for Iceland and Sainsbury's earmarked to go also down the mount. We need to keep the mount as a shopping area and the</p>	<p>The Site Allocations Document does not propose the unsubstituted loss</p>

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SA50 - Sainsbury's Hall Lane						
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					council needs to calm down about the need to build build build, we are full already! It's bad enough that we lost the library years ago and that's also been earmarked as housing. I don't agree with Station Road's proposed new sites either for the same reasons as the South chingfords plans. Nowhere near enough infrastructure and too many people already. I totally do not approve of all these developments going ahead, what's next.... they'll be a proposed housing estate on larkswood playing field!!	or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
498	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative

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						Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Policy 81 (Biodiversity and Geodiversity) of LP1 clause A states that "All development should maximise opportunities to create or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network". Clause B requires " All major development proposals are required to include a biodiversity survey of the site".
678	Colin Setchfield	The Parish Church of Saint Edmund			3.1 We note that the proposed development removes the only Council Car Park in South Chingford - that in Hall Lane (as well as the only ones in Leyton and Leytonstone). We note that the Site Allocations would leave some of Walthamstow's Council Car Parks unaffected, unless these are under threat under other initiatives. 3.2 REQUEST FOR INFORMATION: What additional provision for Blue Badge or accessible car parking is being required for each Site particularly for those (such as SA50), which currently provide car parking provision and also provides retail opportunities? 3.3 Our query at 2.3 above also applies, on reduced retail allocation across "North Waltham Forest €2. 3.4 REQUEST FOR INFORMATION: LBWF has yet to address points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to this query €1 " As LBWF has itself linked development to locations "with high public transport accessibility, €2 and yet also has in its past Strategic Infrastructure Plan (Transport Infrastructure Needs) acknowledged that "in the northern half of	This comment is noted.

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					<p>the borough, the PTAL ratings are predominantly 'poor' to 'very poor', and further acknowledged in its 2018 Growth and Investment Strategy, this area has public transport provision which is "not good enough" in terms of access, regularity or reliability of services, what plans does LBWF have for public transport provision or road management to address the additional demand created by these new developments?</p> <p>3.5 REQUEST FOR INFORMATION: As the former South Chingford Library has been cited by the 20th Century Society as a good example of a 1930s library, can LBWF confirm whether the 1930s facade of the library, indicated as a key frontage on its placemaking plan for SA51, means developers will be required to retain it as part of the development?</p> <p>3.6 REQUEST FOR INFORMATION: Will LBWF confirm whether the re-provision of open space at SA51 will be commensurate in size to what is currently provided?</p> <p>3.7 REQUEST FOR INFORMATION: Also, in the light of plans in 2008 to reinstate underground rivers within Greater London, does LBWF consider that the exposure of the brook beneath the current green space (even for such a short stretch) could provide a feature for the area and open up opportunities to encourage wildlife and flora close to this District Centre?</p> <p>3.8 REQUEST FOR INFORMATION: Does LBWF intend to require development at Albert Corner (SA52) to be in sympathy with the art deco style of Albert Crescent opposite and in the details (such as finials) on the 1930s shops at this location, in order to try and build a sense of identity for this District Centre?</p>	
526	Josephine Vos	Transport for London- City Planning			SA50 - Sainsbury's Hall Lane - Residential development should be car free and car parking restraint will need to be applied to any redevelopment of the supermarket in line with ItPLP policy T6.3. The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations.	This comment is noted.
634	Cllr John Moss				We believe that there are opportunities to deliver new homes above existing retail uses in the Chingford Mount area as part of a design-led masterplan approach which individual owners can then use as a benchmark. We do not think that identifying individual sites within the SAD is helpful to this approach.	This comment is noted.

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626	Rosemary Langlands				<p>Further to my 2 previous e-mails - I have now found out in addition to the proposed developments at Sainsbury's Hall Lane and Larks Wood you want to build 270 residential units at Morrisons and 55 homes in Albert Cres. So in total you want to install over 700 residential units in a tiny area of South Chingford from Morrisons to Hall lane and sideways to Larks Wood. This is in additions to the units at the car park adjacent to the Sainsbury's at the Billet and the development at Homebase Fulbourne Road. I am at a loss to understand why you are picking on this tiny part of Chingford! There is not the infrastructure to support the development - the roads are already over used and you want to introduce maybe 2 - 3 thousand more cars - each unit could easily produce 2-3 cars. The pollution would be awful and the roads even more overcrowded than they are now. Where are the schools, the GPs and the hospitals - where is the consideration of the current residents? You want to reduce the shopping at the Mount by taking away the car park - the buses are full - there are no trains in the area - the current residents have very little entertainment when there is no lockdown and what little there is may well go out of business because of this current cruel and wicked action of the Government and now you want to over populate the area. I am sorry there are homeless - but I would politely ask you to NOT put any more homes in the Chingford Mount area including Sainsbury's and Albert Cres, that you DO NOT put any homes on the car park at the Mount - the lack of a car park will kill the area as a shopping centre - as I have previously stated - that you DO NOT build on any of the New Road Leisure park. Be satisfied with the construction already under way at the Billet Sainsburys and maybe Home base - but NOT high rise anywhere - high rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Learn from past mistakes and DON'T repeat them!</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area. The Council does not prioritise car parking in development as new development is mainly "car free" in order to promote active travel within new 15 minute neighbourhoods. The indications in LP2 are not prescriptions for development and merely indicate potential site capacities etc. Accordingly details of height etc will form part of the planning application process.</p>

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SA51 - Former South Chingford Library Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
32	Miss Anita Phillips				Yet again you are intent on destroying South Chingford's 1930's Heritage. Mainly 1930s, the old library & clinic belong in this category. They should not be pulled down but conserved & used for the community not for 'incomers' for which there is no infrastructure to cope. You pulled down the old 1930s cinema in Cherrydown Avenue & the flats built were for asylum seekers only & now an eyesore/slum.l	This response is noted.
321	Mrs Wendy Clements				The former South Chingford Library would make an excellent toilet facility and Age UK could still use the rest of the building	Noted
554	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various	Noted

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SA51 - Former South Chingford Library Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA51 Frmr Sth Chingford Library Support in principle to deliver Biodiversity Action Plan objectives on re-provisioned green space.	
807	Ms Mandy Seeburn				I am writing to object to the proposed Waltham Forest plan to build flats at Larkwood and Chingford Mount sites. My objections are as follows - we will lose the special community feeling of Chingford - we need to protect the Chingford landscape and not turn it into a high rise over populated area -lack of parking -increased burden on already overstretched roads/traffic -air quality already so bad they want ulez -schools overcrowded.. -people need gardens! - Loss of existing shops -environmental impact re trees/air quality Leave Chingford and Highams Park alone - we need to preserve the areas before they are swallowed up by urban regeneration. We are Suburbia and need to be saved.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are

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<b>Chingford Mount</b>						
<b>SA51 - Former South Chingford Library Site</b>						
<b>ID</b>	<b>Full Name</b>	<b>Organisation</b>	<b>Full Name</b>	<b>Organisation</b>	<b>Comment</b>	<b>Council (Officers) Response</b>
						<p>considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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Chingford Mount						
SA51 - Former South Chingford Library Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
848	Colin Setchfield	The Parish Church of Saint Edmund			<p>Chingford Mount SA50 - Sainsbury's, Hall Lane; SA51 - Former South Chingford Library site; SA52 - Albert Corner 3.1 We note that the proposed development removes the only Council Car Park in South Chingford - that in Hall Lane (as well as the only ones in Leyton and Leytonstone). We note that the Site Allocations would leave some of Walthamstow's Council Car Parks unaffected, unless these are under threat under other initiatives. 3.2 REQUEST FOR INFORMATION: What additional provision for Blue Badge or accessible car parking is being required for each Site particularly for those (such as SA50), which currently provide car parking provision and also provides retail opportunities? 3.3 Our query at 2.3 above also applies, on reduced retail allocation across "North Waltham Forest €². 3.4 REQUEST FOR INFORMATION: LBWF has yet to address points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to this query €¹ " As LBWF has itself linked development to locations "with high public transport accessibility, €² and yet also has in its past Strategic Infrastructure Plan (Transport Infrastructure Needs) acknowledged that "in the northern half of the borough, the PTAL ratings are predominantly 'poor' to 'very poor', €² and further acknowledged in its 2018 Growth and Investment Strategy, this area has public transport provision which is "not good enough €¹ in terms of access, regularity or reliability of services, €² what plans does LBWF have for public transport provision or road management to address the additional demand created by these new developments? 3.5 REQUEST FOR INFORMATION: As the former South Chingford Library has been cited by the 20th Century Society as a good example of a 1930s library, can LBWF confirm whether the 1930s façade of the library, indicated as a key frontage on its placemaking plan for SA51, means developers will be required to retain it as part of the development? 3.6 REQUEST FOR INFORMATION: Will LBWF confirm whether the re-provision of open space at SA51 will be commensurate in size to what is currently provided? 3.7 REQUEST FOR INFORMATION: Also, in the light of plans in 2008 to reinstate underground rivers within Greater London, does LBWF consider that the exposure of the brook beneath the</p>	<p>The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to</p>

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Chingford Mount						
SA51 - Former South Chingford Library Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					current green space (even for such a short stretch) could provide a feature for the area and open up opportunities to encourage wildlife and flora close to this District Centre? 3.8 REQUEST FOR INFORMATION: Does LBWF intend to require development at Albert Corner (SA52) to be in sympathy with the art deco style of Albert Crescent opposite and in the details (such as finials) on the 1930s shops at this location, in order to try and build a sense of identity for this District Centre?	maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
1018	Kathy Unwin				The South Chingford library site is at present used by Age UK and is a very important part of the community. The building is well used by the elderly and I myself have been there many times. The library building is quite an attractive building and I doubt whether any new build would look as good. Where would Age UK go when the building was being rebuilt and would they have adequate space in the new building? Any new build should be only single storey or two at the most to fit in with the surrounding area. It would not be suitable for flats.	These comments are noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the

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						requirements of the Council's adopted Local Plan.
499	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle to deliver Biodiversity Action Plan objectives on re-provisioned green space.	This comment is noted.
633	Cllr John Moss				We do not believe the development of this site, against a requirement for the replacement of the community use and the open space, is viable.	This comment is noted.
635	Cllr John Moss				We believe that there are opportunities to deliver new homes above existing retail uses in the Chingford Mount area as part of a design-led masterplan approach which individual owners can then use as a benchmark. We do not think that identifying individual sites within the SAD is helpful to this approach.	This comment is noted.
679	Colin Setchfield	The Parish Church of Saint Edmund			<p>3.1 We note that the proposed development removes the only Council Car Park in South Chingford - that in Hall Lane (as well as the only ones in Leyton and Leytonstone). We note that the Site Allocations would leave some of Walthamstow's Council Car Parks unaffected, unless these are under threat under other initiatives. 3.2 REQUEST FOR INFORMATION: What additional provision for Blue Badge or accessible car parking is being required for each Site particularly for those (such as SA50), which currently provide car parking provision and also provides retail opportunities? 3.3 Our query at 2.3 above also applies, on reduced retail allocation across "North Waltham Forest €2. 3.4 REQUEST FOR INFORMATION: LBWF has yet to address points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to this query €1 " As LBWF has itself linked development to locations "with high public transport accessibility, €2 and yet also has in its past Strategic Infrastructure Plan (Transport Infrastructure Needs) acknowledged that "in the northern half of the borough, the PTAL ratings are predominantly 'poor' to 'very poor', €2 and further acknowledged in its 2018 Growth and Investment Strategy, this area has public transport provision which is "not good enough €1 in terms of access, regularity or reliability of services, €2 what plans does LBWF have for</p>	These comments are noted.

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					public transport provision or road management to address the additional demand created by these new developments? 3.5 REQUEST FOR INFORMATION: As the former South Chingford Library has been cited by the 20th Century Society as a good example of a 1930s library, can LBWF confirm whether the 1930s facade of the library, indicated as a key frontage on its placemaking plan for SA51, means developers will be required to retain it as part of the development? 3.6 REQUEST FOR INFORMATION: Will LBWF confirm whether the re-provision of open space at SA51 will be commensurate in size to what is currently provided? 3.7 REQUEST FOR INFORMATION: Also, in the light of plans in 2008 to reinstate underground rivers within Greater London, does LBWF consider that the exposure of the brook beneath the current green space (even for such a short stretch) could provide a feature for the area and open up opportunities to encourage wildlife and flora close to this District Centre? 3.8 REQUEST FOR INFORMATION: Does LBWF intend to require development at Albert Corner (SA52) to be in sympathy with the art deco style of Albert Crescent opposite and in the details (such as finials) on the 1930s shops at this location, in order to try and build a sense of identity for this District Centre?	

Chingford Mount						
SA52 - Albert Corner						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
33	Miss Anita Phillips				Chingford Mount is being destroyed. There is no diversity of shops, they are all closing. The banks are closing & now you want to change Albert Corner. There is no infrastructure for the amount of housing you want to build. They will only be for 'incomers', not locals. Will the Halifax be taken away. A very busy bank. What will locals do then. And especially the physically disabled who are experiencing hardships with all the bank closures. When will LBWF employ senior officers who understand physical disability? Whoever is involved with this planning is only out to make a name for themselves instead	The Site Allocations in the Chingford Mount area are intended to provide a regenerating effect on the district centre, by locating new residents close to shops and services. No shops will be forced to close as a result of development and

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					of considering people who have lived in Chingford all their lives & want to conserve its 1930s character.	all new builds will contribute to infrastructure in the local area.
330	Mr John Gilbert				55 minimum dwellings is unrealistic on this small site. This would involve a tower block which would be totally out of keeping with neighbouring buildings. It would overshadow and overlook adjacent two-storey housing. A realistic maximum would be 40 dwellings.	Noted.
555	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1	Noted

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					policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA52 Albert Corner Green infrastructure to be embedded wherever possible	
849	Colin Setchfield	The Parish Church of Saint Edmund			Chingford Mount SA50 - Sainsbury's, Hall Lane; SA51 - Former South Chingford Library site; SA52 - Albert Corner 3.1 We note that the proposed development removes the only Council Car Park in South Chingford - that in Hall Lane (as well as the only ones in Leyton and Leytonstone). We note that the Site Allocations would leave some of Walthamstow's Council Car Parks unaffected, unless these are under threat under other initiatives. 3.2 REQUEST FOR INFORMATION: What additional provision for Blue Badge or accessible car parking is being required for each Site particularly for those (such as SA50), which currently provide car parking provision and also provides retail opportunities? 3.3 Our query at 2.3 above also applies, on reduced retail allocation across "North Waltham Forest €". 3.4 REQUEST FOR INFORMATION: LBWF has yet to address points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to this query €' " As LBWF has itself linked development to locations "with high public transport accessibility, €" and yet also has in its past Strategic Infrastructure Plan (Transport Infrastructure Needs) acknowledged that "in the northern half of the borough, the PTAL ratings are predominantly 'poor' to 'very poor', €" and further acknowledged in its 2018 Growth and Investment Strategy, this area has public transport provision which is "not good enough €' in terms of access, regularity or reliability of services, €" what plans does LBWF have for public transport provision or road management to address the additional demand created by these new developments? 3.5 REQUEST FOR INFORMATION: As the former South Chingford Library has been cited by the 20th Century Society as a good example of a 1930s library, can LBWF confirm whether the 1930s facade of the library, indicated as a key frontage on its placemaking plan for SA51, means developers will be required to retain it as	The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further

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					<p>part of the development? 3.6 REQUEST FOR INFORMATION: Will LBWF confirm whether the re-provision of open space at SA51 will be commensurate in size to what is currently provided? 3.7 REQUEST FOR INFORMATION: Also, in the light of plans in 2008 to reinstate underground rivers within Greater London, does LBWF consider that the exposure of the brook beneath the current green space (even for such a short stretch) could provide a feature for the area and open up opportunities to encourage wildlife and flora close to this District Centre? 3.8 REQUEST FOR INFORMATION: Does LBWF intend to require development at Albert Corner (SA52) to be in sympathy with the art deco style of Albert Crescent opposite and in the details (such as finials) on the 1930s shops at this location, in order to try and build a sense of identity for this District Centre?</p>	<p>opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.</p>
813	Rosemary Langlands				<p>Further to my 2 previous e-mails - I have now found out in addition to the proposed developments at Sainsbury's Hall Lane and Larks Wood you want to build 270 residential units at Morrisons and 55 homes in Albert Cres. So in total you want to install over 700 residential units in a tiny area of South Chingford from Morrisons to Hall lane and sideways to Larks Wood. This is in additions to the units at the car park adjacent to the Sainsbury's at the Billet</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area. The</p>

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					and the development at Homebase Fulbourne Road. I am at a loss to understand why you are picking on this tiny part of Chingford! There is not the infrastructure to support the development - the roads are already over used and you want to introduce maybe 2 - 3 thousand more cars - each unit could easily produce 2-3 cars. The pollution would be awful and the roads even more overcrowded than they are now. Where are the schools, the GPs and the hospitals - where is the consideration of the current residents? You want to reduce the shopping at the Mount by taking away the car park - the buses are full - there are no trains in the area - the current residents have very little entertainment when there is no lockdown and what little there is may well go out of business because of this current cruel and wicked action of the Government and now you want to over populate the area. I am sorry there are homeless - but I would politely ask you to NOT put any more homes in the Chingford Mount area including Sainsbury's and Albert Cres, that you DO NOT put any homes on the car park at the Mount - the lack of a car park will kill the area as a shopping centre - as I have previously stated - that you DO NOT build on any of the New Road Leisure park. Be satisfied with the construction already under way at the Billet Sainsburys and maybe Home base - but NOT high rise anywhere - high rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Learn from past mistakes and DON'T repeat them!	Council does not prioritise car parking in development as new development is mainly "car free" in order to promote active travel within new 15 minute neighbourhoods. The indications in LP2 are not prescriptions for development and merely indicate potential site capacities etc. Accordingly details of height etc will form part of the planning application process.
851	Mr Peter Gaston				I write to object to the above proposed development of 55 flats at the above site. The development borders an extremely busy junction of Chingford Old Church and New Road. There is little space between the existing buildings and New Road. The proposed development is totally out of keeping with the surrounding domestic dwellings. Any development of the scale proposed will need to be high rise and will be incompatible with the surrounding architecture. There are already too many ugly buildings in this area courtesy of the Council developments At this proposed site there is only one means of access between New Road and Brook Crescent Vehicle access from Brook Crescent to New Road is already hazardous with less than 100 yards before the traffic lights and traffic is already congested here. Idling cars and heavy	Noted. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further

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					<p>traffic have a detrimental effect on the air quality of the area and any increase will add to this. There is heavy pedestrian use of New Road due to direct route to Larkwood School and the development will have an adverse effect on air quality at pavement level. I believe there is no provision fo car parking on this site. On street parking adjacent to this site is already restricted and any further housing will only add to this.</p>	<p>opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
811	Ms Lisa Valen				<p>I wish to write regarding the proposed development of 55 new flats on the iceland site for many reasons. - high rise buildings are ugly and not in keeping with the local area. -high rise buildings ruin the sky line and deprive surrounding dwellings of much needed natural light. -high rise buildings are unsafe (grenfell tower). -a development here, in the heart of Chingford mount would just be unthinkable. It would look terrible. -building work here would be completely disruptive, in the heart of our high st. -theres no provision for parking and the local roads are already overcrowded with no parking facilities. - air quality is already bad. So bad that the mayor wants to impose ULEZ. more residents will make it worse. -local schools are already overcrowded. The planning officer (on zoom )already admitted this, especially in Chingford, and said there were no plans to rectify the current situation, let alone if there were extra residents from a new development. -if coronavirus has taught us anything. Its that we need less people, more space...not people crammed into tiny flats with no outdoor space. I OPPOSE THIS DEVELOPMENT thank you</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning</p>

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						permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
853	Mr Tim Boyle				Development should be self contained with parking and not high rise dominating the surrounding Art Deco Albert Crescent, local roads will not cope with owners leaving their cars in the neighbourhood.	Noted. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car.

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						The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
855	Ms Tracy Stewart				<p>This email is in relation to the planned council housing development on 'Sainsbury's Hall Lane' and 'Iceland - Chingford Mount' We have been residents of Chingford, Tufton Road since 2009 and we strongly oppose the council plans. Over the years the congestion and traffic along Tufton Road and neighbouring roads Hall Lane, Albert Crescent and New Road have increased resulting in: " Heavy traffic making it dangerous/unsafe for adults and young children to cross the road safely " Air quality has greatly been impacted " Impact on environment and resources such as littering, fly tipping etc " Un-social behaviour " Lack of parking The planned housing development on 'Sainsbury's Hall Lane' and 'Iceland - Chingford Mount' will only make the issues outlined above even worse. Schools, GP and dentists are already overcrowded and will become even more overstretched - our son has been on the waiting list for an NHS dentist since 2017 and this type of problem will only increase if plans go ahead. The planned high-rise buildings are not in line with the current look and feel of the area and will ruin the skyline. The buildings will overshadow surrounding buildings and cause loss of natural light on surrounding dwellings. High rise buildings can be unsafe which has been proven by the tragedy of Grenfell in 2017. The current pandemic of COVID-19 has shown us that we need less people and more space in local areas, the lack of garden and outdoor space has been detrimental to the mental health of many people living in the UK during the pandemic. The parking is one of our main concerns, there is no mention of parking provision in any of the plans for the new buildings. As residents of Tufton Road parking is already an absolute nightmare with staff from local businesses (such as Sainsburys) parking their vehicles on Tufton Road for hours upon hours. In some instances, vehicles are parked for days! Even with the car park facilities on Hall Lane many people refuse to pay the charge and decide to park on Tufton Road - as parents of two young children it is important to be able to park near our home and not</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of</p>

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					have to park miles away. With the increase in car theft in Chingford it is important to be able to see our vehicle from our home in case there is damage or worse our car getting stolen. We hope the concerns raised in this email are taken on board and are factored in when making a final decision on the housing development plans.	active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
843	Kathy Unwin				This site needs rebuilding and the underground pub was never a good idea. However, demolition of the building would mean the loss of Iceland and Superdrug, who may well go elsewhere or close, resulting in a loss of jobs. Also, above the shops is office space which again would be lost if flats are built. There is also a need for a car park at the back.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses

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804	Ms Poonam Parmar				<p>I am a local resident of chingford E4 area moved here 10 years ago and I am very saddened by the news of the significant amount of new flats being developed in my local area and very close to my home. Firstly sainsbury's is my local supermarket and knowing flats will be replacing this is very upsetting to say the least which also includes Iceland. Those poor families who will lose their jobs to high rise buildings is sad we don't need any new buildings to be introduced what we need is a local high road full of lovely shops where communities can get together and enjoy there local area. The residents who have lived in chingford for many years and who are so dependant on our local sainsbury's and Iceland... once these high rise flats are built where will the "local community go" to get there essentials? Its going to have an negative impact on the area and the talk in the community is that this will force local resident of 10-50 years out. The congestion will also have a negative impact on the environment as pollution will increase. I just want my voice as well as other residents in the local community heard and taken seriously this new development is NOT GOOD FOR OUR COMMUNITY!!</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use</p>

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						is a policy position established in the London Plan and is consistent with transport policy at national level.
808	Ms Mandy Seeburn				I am writing to object to the proposed Waltham Forest plan to build flats at Larkwood and Chingford Mount sites. My objections are as follows - we will lose the special community feeling of Chingford - we need to protect the Chingford landscape and not turn it into a high rise over populated area -lack of parking -increased burden on already overstretched roads/traffic -air quality already so bad they want ulez -schools overcrowded.. -people need gardens! - Loss of existing shops -environmental impact re trees/air quality Leave Chingford and Highams Park alone - we need to preserve the areas before they are swallowed up by urban regeneration. We are Suburbia and need to be saved.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and

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						cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
810	Mr Peter Gaston				I write to object to the above proposed development of 55 flats at the above site. The development borders an extremely busy junction of Chingford Old Church and New Road. There is little space between the existing buildings and New Road. The proposed development is totally out of keeping with the surrounding domestic dwellings. Any development of the scale proposed will need to be high rise and will be incompatible with the surrounding architecture. There are already too many ugly buildings in this area courtesy of the Council developments At this proposed site there is only one means of	Noted. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should

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					access between New Road and Brook Crescent Vehicle access from Brook Crescent to New Road is already hazardous with less than 100 yards before the traffic lights and traffic is already congested here. Idling cars and heavy traffic have a detrimental effect on the air quality of the area and any increase will add to this. There is heavy pedestrian use of New Road due to direct route to Larkwood School and the development will have an adverse effect on air quality at pavement level. I believe there is no provision fo car parking on this site. On street parking adjacent to this site is already restricted and any further housing will only add to this.	such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
852	Ms Lisa Valen				I wish to write regarding the proposed development of 55 new flats on the iceland site for many reasons. - high rise buildings are ugly and not in keeping with the local area. -high rise buildings ruin the sky line and deprive surrounding dwellings of much needed natural light. -high rise buildings are unsafe (grenfell tower). -a development here, in the heart of Chingford mount would just be unthinkable. It would look terrible. -building work here would be completely disruptive, in the heart of our high st. -theres no provision for parking and the local roads are already overcrowded with no parking facilities. - air quality is already bad. So bad that the mayor wants to impose ULEZ. more residents will make it worse. -local schools are already overcrowded. The planning officer (on zoom )already admitted this, especially in Chingford, and said there were no plans to rectify the current situation, let alone if there were extra residents from a new development. -if coronavirus has taught us anything. Its that we need less people, more space...not people crammed into tiny flats with no outdoor space. I OPPOSE THIS DEVELOPMENT	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and

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<b>ID</b>	<b>Full Name</b>	<b>Organisation</b>	<b>Full Name</b>	<b>Organisation</b>	<b>Comment</b>	<b>Council (Officers) Response</b>
						cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
812	Mr Tim Boyle				Development should be self contained with parking and not high rise dominating the surrounding Art Deco Albert Crescent, local roads will not cope with owners leaving their cars in the neighbourhood.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
817	Mrs Tracy Frederic				This email is in relation to the planned council housing development on 'Sainsbury's Hall Lane' and 'Iceland - Chingford Mount' We have been residents of Chingford, Tufton Road since 2009 and we strongly oppose the	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses.

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					<p>council plans. Over the years the congestion and traffic along Tufton Road and neighbouring roads Hall Lane, Albert Crescent and New Road have increased resulting in: " Heavy traffic making it dangerous/unsafe for adults and young children to cross the road safely " Air quality has greatly been impacted " Impact on environment and resources such as littering, fly tipping etc " Un-social behaviour " Lack of parking The planned housing development on'Sainsbury's Hall Lane' and'Iceland - Chingford Mount' will only make the issues outlined above even worse. Schools, GP and dentists are already overcrowded and will become even more overstretched - our son has been on the waiting list for an NHS dentist since 2017 and this type of problem will only increase if plans go ahead. The planned high-rise buildings are not in line with the current look and feel of the area and will ruin the skyline. The buildings will overshadow surrounding buildings and cause loss of natural light on surrounding dwellings. High rise buildings can be unsafe which has been proven by the tragedy of Grenfell in 2017. The current pandemic of COVID-19 has shown us that we need less people and more space in local areas, the lack of garden and outdoor space has been detrimental to the mental health of many people living in the UK during the pandemic. The parking is one of our main concerns, there is no mention of parking provision in any of the plans for the new buildings. As residents of Tufton Road parking is already an absolute nightmare with staff from local businesses (such as Sainsburys) parking their vehicles on Tufton Road for hours upon hours. In some instances, vehicles are parked for days! Even with the car park facilities on Hall Lane many people refuse to pay the charge and decide to park on Tufton Road - as parents of two young children it is important to be able to park near our home and not have to park miles away. With the increase in car theft in Chingford it is important to be able to see our vehicle from our home in case there is damage or worse our car getting stolen. We hope the concerns raised in this email are taken on board and are factored in when making a final decision on the housing development plans.</p>	<p>The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national</p>

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						level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
862	Mrs M Snook				I have received a newsletter from Valley Conservation outlining the plans of site allocations for Chingford. What will happen to the parking facilities at Sainsbury's and where will all there "homes € in Albert Crescent Park? It's always 'Walthamstow' that gets the lions share of publicity and expenditure, followed by Leyton and Leytonstone, all hailed as 'hip and vibrant' places to live, work and shop. Chingford has nothing to entice people to come, and is now a dying satellite of Waltham Forest. There is an empty site on the corner of Templeton Ave, and there has been empty fields next to the Rugby Club for years. Both of which can be used for flats or houses. Where they are built, they will only be small, cheap boxlike apartments, not 'homes', and certainly not suitable for older people, why could downsize and therefore provide and free up more real homes for families. There will always be a need for housing, but why bother when there are no shops to cater for people needs, and no leisure facilities either!	Noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.

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235	Gate Portfolio		gary thomas		<p>The freehold owners of nos. 5-7 Old Church Road (the fire damaged former Poundland store) (the Site) object to its inclusion as part of the proposed allocation SA52. The inclusion of the Site within the proposed allocation is not the most appropriate way to deliver regeneration both on the Site and at Albert Corner generally. There are both physical issues and property matters why regeneration can be best achieved without the inclusion of the Site in any allocation. The aspirations of the Council for regeneration of Albert Corner arising from the proposed allocation can be met without the inclusion of the Site. It is a peripheral piece of land and has no strategic role to play in the delivery of these aspirations. It's omission will not adversely impact on the allocation's ability to deliver the quantum of new housing envisaged, the replacement of Class E space or any public realm enhancements sort. The Council have been offered the site but has rejected the opportunity of submitting an offer and acquiring the site. By omitting the Site the allocation effectively becomes a single strategic land ownership allocation (for all practical redevelopment purposes) which brings immediate and demonstrable deliverability benefits. This approach would; 1. considerably simplify the freehold interests on the allocation; 2. allow the remaining leasehold interests/structure to align with the emerging Local Plan timetable; and 3. allow for a clear funding and financial structure in securing development finance. This would provide a very much clearer route to aid early deliverability of the benefits identified by the Council arising from the allocation. The proposals for the redevelopment of the Site have been the subject of extensive negotiations between the previous tenant, loss adjusters and freeholder since fire destroyed the building in August 2017. These negotiations are not aided by the proposed inclusion of the Site as part of an allocation. It is not clear if the Council believe that inclusion as an allocation would aid or quicken regeneration but that is not the case. The opposite is true. The delivery of regeneration at Albert Corner would therefore be best achieved by omitting the Site (nos. 5-7 Old Church Road) from proposed allocation SA52.</p>	This comment is noted.

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500	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	This comment is noted.
680	Colin Setchfield	The Parish Church of Saint Edmund			<p>3.1 We note that the proposed development removes the only Council Car Park in South Chingford - that in Hall Lane (as well as the only ones in Leyton and Leytonstone). We note that the Site Allocations would leave some of Walthamstow's Council Car Parks unaffected, unless these are under threat under other initiatives. 3.2 REQUEST FOR INFORMATION: What additional provision for Blue Badge or accessible car parking is being required for each Site particularly for those (such as SA50), which currently provide car parking provision and also provides retail opportunities? 3.3 Our query at 2.3 above also applies, on reduced retail allocation across "North Waltham Forest €². 3.4 REQUEST FOR INFORMATION: LBWF has yet to address points we raised during the consultation on the draft Local Plan in September 2019, which impact on this Site, we therefore request responses to this query €¹ " As LBWF has itself linked development to locations "with high public transport accessibility, €² and yet also has in its past Strategic Infrastructure Plan (Transport Infrastructure Needs) acknowledged that "in the northern half of the borough, the PTAL ratings are predominantly 'poor' to 'very poor', €² and further acknowledged in its 2018 Growth and Investment Strategy, this area has public transport provision which is "not good enough €¹ in terms of access, regularity or reliability of services, €² what plans does LBWF have for public transport provision or road management to address the additional demand created by these new developments? 3.5 REQUEST FOR INFORMATION: As the former South Chingford Library has been cited by the 20th Century Society as a good example of a 1930s library, can LBWF confirm whether the 1930s facade of the library, indicated as a key frontage on its placemaking plan for SA51, means developers will be required to retain it as part of the development? 3.6 REQUEST FOR INFORMATION: Will LBWF confirm whether the re-provision of open space at SA51 will be commensurate in size to what is currently provided? 3.7 REQUEST FOR INFORMATION: Also,</p>	This comment is noted.

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					in the light of plans in 2008 to reinstate underground rivers within Greater London, does LBWF consider that the exposure of the brook beneath the current green space (even for such a short stretch) could provide a feature for the area and open up opportunities to encourage wildlife and flora close to this District Centre? 3.8 REQUEST FOR INFORMATION: Does LBWF intend to require development at Albert Corner (SA52) to be in sympathy with the art deco style of Albert Crescent opposite and in the details (such as finials) on the 1930s shops at this location, in order to try and build a sense of identity for this District Centre?	
629	Rosemary Langlands				Further to my 2 previous e-mails - I have now found out in addition to the proposed developments at Sainsbury's Hall Lane and Larks Wood you want to build 270 residential units at Morrisons and 55 homes in Albert Cres. So in total you want to install over 700 residential units in a tiny area of South Chingford from Morrisons to Hall lane and sideways to Larks Wood. This is in additions to the units at the car park adjacent to the Sainsbury's at the Billet and the development at Homebase Fulbourne Road. I am at a loss to understand why you are picking on this tiny part of Chingford! There is not the infrastructure to support the development - the roads are already over used and you want to introduce maybe 2 - 3 thousand more cars - each unit could easily produce 2-3 cars. The pollution would be awful and the roads even more overcrowded than they are now. Where are the schools, the GPs and the hospitals - where is the consideration of the current residents? You want to reduce the shopping at the Mount by taking away the car park - the buses are full - there are no trains in the area - the current residents have very little entertainment when there is no lockdown and what little there is may well go out of business because of this current cruel and wicked action of the Government and now you want to over populate the area. I am sorry there are homeless - but I would politely ask you to NOT put any more homes in the Chingford Mount area including Sainsbury's and Albert Cres, that you DO NOT put any homes on the car park at the Mount - the lack of a car park will kill the area as a shopping centre - as I have previously stated - that you DO NOT build on any of the New Road Leisure park. Be satisfied with the construction	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area. The Council does not prioritise car parking in development as new development is mainly "car free" in order to promote active travel within new 15 minute neighbourhoods. The indications in LP2 are not prescriptions for development and merely indicate potential site capacities etc. Accordingly details of height etc will form part of the planning application process.

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					already under way at the Billet Sainsburys and maybe Home base - but NOT high rise anywhere - high rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Learn from past mistakes and DON'T repeat them!	
673	J Tan				These plans propose 370 new houses. The first thing I'd ask is, where are the services and amenities to support that number and how would existing roads cope with added traffic? There are already long traffic queues down Chingford Road and get worse year on year resulting in more pollution for residents, particularly in rush hours with buses sitting in the queues going nowhere. Add to this the homes built on dog track site and proposed at Albert Crescent anyone on the road will be lucky to move at all. Whilst one accepts people need somewhere to live it also needs to be accepted that areas reach a saturation point and building more houses to encourage more people into the borough is not the way forward either for the people in the borough or the general environment.	This comment is noted.
636	Cllr John Moss				We believe that there are opportunities to deliver new homes above existing retail uses in the Chingford Mount area as part of a design-led masterplan approach which individual owners can then use as a benchmark. We do not think that identifying individual sites within the SAD is helpful to this approach. Chingford Mount - Additional opportunity We believe that the Council could provide additional homes on an additional floor above the existing three storey blocks in Old Church Road and Churchill Terrace as part of the approach suggested above.	This comment is noted.

Sewardstone Road						
SA53 - Motorpoint						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
302	Mr Ian Connor				North Chingford is predominantly a low rise suburban area and the proposed building of 385 homes at this site would be incongruous to the area. Many of us have moved from urban areas for that suburban feel of North Chingford	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing

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					and for the beauty of the adjoining Epping Forest. The proposed building, amongst the many others proposed , would considerably diminish the lives of existing residents, whose views appear to have been disregarded. In addition the lack of proposed parking would inevitably lead to a lack of parking for existing residents on adjacent streets. It is a noble but ill-considered idea that everybody can get on their bike or use public transport. Many people need a vehicle to drive to work north of the borough where public transport is severely lacking. The move to electric cars will be rapid and therefore it is unlikely that the volume of vehicles will diminish substantially. 385 new homes is a substantial number. Has the effect on local schools and health facilities been considered ?	forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
978	Mr Roger Brown	Chair Love North Chingford			We would support housing development here, but the classification is clearly transformation in terms of FAR as the skyline study proposes up to 17 floors. This site is poorly served by public transport and is already a bottleneck. Public realm improvement is the order of the day and it already crops up frequently at the Ward Police meetings as an anti-social behaviour blackspot. "As a potential future district centre and a gateway to the borough, there is an	The support is welcomed, the indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the

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					<p>opportunity to provide focused intensification around the junction and create a landmark arrival point on Lea Valley Road. This site is no Blackhorse Road, and substantial intensification will make the problem worse. Proposed development as a district centre will simply put the North Chingford District centre at a further disadvantage and this should be removed. Gateways: We note that creation of 'Gateways' to the Borough feature again here. We should concentrate on making links, not civic statements. River Lee: It's a pity that the River Lee frontage potential does not feature more prominently and on the maps. Note: all Green Conservation Area sites SA 56, 57, 58 also fall in the Archaeological Priority Area, which is omitted in the policy site designation description. Please reinstate.</p>	<p>Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The comment regarding green priority area is noted for consideration. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>
989	Ms Sue Clark				<p>Site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed</p>	<p>The indications of height set out in the allocation are drawn from the</p>

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					building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited accessibility due to surrounding hills, road safety and lack of access to safe cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking and transport, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.
182	Mr Derek Cockerill				The proposal for 15/16 storey height is incongruous with the surrounding landscape and will be an eyesore. The approach along Lea Valley road towards the junction with Sewardstone Road is one of gentle incline. To say this will enhance the 'Gateway to the Borough' is complete and utter rubbish to justify the building of high density accommodation. Don't treat me as a fool!	This comment is noted.

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217	Mr Michele Torti				As a resident of the area i am extremely concerned about this project as public transport is already very stretched to central london (buses and overground) and traffic and noise in Sewardstone Road during peak hours are already a concern for residents. What advantages will the new development provide to existing residents of the area?	This comment is noted.
315	Mr Lambros Poullais				- It goes against the outlined objectives in section 1.1 of "responds to local character, and the needs and aspirations of residents." - the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Additional pressure on local schooling - Additional pressure on already stretched healthcare provision - Additional strain on limited public transport. - Limited accessibility on and cycle for many due to surrounding hills, road safety and lack of access to safe cycling and walking routes. - Creating additional traffic congestion on already busy roads. - 'Draft Skyline Study' (in 'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. - The 'key views' and 'illustrative views' have been selected with the aim of suggesting minimal visual impact - we would like view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	This comment is noted.
501	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site adjacent to Chingford Reservoirs SSSI, also within a Metropolitan Site of Importance for Nature Conservation (Met SINC): M071 The Lee Valley, Support in principle to deliver Biodiversity Action Plan objectives and enhancements to SINC, and new green spaces. Concern over suggested height impacts on SSSI.	This comment is noted.
527	Josephine Vos	Transport for London- City Planning			SA53 - Motorpoint, Sewardstone Road - The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	This comment is noted.

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738	MS SUSAN CLARK				<p>All these site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited accessibility due to surrounding hills, road safety and lack of access to safe cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking and transport, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.</p>
694	Lynn Ferguson				<p>1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is</p>	<p>These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and</p>

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					<p>a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a>. Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a</p>	<p>Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain, they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current</p>

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					<p>doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date.</p> <p>* Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of</p>	<p>and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use</p>

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					redevelopment planned which is overdevelopment and will be detrimental to the character of the area.	is a policy position established in the London Plan and is consistent with transport policy at national level.
736	Mr. David Matson				The Motorpoint has two features unmentioned in the accompanying "Proposed Allocation €2 section: (1) It is remote from good public transport and would benefit from measures to improve cycling and pedestrian facilities (2) In the event of the site becoming a "District Centre €2 it would benefit from civic facilities, e.g. doctor's surgery, nursery. In keeping with LBWF's ambition to create "15 minute neighbourhoods €2 (see the recently published, "Public Service: Standing Together in Waltham Forest) €2, it would be appropriate to add in "Proposed Allocation €2: - Contribution to public transport, cycling and pedestrian facilities - Accommodation for civic services (e.g. doctor's surgery, nursery).	This comment is noted.
729	Mr Mike Chrimes	Chingford Costa Coffee Group			SA 53 Motorpoint: The Motorpoint has two features unmentioned in the accompanying "Proposed Allocation €2 section: It is remote from good public transport and would benefit from measures to improve cycling and pedestrian facilities; In the event of the site becoming a "District Centre €2 it would benefit from civic facilities, e.g. doctor's surgery, nursery. In keeping with LBWF's ambition to create "15 minute neighbourhoods €2 (see the recently published, "Public Service: Standing Together in Waltham Forest) €2, it would be appropriate to: 21.SA 53 Add: in "Proposed Allocation €2: Contribution to public transport, cycling and pedestrian facilities, Accommodation for civic services (e.g. doctor's surgery, nursery). 22.SA 53. The brief consultation brochure (SA1,2,3) refers to Meridian Water and Crossrail 2; it is difficult to see how this area can benefit from the former development it is too far away with poor public transport access to Edmonton, while Crossrail 2 is unlikely to be open in the next 15 years.	This comment is noted.
707	Mr Terry Tatham				I wish to lodge my objection to the Site Allocations above insofar as their proposed scale is out of keeping with anything else in the area, and will shoehorn a large number of people and problems into an area, which is already stretched for facilities and resources. I am a resident of Chingford and have been for most of my life. Indeed, I lived here when we were part of Essex	This comment is noted.

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					prior to the GLC reorganization. Chingford remains, and has always been, a leafy, mildly prosperous suburb on the very edge of London bordered and infiltrated to the North and East by Epping Forest, with the Lea Valley (Regional Park) to the east. We look out to the Green Belt, the only punctuation to the skyline being the church spires of Epping, Loughton and Buckhurst Hill standing above the tree canopy. Unfortunately, in order to help fulfil its housing ambitions, the council wishes to impose its intense, modern, apartment approach to our high street (Station Road) and shoehorn in some 150 dwellings on identified potential sites along this modest thoroughfare, generally of six stories height, with no provision for parking, and the introduction of CPZs, thus denying other residents access. Furthermore, the council also seek to introduce a number of 'gateway' projects to both Station Road (6 storeys) and Sewardstone Road (17 storeys). Whilst the Walthamstow centric council may see these as the gateway to Waltham Forest, we see them as the gateway to rural Essex, the forest and the exit from London - the Green Belt starts here! The existing transition from city to countryside is best served by the current scale of buildings. We do not want to become an overpopulated gateway to urban London, a la Vegas. Indeed, the Plan proposes our two storey library and assembly hall to be replaced by a 6 or 7 storey building incorporating some 40 odd dwellings - all in a conservation area! Local democracy does not seem to feature large in this proposed Local Plan and already much local objection has already been raised. I do hope this submission adds to the rejection of the current proposals.	
638	Cllr John Moss				This site is designated as a "Transition € site and as such is unlikely to be able to accommodate the scale of development proposed whilst maintaining an FAR of 2.0. This does not appear to have been properly thought through. The established character of the area is of two and three storey buildings with a retail parade opposite of three storeys. We do not believe this site should exceed that height. Accordingly, we support its designation as a "Transition € site with an #FAR no greater than 2.0.	This comment is noted.
82	Mr Adrian Stannard	Planning Watch			Change minimum to maximum of 385. Add - in blocks no higher than 8 storeys to ensure the open aspect of the area is maintained.	The indications of height set out in the allocation are drawn from the

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		Convenor Civic Society				analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
70	Mr Mike Chrimes				The provision of more housing in this area generally is welcome, along with improved commercial offerings, however the existing (public) transport infrastructure is poor, and congestion severe. It is difficult to see how more intense development can be accommodated without better sustainable transport facilities, and expansion of social infrastructure close by.	This comment is noted. The Local Plan includes policies which seek to increase the take up of active travel and public transport alternatives to the private car.
114	Mrs Juliet Juliet Guinness				A 17 storey development on this site is very ill-advised in light of the Grenfell tragedy. The existing fire safety regime for residential property in England is not clearly codified and different rules will apply depending upon the use and part of the property. In the wake of the Grenfell tragedy we are likely to see an overhaul of the fire safety regime and in particular Building Regulations to ensure this does not happen again, therefore until new regulation is in place it is ill-advised to proceed. As a planned development on the edge of The Green Belt, the height of this development would set an inappropriate precedent for any other new builds. Where is the infrastructure to support this level of housing families, where are they supposed to shop if you plan to build over supermarkets, where are they supposed to park, when will public transport be improved to accommodate them? Not in favour.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable

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						development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking, in line with the London Plan the Council is seeking car free development and the promotion of active travel transport alternatives.
139	Ms Sarah Cooke				The draft skyline study has not provided information on the impact of the obscured view from Yardley Hill, Yates Meadow, Pole Hill and the Epping Forest open space behind Holly Drive and South Avenue, or from Mansfield Park of the Motorpoint high rise proposal. This is an important and currently unobscured view across the reservoirs, and enhances the beauty and peace of these rural sites enormously. Altering the skyline in this way would alter the character of this area dramatically and negatively. Added to this, the proposed tower block will block daylight from surrounding homes and obscure the views the current inhabitants once enjoyed. It will also block daylight to the playing fields behind the site and is of considerable, grave concern to the wildlife currently thriving in the canal behind the site. In addition the proposal has not provided any information on plans to enhance the green space in this area, indicating there are no plans to do so.	These points are noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
145	Catherine Tonkins		Cat Tonkins		Another plan to ruin Chingfords village feel. 385 new homes would mean another high rise! It would mean up to 700 more cars in an area that is	The indications of height set out in the allocation are drawn from the

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					already extremely busy every morning for people travelling to work/school etc. There is no train transport in this area so people would need cars to get around - and even through Covid traffic queues for ages on the approach to these traffic lights in all directions. again this is evident that the planners do not live or work in the area or this would not be suggested.	analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Regarding parking, in line with the London Plan the Council is seeking car free development and the promotion of active travel transport alternatives.
178	Mr Paul Cooke				High rises are not suitable, this has already been proven in Chingford (as well as many other places) where they were previously built and then had to be demolished to rebuild more suitable housing. The extent of the proposed stories is significantly too much. The amount of extra homes built would require significant infrastructure improvement. This site is on the peripheries of the Borough and as such is not very well connected by Transport Links, especially if you are travelling out to Essex. Therefore, if you were to build homes here the residents would need a car (regardless of your desire to go against this) As such it would be vital that parking is provided in these areas. There is also a lot of nature in and around the canal/river area by these proposed sites and not far from conservation land - this level of development would definitely have a negative impact on ecology here. The skyline study only has very limited angles on this, these tower blocks would be seen for miles from places such as Yardley Hill - a more robust study is needed. If you	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst

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					are determined to put more homes here then there needs to be some allocation of green space/trees etc.	having an acceptable impact on area character.
189	Mr Michael Sullivan				<p>I am concerned about the over-development of this site. In supporting documentation it talks of the council wish to build 'in keeping with the area' and to 'nurture wellbeing in the borough'; Chingford is mainly houses build the 1920-1940's and have gardens, if this site were to be developed then this is what we would expect would be build opposed to high rise or high density properties, someone where people can make roots and bring up a family; I have lived all my life in Chingford, for this exact reason. Living here for long periods of times aids the building of communities, which would be lost with the development of flats. In the council meetings I asked the council what impact assessment has been done on Physical and Mental health living in high rise and high density buildings, opposed to houses with gardens, I was directed to their policy which just stated about providing green spaces or areas for community gardens, though in the plan there is no reference where these will be, if at all provided. Nor did this answer the question asked and I am not sure, based on how they have avoiding to answer this, that any assessment has been done at all. Recent interdependent studies in Glasgow and New York, to name but two, highlighted that residents in high rise and high density buildings are more likely to fall ill generally and more likely to have serious illnesses, and suffer from poverty opposed to those in houses with gardens. If the council has not done this assessment, how can they ensure that the NHS facilities will be able to cope, are the council building problems for the future regards public health? Likewise, crime, with recent developments in the borough we have seen an increase in crime in those areas that were developed as well as the surrounding areas, at the same time where policing was cut in those areas. Once again, I asked was assessment has been made to expected impact on crime in and around the proposed areas for development, I was again directed to their policy, which again did not answer the questions. As with health, if the assessment has not been done fully they will put a burden on the already stretched services in the area, increasing crime, which in turn will impact the local residents and naturally increase fear</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. With regard to health Local Plan (LP1) policy 51 sets out the requirement that applications for development are subject to Health Impact Assessments and the Local Plan as a whole is accompanied by an Equalities Impact Assessment.</p>

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					and apprehension which could also have an effect on individuals mental health. I personally run a Neighbourhood Watch Scheme and often speak with my neighbours regards how bad it is currently. As for transportation, the lack of parking spaces would have a serious impact on those who are disabled or have mobility issues, not providing such facilities with the proposals I feel is discriminatory against these individuals. The public transport in the surrounding areas, especially in peak, is woefully inadequate. Buses do not stop at many stops in the morning / evening as they are too full, adding to this will make living in the area and commuting unbearable and will impact on mental health and erode valuable time we should be spending without families and loved ones. To surmise, I oppose this application on the grounds of the proposals not providing adequate housing to promote family living and community building homes, the lack of assessments undertaken by the council on impact on physical and mental health, work/life balance (commuting), access for disabled and reduced mobility residents and the impact of crime.	
260	Mrs Sarah Sanders	Committee Member DADRA			Having reviewed 'Evidence base' document 'Draft skylines study introduction, methodology and North Waltham Forest sites' we do not believe that the proposed level of building and building type "responds to local character, and the needs and aspirations of residents." The 'summary table' on page 45 of the document proposes high rises of 10-17 storeys at SA53, 5 storeys at SA54 and 6-7 storeys at SA55 with a minimum of 440 additional homes - this dramatic increase in density and building height is out of character with the nature of this area and its predominantly pre and post war semi detached houses and bungalows and the traditional shops with small flats above. Whilst there is consideration of commercial premises - something we welcome, there is no consideration of the increased healthcare, schooling and transportation required to support the needs and aspirations of residents. Ref '1.6' - We are concerned that Covid-19 has had a huge impact on the awareness and response to this public consultation - many of our community are at risk and have continued to shield for the duration of the consultation missing the	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure

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					opportunity to learn of the proposed plans or engage with information events and meetings.	delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
263	Mrs Sarah Sanders	Committee Member DADRA			SA53: We believe the proposed allocation of 385+ new homes on this site goes against the outlined objective "responds to local character, and the needs and aspirations of residents." As promoted with Waltham Forest London Borough of Culture the north of the borough has a lower density of suburban housing, and allows views of Pole Hill and Epping Forest when entering Waltham Forest along the Lea Valley Road. This development would undermine the nature of this area of Waltham Forest. This proposed development would: - Stretch already pressured local schooling and healthcare provision. - Face accessibility challenges with oversubscribed and intermittent public transport (pre-pandemic), and not benefit from the CrossRail 2 project which has been suspended. - Not be well supported by sustainable transport solutions due to the surrounding terrain and road safety limiting cycle and pedestrian access for most. - Not be well supported by local jobs creating an even greater 'dormitory town' effect which would struggle to support local businesses. - Enhance existing traffic congestion along Sewardstone Road, Kings Head Hill and Lea Valley Road. In response to the document 'Draft skylines study introduction, methodology and North Waltham Forest sites across SA53, SA54 and SA55': - We support the need for investment in the area as a community centre and to improve the sites and frontage at Motorpoint and Lea Valley Motor Company and community amenities at 60-74 Sewardstone Road. - We support the improvement of access to the areas green spaces and waterways for the wellbeing of the community. - However we do not believe that the proposed density of housing or building height of between 6-17 storey is in keeping with the area and its suburban nature. - We believe that the selected 'Key Views' and 'Illustrative Views' have been purposefully selected to minimise the suggested	Noted, the support is welcomed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.

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					<p>impact on the local area rather than being truly representative. We would encourage the inclusion of 'Key Views' and Illustrative Views from additional positions within the Drysdale District Area (for example Harford Road) and Endlebury area. SA54: - This smaller scale development causes less concern regarding its potential impact on the surrounding area, resources and infrastructure. - However the proposed access so close to a busy junction and directly opposite site SA53 is a concern at an already problematic and congested junction. - Building height and style would need to be sensitive to the surrounding existing buildings which may reduce the potential from a minimum of 15 homes. - We would support the planing of trees along the frontage. SA55: - We supported the original proposed development of this site (Planning permission granted 18/01/2018) but note that this has now been breached with the demolishing of the existing structure. This concerns us for the future of the site, and the loss of the original structure that was in keeping with the local surrounds. - The density of housing at the site is of concern for its impact on local resources and infrastructure including schooling, healthcare and public transport. The suggested housing density and required height would be out of keeping with the area and surrounds. - However we support the investment and sensitive development of the community hub with improved retail, business and leisure facilities.</p>	<p>Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>
218	Mr David Cooke				<p>The skyline study of the Motorpoint high rise proposal does not provided any information on the impact this would have obscuring the view from Yardley Hill, Yates Meadow, Pole Hill and open spaces in Epping Forest behind Holly Drive and South Avenue. The views from Mansfield Park would also be significantly obscured. This is an important and currently unobscured view across the reservoirs, and enhances the beauty and peace of these rural sites enormously. Altering the skyline in this way would alter the character of this area dramatically and negatively. Added to this, the proposed tower block will block daylight from surrounding homes and obscure the views the current inhabitants once enjoyed. It will also block daylight to the playing fields behind the site and is of considerable, grave concern to the wildlife currently thriving in the canal behind the site. The proposal has not provided any</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are</p>

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					information on plans to enhance the green space in this area, presumably there are none. High rises are not suitable, this has already been proven in Chingford Hall Estate which had to be demolished several years after construction and more suitable housing erected. Many other areas have had the same result with high rise developments. The height of the proposed number of stories far too much. In addition the amount of extra homes built would require a significant improvement to the infrastructure. This site is on the borders of Chingford and as such is not very well connected by Transport Links, especially if you are travelling out to Essex. It you were to build this amount of properties there residents would need a car (regardless of your desire to purge the Borough of cars) Parking would therefore need to be provided in these areas.	considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
232	Mrs Quare Natalie				This is an too large a development for the area on an already over congested road with poor traffic management. The number is too high and not enough green space is being created nor trees planted to better the area and be in keeping with Chingford. Given the climate crisis it is surprising that this is deemed an acceptable solution to a shortage of housing. There is no mention of improvements to the cross junction such as road widening at the junction for a left turn option - helping the traffic move better. Thus reducing traffic congestion and environmental impact.	The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and

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						<p>maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>
224	Mr Lambros Poullais				<p>The traffic is terrible around here as it is. Having this many flats will cause so much more congestion in the area. Plus local schools, GPs, buses and dentists would not be able to cope. Traffic is so bad on Lea Valley Road it takes over 45 mins to travel 2 miles, the increase in people will cause so much more traffic in the area. Not to mention the loss of parking spaces. It will also have a negative affect on my health due to the fumes the increase amount of cars will bring. Our skyline will begin to look like a concrete jungle with these tall buildings and will cause depression with so many local residents. I oppose the idea of building these tall highrisers which do not coincide with the area. - It goes against the outlined objectives in section 1.1 of "responds to local character, and the needs and aspirations of residents." - the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Additional pressure on local schooling - Additional pressure on already stretched healthcare provision - Additional</p>	<p>The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at</p>

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					strain on limited public transport. - Limited accessibility on and cycle for many due to surrounding hills, road safety and lack of access to safe cycling and walking routes. - Creating additional traffic congestion on already busy roads. - 'Draft Skyline Study' (in 'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. - The 'key views' and 'illustrative views' have been selected with the aim of suggesting minimal visual impact - we would like view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
258	Mr David Boote				This may include part of a First World War airfield, and an archaeological assessment should be made as to whether anything of interest survives.	This is noted. The Council has recently completed an update of its Archaeological Priority Areas. The RNAS airfield was flooded to form the adjacent reservoir.
319	Mrs Wendy Clements				I do not feel that this area is badly served by public transport, as the 379 bus runs a very good service to and from the Yardley Lane Estate and Chingford Station, but it is a pity that the 505 bus to Harlow only runs on Saturdays. There is also the 215 bus to the Lea Valley Campsite and the 385 bus runs down Kings Head Hill through Valley Side to the Sainsburys at Low Hall.	Noted
359	Joel Phillips				The PTAL rating of 1B identifies the current lack of connectivity to public transport, I understand that the current policy of Waltham Forest is to limit car parking for new builds. The skyline study suggesting up to 385 new homes, how do the two relate as the two policies seem to contradict each other. Will there provisions for better transport links prior to any developments commencing? Also, the size, scale and the dramatic increase in population	The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position

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					density to the local area that the scale of the suggested development would create, would not be cohesive with the existing local character of the area. The area is "suburban" with predominantly semi detached houses and bungalows, such proposed developments, coupled with the other two local sites, do not consider or respect this important characteristic which many of us have have found inviting when chosen the area to move in to.	established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
363	Bagley				-how do local schools, doctors, transport options cope with this level of incoming new residents? -too many flats/homes for such a small, already congested area -will disrupt the view of the reservoirs if high rise, look from Yates meadow in Epping forest towards Canary Wharf to see what is meant by this, the development should also not disrupt the view to the greenwich meridian line -people will want to have cars/want to park due to sewardstone road being semi-rural and Chingford being very hilly - you cannot get to waltham abbey easily as there is no pavement to walk, no regular bus route and very dangerous to cycle - speeding cars and no lighting - very steep incline - only for the young/fit -it will cause pressure for parking spaces on the local	The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and

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					roads -lockdown has shown us that small flats are like prisons - people need their own personal space / larger family properties - such as maisonette flats with multiple floors -the area is polluted with McDonalds drive-in vehicles idling - this is very busy/congested, this will add to it -when the M25 is closed the amount of vehicles driving along Sewardstone is incredible - hundreds per day, this should be taken into account -people move to Chingford to be in a suburban environment not an urban jungle - very unfair on existing residents - it would be unbearable for those of us that have lived here for many years - the noise, the pollution, the disruption. -re no parking spaces because people will cycle - I challenge you to try cycling up kings head hill & mansfield hill, very very difficult - we do not have flat roads and transport links like in Walthamstow - we cannot be compared to Walthamstow -re cycling - it is dangerous, we have had 2 recent incidents - husband knocked off bike and then a few months later he was mugged at knifepoint for his bike (he is a 6 foot, 16 stone bloke), crime is rife in Waltham Forest - the bike will be stolen or taken from you -due to teenage stabbings I would not encourage my teenage son to cycle or walk for his own safety and these proposals centre around these modes of transport I strongly protest to the building of high rise and the volume of flats on this site for the reasons stated above and the impact to the existing residents quality of life. I would be more sympathetic to a lower volume of quality houses/low rise flats.	Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
557	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory	This is noted.

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					<p>requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA53 Motorpoint, Sewardstone Road Site adjacent to Chingford Reservoirs SSSI, also within a Metropolitan Site of Importance for Nature Conservation (Met SINC): M071 The Lee Valley Support in principle to deliver Biodiversity Action Plan objectives and enhancements to SINC, and new green spaces. Concern over suggested height impacts on SSSI.</p>	
652	Mr Mark Furnish	Planning Manager Sport England			<p>" SA53 Motorpoint, Sewardstone Road - The allocation site is adjacent to playing field that appears to have rugby pitches marked. Sport England would like to highlight that if the allocation site is used for parking to support the rugby pitches this parking should be retained in any emerging proposals. The loss of parking would considerably compromise the use of the playing field and result in Sport England objecting to the any scheme that comes forward. Again, if the site does provide parking for the playing field the site allocation should state that this should be provided.</p>	This is noted.

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1084	LVRPA	Lee Valley Regional Park Authority			<p>These sites are located within the Regional Park and this should be recognised in the allocation description (please see Appendix C). They sit adjacent to an important east west route through the Park and any development should seek to enhance its quality and accessibility. PDF Area Visitor proposals state that "on the Lea Valley Road, gateway features at either end to be combined with traffic calming, the setting back of fencing and the creation of broad pedestrian boulevards to be linked to the Lea Valley Walk and the Pathway Corridor (5.A.1) £2. The Placemaking Plan for SA53 identifies potential for tall buildings. It should also recognise the proximity of the King George's and William Girling Reservoirs and their SSSI status. These areas sit within the key north south route for bird migration in the Lee Valley and this will need to be considered in relation to any tall buildings and overlooking of the reservoirs. Proposed green space adjacent to the waterway is noted but this is the Flood Relief Channel and therefore improvements may be limited.</p>	<p>These points are noted.</p>
1070	Mr Michael Freeman				<p>Dear Sir/Madam I wish to express my deep concern over the proposal to use the Motorpoint and adjoining site to build 385 new homes. I understand the GLA think they need more homes in the all the London Boroughs. However they should be made to realise that some boroughs have only recently completed some major projects and that there remain very few sites available for further expansion. Waltham Forest seem to be very much under the cosh to provide homes, even if the only available sites are unsuitable. My main objection to the Sewardstone Road proposals are of inadequate infrastructure to support such a large number of homes. No thought has been given to how such a large number of new residents will move around the area. With currently no plans for onsite parking how will these people move around the borough without the use of a vehicle ? The bus and train links will remain inadequate and not every one can ride the bike and certainly not up Kings Head Hill to get to the rail station. A seventeen storey block of flats would provide a unique eyesore entry into our Borough. What is the Council thinking? With vehicles generally queuing to get through the reservoirs to this usually congested junction at least they will have something to admire !!! I already have pity for any family moving into the new buildings with regards to</p>	<p>The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application</p>

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					lack transport links, parking, shops, doctors, but just as importantly lack of communal leisure space for them all to enjoy. It will be detrimental to the relatively quiet area that we all enjoy. The proposal is a shambles and must be prevented at all costs. Regards	consultation process would provide further opportunity for site specific matters to be identified and addressed.
1019	Ms Rosa Ruggieri				I am sending an email as I was unable to send it on the comments. It is proposed that 385 flats are to be built on the Motorsport site yet only 35% will be allocated to affordable homes, according to my calculations that will be about 134 homes; 281 homes that will be purchased privately then rented out to those who will be unable to purchase an affordable home."Affordable Homes" is a gesture that the developers are obliged to include in order to receive planning permission but do not exist. " There will be 385 flats, (not including the proposed development at 60-74 Sewardstone Road) each flat will have either two or three cars/ company lorries and vans bringing an influx of additional vehicles, to a junction that is already at bursting point with heavy duty vehicles/cars going towards Kings Head Hill/Station Road/Enfield and M25 using Sewardstone Road, with additional drivers on the road, after being told by the government not to take public transport, drivers that will no longer use or go back to public transport; trying to get home is like a maze. What do Transport for London and London Borough of Waltham Forest in their many discussions propose to do in order to easy and tackle the flow of traffic at the junction and surrounding area. What will Transport of London and London Borough of Waltham Forest plan to do to tackle an issue that already exists before creating additional problems. " During the pandemic many who were required to shield and deemed vulnerable were asthmatic. What will the London Borough of Waltham Forest intend to do to protect its residents from pollution created from the increasing number of vehicles expected to use the junction and its surrounding residential roads as a cut through. What will London Borough of Waltham Forest do to protect its residents from children walking to school, the elderly wanting to go for a walk or someone walk their dog, from the pollution that will be created from the two proposed developments on one junction. What will the London Borough of Waltham Forest do to tackle the mental and physical wellbeing of the	Site by site targets for affordable housing have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements of the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. In line with the requirements of the London Plan th4 Council is actively promoting car free development as part of its commitment to improving the transport environment in the area.

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					<p>residents, and not overwhelm GP surgeries and the local hospitals. " In recent days Boris Johnson as discussed, his desire to tackle Climate change., What will the London Borough of Waltham Forest do to contribute to Boris Johnson's quest to tackle climate change. Does London Borough of Waltham Forest understand that by allowing not one but two developments, it will contribute to the destruction of the environment and climate; rather than tackle the issues. We have learnt from the pandemic isolation is causing those effected long term health issues, is it not the responsibility and duty of care of the London Borough of Waltham Forest not to send residents back into isolation due to the greed in creating an unhealthy and unsafe environment; surely if these past months as taught us is that people's wellbeing should come before greed. London Borough of Hackney, you may know, has many issues with pollution due to the heavy traffic flow created and not maintained , you may also recall a young girl passed away from an asthma attack contributed by heavy pollution in the area; I would take note from what is being created and that this does not happen to any other family due to the London Borough of Waltham Forest actions. You are all in a position along with our wonderful Members of Parliament not to require affordable housing, but create affordable housing, not a gesture that does not exist, create affordable housing in an area with space, not at a junction that is bursting and being ignored by Transport for London and London Borough of Waltham Forest. I look forward to your response. Regards</p>	
1078	Kathy Unwin				<p>This site is unsuitable for any building of height as it is on a flood plain. Flooding does not occur that often but the ground is always very wet and existing flats in the area have suffered with subsidance problems. The building of deep foundations to compensate for this would only make flooding in other areas worse. Further down the road I have known it to be so completely under water that you could not tell where the pavement was. I have also seen the flooding problems caused to people's homes when the drainage land has been blocked with the building of new homes. One of my neighbours has had to have a pump fitted under her house to take the water away since the building on the Chingford Hospital site.</p>	<p>The Council is finalising its Level 2 Strategic Flood Risk Assessment in which site allocations, where necessary have been subjected to Sequential and Exception testing. The Council will reconsider site allocations where these tests are not met in a satisfactorily.</p>

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1074	Mr Tim Boyle				Dear Planning office. High rise flats with no effective parking consideration is inappropriate unwanted and irresponsible Kind Regards	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
782	Mrs Yvonne Sanders				3. There is inconsistency regarding the 'key' Sites SA53 and SA62 both have Yellow Stars to indicate 'Potential for height' but without any explanation of what the height or number of storeys would be. For other sites, such as site SA58, the Assembly Hall which the Council is proposing 6 storeys which according to most definitions is 'High Rise', there is no Yellow Star.	This comment is noted.
1068	Adam Abbott				No new flats in Chingford it is terrible in Walthamstow and Layton/Leytonstone. your going to destroy the beauty of Chingford as a town.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further

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						opportunity for site specific matters to be identified and addressed.
1072	Lucy Abbott				Dear Planning office. I am registering my appeal against the size of this development. 385 flat The height of the building will over Shadow our property. And living here for 30 years. I know The infrastructure will not cope. Schools, doctors Public transport is not regular enough. The roads. There is not enough allowance for parking too. I feel I am I titled to some up to date as I said it will potentially over look us. Thank you Lucy Abbott.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

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1076	Jayne Kress				Dear Waltham Forest Council I am writing to let you know that I am extremely concerned and disagree with your proposed site allocation plan and the construction of high-rise flats. I am really alarmed with your proposed plans for building 17 storey flats at the Motorpoint sight, this is causing the neighbourhood a lot of anxiety and stress. I understand the need to build more homes but it should be done in keeping with the size of buildings already in the area. Also, the lack of car parking on this site is concerning, you should make provision for car parking on sight with electric charge points. These proposed developments sites will also put more demands and pressure on local infrastructure and services, such as schools, doctors, utilities etc.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
938	Josephine Vos	Transport for London- City Planning			The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted.
899	Lynn Ferguson				Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community	These comments are noted. Consultation was carried out in line with the Councils reviewed

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					<p>have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a>. Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkswood and the golf clubhouse. What is the policy?</p>	<p>Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for</p>

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					<p>Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/ Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the</p>	<p>infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its</p>

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					sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.	spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
894	Mr Peter Heatherley	Chairperson Drysdale and District Residents' Association			We consider that the number of additional dwellings proposed for the Sewardstone Road /Kings Head Hill locality are excessive and that the high-rise structures are inappropriate and out of character in this suburban area. Sites SA53, SA54 and SA55:- High-rise building in this area will create an incongruous island of disparity that will appear as a blockade to anyone approaching. The views of a leafy suburban area and reservoirs will be subsumed by massive structures completely out of character with the rest of the area. The "Skyline Studies €2 are carefully chosen and doctored to hid structures behind leafy non-existent trees - we can provide more realistic photographs if required. Development in this area will create a pocket of economic deprivation as the area is isolated by poor transport connections, the area is PTAL 1b. LBBWF zero parking spaces policy will displace parking through the locality as many new occupants will be unable to travel effectively by other means. There is little infrastructure and new homes will necessitate many additional car journeys via an already congested road junction to overstretched local resources. The current poor air quality will deteriorate further. LP1 SA Appendix E assesses that the negative aspects of these sites far out way the positives reflecting much of our thoughts. LP1 Policies 3G and 3H preclude development without provision of appropriate infrastructure - as development in this area is entirely predicated on Crossrail 2 which is now suspended indefinitely, these developments are impractical and cannot possibly happen. Additional re SA53:- LBWF Urban Design SPD specifies a maximum of 376 habitable rooms for a site of this size in this location, we presume this would allow no more than 150 dwellings which would be achievable without resorting to high rise. There should be a public	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in

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					<p>green route via the river to avoid the poor air quality adjacent to the road junction, this would also be a possible route for a greenway, if that could ever be achieved. Additional re SA55: - Planning permission was granted for ground floor retail space plus 17 dwellings - the maximum that can be achieved for this site (Urban Design SPD). Occupants were evicted over two years ago and, since then the site has been derelict and and now demolished - tearing the heart out of the community and reducing available dwellings. This has been an example of how development can adversely affect a locality. DRAFT SKYLINE STUDY All images have been taken with trees in full leaf. As these are deciduous trees, the views should now be retaken without leaves - we live here all year round and the impacts of new buildings need to be assessed properly. 03.1 Station Road Key View 3 - image is flipped. 03.2 At Chingford Green the Budgens and Gresham Works site is inappropriate for taller buildings; however , the much more sensitive Library/Assement Hall location is deemed appropriate for taller buildings - clearly it is not. 03.5.1 refers to "provision of new homes and jobs €2. There is no provision for new jobs in this area and, with poor public transport (PTAL 1b), cycle routes and few facilities within walking distance, most new residents would have to rely on cars for all their transport needs. This would add tremendously to the current congestion around this junction. 03.5.2 the "blue/green amenity €2 does not exist as the River Lea runs in a concrete culvert and the playing field is private. We do not understand what is detrimental about open space at the edge of the Motorpoint site? - a 17 storey tower block would certainly "define the frontage €2 but could not possibly be in keeping with the suburban character of the area. 03.5.3 Massive blocks of flats viewed from a queue of traffic on Lea Valley Road will appear as a barrier rather than a "landmark arrival point €2. High-rise blocks will significantly detract from and block the current vista of tree-lined rising ground. As stated against 03.5.2, there are no opportunities to provide "blue/green €2 amenities at this location. Enclosing the existing apartment block and semi-detached houses within a high-rise "urban €2 block is ridiculous. This statement clearly accepts that the recommended developments would be urban in nature and inappropriate for</p>	<p>the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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					<p>this suburban location and would not "enhance the area's local character €2. We cannot understand what "be mindful of residential back conditions €2 could possibly mean. 03.5 View 1 several 100 year old trees seem to have miraculously appeared to mask the dominating blocks of flats. 03.5 View 2 - the tree in the middle is no longer there. 03.5 View 6 - again several 100 year old trees seem to have miraculously appeared to mask the dominating blocks of flats . 03.5 View 7 - the blocks of flats will still be there when the leaves are off the trees. Please ensure that all the above issues are reflected in the consultation for LP2.</p>	
1077	Lorraine Thompson				<p>Dear planning department I have been trying to comment on the planning portal and register my comments about the development considered for SA53 Motorpoint, Lea Valley, parade of shops at the junction of Sewardstone Road and Kings Head Hill, Chingford and have frustratingly given up and would like my email to be counted. Lorraine Thompson 82 Mansfield Hill London E4 7JT 07840 904700 I am absolute dismayed that you are considering building high rise flats on these sites. The heights are not in keeping with the local suburban area, especially considering there are many bungalows in this area. The transport links for over 1000 people are not in place with one bus stop going up Kings Head Hill and 1 up to Mansfield Hill, this will lead to additional strains on transport. There are no parking places to be allocated but people moving in will have cars and will look to park them in surrounding roads, including Mansfield Hill, College Gardens, Maida Avenue etc congesting the streets surrounding the proposed buildings. The proposed high rise building would impact on the landscape of the local area and when driving down Mansfield Hill to my home I will be faced with Towering buildings spoiling the suburban area. The traffic around this proposed area is already considerable as it is a main road up to the M25 and down to the A406 and MacDonald drive through. There would be considerable pressure on local schools and GP practises struggling with an already busy schedule and school places. We are looking at the minimum of 1000 moving to this site without any provisions for them. Please consider buildings of no higher than 6 stories. I do sympathise with the situation for housing as I have 2 children in their 20's looking for</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with</p>

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					affordable housing, but please give us attractive sites like the one just built on the old Naseberry Court site in Larksward road E4 and no building taller than 6 stories.	transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
1073	Ms Lisa Valen				I wish to write regarding the proposed development of 385 new flats on the motorpoint site for many reasons. - high rise buildings are ugly and not in keeping with the local area. -high rise buildings ruin the sky line and deprive surrounding dwellings of much needed natural light. -high rise buildings are unsafe (grenfell tower). -theres no provision for parking and the local roads are already overcrowded with no parking facilities. - air quality is already bad. So bad that the mayor wants to impose ULEZ. more residents will make it worse. -local schools are already overcrowded. The planning officer (on zoom )already admitted this, especially in Chingford, and said there were no plans to rectify the current situation, let alone if there were extra residents from a new development. -if coronavirus has taught us anything. Its that we need	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The

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					less people, more space...not people crammed into tiny flats with no outdoor space. I OPPOSE THIS DEVELOPMENT	heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
914	Ms Sue Clark				SA53 Motorpoint SA54 Lea Valley Motor Company SA 55 60-74 Sewardstone Road All these site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited accessibility due to surrounding hills, road safety and lack of access to safe cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on

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						allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
1071	James Lackmake				<p>To whom it may concern, I am writing in response to the proposed planning application for 385 flats on the site of Motor Point Chingford. I wish to log my objection to the application on the following grounds. It seems to be all too easy to find a plot of land and decide to change its use from Commercial to Residential with little thought post completion of how the lives of both the new and existing residents will be affected. I have detailed my main concerns regarding the application below and would like these points to be taken into consideration when deciding if this application is right for the area and the Borough as a whole.</p> <p>1. Volume of dwellings vs available amenities. There are insufficient amenities in the area for shops and recreation. The council claim to support and encourage a healthy lifestyle, yet as can be seen in this application, appear to support the construction of densely populated residences with insufficient space for recreation and services. The area in question has been Commercial since its conversion from farmland. The remainder of the local area was developed with adequate space for parks and recreation which over the years has slowly been sold off for redevelopment. Sooner or later, the brakes have to applied on the overwhelming desire of the council to convert Chingford in to a high rise, densely populated London Borough.</p> <p>2. Impact on local services. Public Services, such as GP surgeries, Transport and Schools are already stretched and unable to support the needs of the existing residents. A construction of this magnitude will greatly impact local services and existing residents who already struggle with existing services.</p> <p>3. Impact on traffic. The road network in the Borough is already</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of</p>

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					struggling with the volume of traffic. Lea Valley Road suffers with traffic at a standstill for much of the day. Kings Head Hill has seen a rise in traffic with the road being blocked due to continual tampering with what was once a free flowing main road. Sewardstone Road has a similar issue with traffic tailing back past the shops at Eaton Mead. The added traffic during construction and subsequent habitation of these buildings will only impact the area further adding to the pollution already present. The recent Pandemic saw a rise in cases of Mental stress and illness from residents living in areas that had been designed with little or no access to recreational space. This could be Communal but would be preferably be for individual use where the residents could let off steam and relax. It is clear that from the size of the development and the space available that little thought has been given to this all too important but often overlooked requirement. I would therefore request that my objections to this application are formerly logged as part of the consultation process. Many thanks Regards	private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
1075	Andy Kress				Dear Waltham Forest Council, I am writing to let you know that I am extremely concerned and disagree with your proposed site allocation plan and the construction of high-rise flats in Waltham Forest. I totally disapprove of your proposed plans for building a 17 storey block of flats at the Motorpoint sight in North Chingford, this is causing the neighbourhood a lot of concern. I understand the need to build more homes but they should be built in keeping with the size of buildings already in the local area. 3 storeys would be a maximum from this site. The lack of planned car parking spaces on this site is ridiculous, you will just push the problem into the neighbouring streets and conflict and ill -will may ensue. These proposed development sites will put more demands and pressure on the local infrastructure and services, such as schools, doctors, utilities etc which are already stretched. Please reply to this email.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of

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						active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
621	Josephine Vos	Transport for London- City Planning			The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	Noted. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) including car parking, walking and cycling, public transport etc will apply.

Sewardstone Road						
SA54 - Lea Valley Motor Company						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
990	Ms Sue Clark				All these site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study.

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					accessibility due to surrounding hills, road safety and lack of access to safe cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking and transport, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.
979	Mr Roger Brown	Chair Love North Chingford			We would support housing development here, but the classification is clearly transformation in terms of FAR as the skyline study proposes up to 17 floors. This site is poorly served by public transport and is already a bottleneck. Public realm improvement is the order of the day and it already crops up frequently at the Ward Police meetings as an anti-social behaviour blackspot. "As a potential future district centre and a gateway to the borough, there is an opportunity to provide focused intensification around the junction and create a landmark arrival point on Lea Valley Road. € This site is no Blackhorse Road, and substantial intensification will make the problem worse. Proposed development as a district centre will simply put the North Chingford District centre at a further disadvantage and this should be removed. Gateways: We	The support is welcomed, the indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning

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SA54 - Lea Valley Motor Company						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					note that creation of 'Gateways' to the Borough feature again here. We should concentrate on making links, not civic statements. River Lee: It's a pity that the River Lee frontage potential does not feature more prominently and on the maps. Note: all Green Conservation Area sites SA 56, 57, 58 also fall in the Archaeological Priority Area, which is omitted in the policy site designation description. Please reinstate.	permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The comment regarding green priority area is noted for consideration, The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
739	MS SUSAN CLARK				All these site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited accessibility due to surrounding hills, road safety and lack of access to safe	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be

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					cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking and transport, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.
502	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	This comment is noted.
699	Mr Roger Brown	Chair Love North Chingford			SA53 Motorpoint. Sewardstone road. (and Lea Valley Motors SA54). We would support housing development here, but the classification is clearly transformation in terms of FAR as the skyline study proposes up to 17 floors. This site is poorly served by public transport and is already a bottleneck. Public realm improvement is the order of the day and it already crops up frequently at the Ward Police meetings as an anti-social behaviour hotspot. "As a potential future district centre and a gateway to the borough, there is an opportunity to provide focused intensification around the junction and create	This comment is noted.

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					a landmark arrival point on Lea Valley Road. € This site is no Blackhorse Road, and substantial intensification will make the problem worse. Proposed development as a district centre will simply put the North Chingford District centre at a further disadvantage and this should be removed. Gateways: We note that creation of 'Gateways' to the Borough feature again here. We should concentrate on making links, not civic statements. River Lee: It's a pity that the River Lee frontage potential does not feature more prominently and on the maps.	
695	Lynn Ferguson				1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and

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					<p>heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will</p>	<p>matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of</p>

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SA54 - Lea Valley Motor Company						
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					<p>remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area.</p>	<p>Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
105	Rob Colley				<p>I do not support high rise building in this area. It is out of character with the area.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
365	Bagley				<p>-how do local schools, doctors, transport options cope with this level of incoming new residents? -too many flats/homes for such a small, already congested area -will disrupt the view of the reservoirs if high rise, look from Yates meadow in Epping forest towards Canary Wharf to see what is meant by this, the development should also not disrupt the view to the greenwich meridian line -people will want to have cars/want to park due to sewardstone road being semi-rural and Chingford being very hilly - you cannot get to waltham abbey easily as there is no pavement to walk, no regular bus route and very dangerous to cycle - speeding cars and no lighting - very steep incline - only for the young/fit -it will cause pressure for parking spaces on the local roads -lockdown has shown us that small flats are like prisons - people need their own personal space / larger family properties - such as maisonette flats with multiple floors -the area is polluted with McDonalds drive-in vehicles idling - this is very busy/congested, continual beeping of horns and frustration is so disruptive as cars queue to get in on Sewardstone road, this will add to it -when the M25 is closed the amount of vehicles driving along Sewardstone is incredible - hundreds per day, this should be taken into account -people move to Chingford to be in a suburban environment not an urban jungle - very unfair on existing residents - it would be unbearable for those of us that have lived here for many years - the noise, the pollution, the disruption. -re no parking spaces because people will cycle - I challenge you to try cycling up kings head hill &amp; mansfield hill, very very difficult - we do not have flat roads and transport links like in Walthamstow - we cannot be compared to Walthamstow -re cycling - it is dangerous, we have had 2 recent incidents - husband knocked off bike and then a few months later he was mugged at knifepoint for his bike (he is a 6 foot, 16 stone bloke), crime is rife in Waltham Forest - the bike will be stolen or taken from you -due to teenage stabbings I would not encourage my teenage son to cycle or walk for his own safety and these proposals centre around these modes of transport I strongly protest to the building of high rise and the volume of flats on this site for the reasons stated above and the impact to the existing residents quality of life. I would be more sympathetic to a lower volume of quality houses/low rise flats.</p>	<p>The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
367	Miss J Hammond				<p>I am concerned about proposed large development of the Motorpoint site. Skyscrapers are out of character for the area (at present the tallest building in the area is 6 storeys). Particularly concerned about increases in traffic and congestion and subsequently air pollution and noise that would be caused by additional vehicle users from the new development. Congestion at the Lea Valley Road/Sewardstone Road/Kings Head Hill junction is already bad as Lea Valley Road is the only route between the reservoirs (to Enfield, Tottenham etc.). Current public transport provision is poor in the area (buses are infrequent - 20 minutes at peak times) and many households have to use cars instead of public transport, which would lead to more traffic.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>

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558	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA54 Lea Valley Motor Company Green infrastructure to be embedded wherever possible</p>	This is noted.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1085	LVRPA	Lee Valley Regional Park Authority			<p>These sites are located within the Regional Park and this should be recognised in the allocation description (please see Appendix C). They sit adjacent to an important east west route through the Park and any development should seek to enhance its quality and accessibility. PDF Area Visitor proposals state that "on the Lea Valley Road, gateway features at either end to be combined with traffic calming, the setting back of fencing and the creation of broad pedestrian boulevards to be linked to the Lea Valley Walk and the Pathway Corridor (5.A.1) £2. The Placemaking Plan for SA53 identifies potential for tall buildings. It should also recognise the proximity of the King George's and William Girling Reservoirs and their SSSI status. These areas sit within the key north south route for bird migration in the Lee Valley and this will need to be considered in relation to any tall buildings and overlooking of the reservoirs. Proposed green space adjacent to the waterway is noted but this is the Flood Relief Channel and therefore improvements may be limited.</p>	<p>These points are noted.</p>
915	Ms Sue Clark				<p>SA53 Motorpoint SA54 Lea Valley Motor Company SA 55 60-74 Sewardstone Road All these site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited accessibility due to surrounding hills, road safety and lack of access to safe cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and</p>

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						<p>cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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SA54 - Lea Valley Motor Company						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
895	Mr Peter Heatherley	Chairperson Drysdale and District Residents' Association			<p>We consider that the number of additional dwellings proposed for the Sewardstone Road /Kings Head Hill locality are excessive and that the high-rise structures are inappropriate and out of character in this suburban area. Sites SA53, SA54 and SA55:- High-rise building in this area will create an incongruous island of disparity that will appear as a blockade to anyone approaching. The views of a leafy suburban area and reservoirs will be subsumed by massive structures completely out of character with the rest of the area. The "Skyline Studies €2 are carefully chosen and doctored to hid structures behind leafy non-existent trees - we can provide more realistic photographs if required. Development in this area will create a pocket of economic deprivation as the area is isolated by poor transport connections, the area is PTAL 1b. LBBWF zero parking spaces policy will displace parking through the locality as many new occupants will be unable to travel effectively by other means. There is little infrastructure and new homes will necessitate many additional car journeys via an already congested road junction to overstretched local resources. The current poor air quality will deteriorate further. LP1 SA Appendix E assesses that the negative aspects of these sites far out way the positives reflecting much of our thoughts. LP1 Policies 3G and 3H preclude development without provision of appropriate infrastructure - as development in this area is entirely predicated on Crossrail 2 which is now suspended indefinitely, these developments are impractical and cannot possibly happen. Additional re SA53:- LBWF Urban Design SPD specifies a maximum of 376 habitable rooms for a site of this size in this location, we presume this would allow no more than 150 dwellings which would be achievable without resorting to high rise. There should be a public green route via the river to avoid the poor air quality adjacent to the road junction, this would also be a possible route for a greenway, if that could ever be achieved. Additional re SA55: - Planning permission was granted for ground floor retail space plus 17 dwellings - the maximum that can be achieved for this site (Urban Design SPD). Occupants were evicted over two years ago and, since then the site has been derelict and and now demolished - tearing the heart out of the community and reducing available dwellings. This has been</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should</p>

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					<p>an example of how development can adversely affect a locality. DRAFT SKYLINE STUDY All images have been taken with trees in full leaf. As these are deciduous trees, the views should now be retaken without leaves - we live here all year round and the impacts of new buildings need to be assessed properly. 03.1 Station Road Key View 3 - image is flipped. 03.2 At Chingford Green the Budgens and Gresham Works site is inappropriate for taller buildings; however , the much more sensitive Library/Assement Hall location is deemed appropriate for taller buildings - clearly it is not. 03.5.1 refers to "provision of new homes and jobs €2. There is no provision for new jobs in this area and, with poor public transport (PTAL 1b), cycle routes and few facilities within walking distance, most new residents would have to rely on cars for all their transport needs. This would add tremendously to the current congestion around this junction. 03.5.2 the "blue/green amenity €2 does not exist as the River Lea runs in a concrete culvert and the playing field is private. We do not understand what is detrimental about open space at the edge of the Motorpoint site? - a 17 storey tower block would certainly "define the frontage €2 but could not possibly be in keeping with the suburban character of the area. 03.5.3 Massive blocks of flats viewed from a queue of traffic on Lea Valley Road will appear as a barrier rather than a "landmark arrival point €2. High-rise blocks will significantly detract from and block the current vista of tree-lined rising ground. As stated against 03.5.2, there are no opportunities to provide "blue/green €2 amenities at this location. Enclosing the existing apartment block and semi-detached houses within a high-rise "urban €2 block is ridiculous. This statement clearly accepts that the recommended developments would be urban in nature and inappropriate for this suburban location and would not "enhance the area's local character €2. We cannot understand what "be mindful of residential back conditions €2 could possibly mean. 03.5 View 1 several 100 year old trees seem to have miraculously appeared to mask the dominating blocks of flats. 03.5 View 2 - the tree in the middle is no longer there. 03.5 View 6 - again several 100 year old trees seem to have miraculously appeared to mask the dominating blocks of flats . 03.5 View 7 - the blocks of flats will still be there when the leaves are</p>	<p>such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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					off the trees. Please ensure that all the above issues are reflected in the consultation for LP2.	
901	Lynn Ferguson				<p>Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a>. Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not</p>	<p>These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees</p>

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					<p>much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkswood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and</p>	<p>and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London</p>

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					replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.	authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

Sewardstone Road						
SA55 - 60-74 Sewardstone Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
910	Wendy Mapp Troy Hunt				We are writing to you as feel strongly that the developments proposed are not on keeping with the local area. Our key points of opposition are: - It goes against the outlined objectives in section 1.1 of "responds to local character, and the needs and aspirations of residents." - the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - there will be additional pressure on local schooling - there will be additional pressure on already stretched healthcare provision - There will be additional strain on limited public transport. - Limited accessibility for many due to surrounding hills, road safety and lack of access to safe cycling and walking routes. - Creating additional traffic congestion on already busy roads. - there will be an influx of cars with nowhere to park but on local roads which is unacceptable in our view. - I believe the 'key views' and 'illustrative views' have been selected with the aim of suggesting minimal visual impact - we would like view points from the Drysdale District Area (e.g. Harford Road)	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst

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SA55 - 60-74 Sewardstone Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					and the Endlebury Road to be considered. While we support the investment and improvement of the library and assembly hall we do not feel the proposed high rise development is not suitable for a Conservation Area The site numbers I am referring to for Chingford are SA55 60-74 Sewardstone Road / SA58 Chingford Library and Assembly Hall	having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The support for the investment and improvement of the library and assembly hall is noted.

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SA55 - 60-74 Sewardstone Road						
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991	Ms Sue Clark				<p>All these site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited accessibility due to surrounding hills, road safety and lack of access to safe cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking and transport, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.</p>
503	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>Green infrastructure to be embedded wherever possible.</p>	<p>This comment is noted.</p>

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Sewardstone Road						
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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
696	Lynn Ferguson				<p>1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a>. Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space</p>	<p>These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/ Edwardian (and older) properties typical of the area. The Warner estate in</p>	<p>infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel</p>

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					Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area.	(such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
639	Cllr John Moss				We support the designation of this site as a "Reinforcement €². Site. Any redevelopment of this site should not exceed the existing height of three storeys.	This comment is noted.
740	MS SUSAN CLARK				All these site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited accessibility due to surrounding hills, road safety and lack of access to safe cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on

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						allocated sites. Regarding parking and transport, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.
775	Wendy Mapp Troy Hunt				We are writing to you as feel strongly that the developments proposed are not on keeping with the local area. Our key points of opposition are: - It goes against the outlined objectives in section 1.1 of "responds to local character, and the needs and aspirations of residents." - the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - there will be additional pressure on local schooling - there will be additional pressure on already stretched healthcare provision - There will be additional strain on limited public transport. - Limited accessibility for many due to surrounding hills, road safety and lack of access to safe cycling and walking routes. - Creating additional traffic congestion on already busy roads. - there will be an influx of cars with nowhere to park but on local roads which is unacceptable in our view. - I believe the 'key views' and 'illustrative views' have been selected with the aim of suggesting minimal visual impact - we would like view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered. While we support the investment and improvement of the library and assembly hall we do not feel the proposed high rise development is not suitable for a Conservation Area The site numbers I am referring to for Chingford are SA55 60-74 Sewardstone Road / SA58 Chingford Library and Assembly Hall	This comment is noted.
72	Mr Mike Chrimes				The loss of swimming and gym facilities in the north of the Borough would be a disaster, affecting the appeal of the area to new and existing residents. The facilities for young children learning to swim are already inadequate and any reduction of these would have a negative effect on the health and well being of the population. While there may be some potential for appropriate housing provision on the site, it should not be considered if it meant the sports	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					facilities were reduced or closed temporarily. There would undoubtedly be strong community resistance to any development of this kind.	
190	Miss Sian Edwards				<p>Re SA55 - Planning permission was for 17 Flats with an extra story with a Coop and Costa. Parking is already an issue and extra provisions needed for shoppers. New proposal of 6 stories and over 40 flats. This will massively affect traffic in the area, which can already be a problem due to McDonalds. The entrance to Laurel Gardens is not wide enough for 2 vehicles, how would this be viable for an entrance to 40 flats. This would also impact on the light into the gardens and the feeling of being overlooked would be an invasion of privacy and spoil the visual aspect of the area. Re - SA53 - I feel 385 homes in this area is unreasonable. A 17 story tower block is going backwards to the Chingford Hall Estate days when there was nothing but trouble. The provisions state 35% affordable housing, this needs to be houses for families, with gardens for children to play in. The public transport links for the area are also not sufficient. The 215 and 313 bus routes are not as frequent as other routes in the area such as the 97 and the 313 bus route often gets you too Chingford Station in time to see the train leave. Therefore this would be even worse with extra commuters when the train line is already busy. Traffic in the are is already a problem, partly to do with how busy McDonalds is. Also there isn't sufficient provision for parking but when the public transport isn't sufficient, what do you expect people to do.</p>	<p>The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure</p>

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						delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
179	Mr Paul Cooke				The businesses here have been decimated here for no gain, the community severely suffers as a result of most of the High street here being demolished. The priority here needs to be to serve the community here with both amenities and jobs.	This point is noted. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
259	Mr David Boote				The area around the junction of Sewardstone Road and Kings Head Hill was one of ancient settlement, There should be an archaeological investigation to find out whether anything of interest survives.	This comment is noted. The Council has recently completed its evidence base work on Archaeological Priority Areas.
361	Joel Phillips				The current planning permission of the site, with a sensible increase to the number of dwellings, sufficient car parking spaces and the provision of secure bicycle parking seems to have stopped since the publication of the skyline study. This is disappointing as the proposed local supermarket within the retail units at ground level would have been a welcomed addition to the area. I note that it would appear that the demolition works which have recently concluded have breached the original planning proposal, the demolition of the existing front facade now removes the possibility of the proposed development's appearance keeping with the other local surrounds.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the

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						planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
362	Bagley				-40 is too many flats for an already congested area -people will want to have cars/want to park due to sewardstone road being semi-rural and Chingford being very hilly - you cannot get to waltham abbey easily as there is no pavement to walk, no regular bus route and very dangerous to cycle - speeding cars and no lighting - very steep incline - only for the young/fit -it will cause pressure for parking spaces on the local roads -lockdown has shown us that small flats are like prisons - people need their own personal space / larger family properties - such as maisonette flats with multiple floors (which was the style of the original flats prior to them being knocked down) and 17 flats instead is reasonable, not x40 -the area is polluted with McDonalds drive-in vehicles idling - this is very busy/congested, this will add to it -when Greggs was on the corner of Laurel Gardens the amount of vehicles driving up Laurel Gardens was incredible - hundreds per day, causing disruption to the x10 houses that live at the top of Laurel Gardens, if x40 flats are built we would see this and it would be much worse - delivery drivers/visitors/Co-op customers - it would be unbearable for those of us that have lived here, most	The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.

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					for 20+ years - the noise, the pollution, the disruption. This is a single lane road, cars cannot pass - people regularly block the road as it is, this will only worsen -re no parking spaces because people will cycle - I challenge you to try cycling up kings head hill & mansfield hill, very very difficult - we do not have flat roads and transport links like in Walthamstow - we cannot be compared to Walthamstow -re cycling - it is dangerous, we have had 2 recent incidents - husband knocked off bike and then a few months later he was mugged at knifepoint for his bike (he is a 6 foot, 16 stone bloke), crime is rife in Waltham Forest - the bike will be stolen or taken from you -due to teenage stabbings I would not encourage my teenage son to cycle or walk for his own safety and these proposals centre around these modes of transport I strongly protest to the building of x40 flats on this site for the reasons stated above and the impact to the existing residents quality of life	
559	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has	This is noted.

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					<p>comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA55 60-74 Sewardstone Road Green infrastructure to be embedded wherever possible</p>	
902	Lynn Ferguson				<p>Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a>. Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans</p>	<p>These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed</p>

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					<p>to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated with sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored" facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents</p>	<p>by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Council's Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational</p>

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					<p>to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.</p>	<p>impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
896	Mr Peter Heatherley	Chairperson Drysdale and District Residents' Association			<p>We consider that the number of additional dwellings proposed for the Sewardstone Road /Kings Head Hill locality are excessive and that the high-rise structures are inappropriate and out of character in this suburban area. Sites SA53, SA54 and SA55:- High-rise building in this area will create an incongruous island of disparity that will appear as a blockade to anyone approaching. The views of a leafy suburban area and reservoirs will be subsumed by massive structures completely out of character with the rest of the area. The "Skyline Studies €? are carefully chosen and doctored to hid structures behind leafy non-existent trees - we can provide more realistic photographs if required. Development in this area will create a pocket of</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning</p>

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					<p>economic deprivation as the area is isolated by poor transport connections, the area is PTAL 1b. LBBWF zero parking spaces policy will displace parking through the locality as many new occupants will be unable to travel effectively by other means. There is little infrastructure and new homes will necessitate many additional car journeys via an already congested road junction to overstretched local resources. The current poor air quality will deteriorate further. LP1 SA Appendix E assesses that the negative aspects of these sites far out way the positives reflecting much of our thoughts. LP1 Policies 3G and 3H preclude development without provision of appropriate infrastructure - as development in this area is entirely predicated on Crossrail 2 which is now suspended indefinitely, these developments are impractical and cannot possibly happen. Additional re SA53:- LBWF Urban Design SPD specifies a maximum of 376 habitable rooms for a site of this size in this location, we presume this would allow no more than 150 dwellings which would be achievable without resorting to high rise. There should be a public green route via the river to avoid the poor air quality adjacent to the road junction, this would also be a possible route for a greenway, if that could ever be achieved. Additional re SA55: - Planning permission was granted for ground floor retail space plus 17 dwellings - the maximum that can be achieved for this site (Urban Design SPD). Occupants were evicted over two years ago and, since then the site has been derelict and and now demolished - tearing the heart out of the community and reducing available dwellings. This has been an example of how development can adversely affect a locality. DRAFT SKYLINE STUDY All images have been taken with trees in full leaf. As these are deciduous trees, the views should now be retaken without leaves - we live here all year round and the impacts of new buildings need to be assessed properly. 03.1 Station Road Key View 3 - image is flipped. 03.2 At Chingford Green the Budgens and Gresham Works site is inappropriate for taller buildings; however , the much more sensitive Library/Assemlly Hall location is deemed appropriate for taller buildings - clearly it is not. 03.5.1 refers to "provision of new homes and jobs €2. There is no provision for new jobs in this area and, with poor public transport (PTAL 1b), cycle routes and few</p>	<p>permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future</p>

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Sewardstone Road						
SA55 - 60-74 Sewardstone Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>facilities within walking distance, most new residents would have to rely on cars for all their transport needs. This would add tremendously to the current congestion around this junction. 03.5.2 the "blue/green amenity €" does not exist as the River Lea runs in a concrete culvert and the playing field is private. We do not understand what is detrimental about open space at the edge of the Motorpoint site? - a 17 storey tower block would certainly "define the frontage €" but could not possibly be in keeping with the suburban character of the area. 03.5.3 Massive blocks of flats viewed from a queue of traffic on Lea Valley Road will appear as a barrier rather than a "landmark arrival point €". High-rise blocks will significantly detract from and block the current vista of tree-lined rising ground. As stated against 03.5.2, there are no opportunities to provide "blue/green €" amenities at this location. Enclosing the existing apartment block and semi-detached houses within a high-rise "urban €" block is ridiculous. This statement clearly accepts that the recommended developments would be urban in nature and inappropriate for this suburban location and would not "enhance the area's local character €". We cannot understand what "be mindful of residential back conditions €" could possibly mean. 03.5 View 1 several 100 year old trees seem to have miraculously appeared to mask the dominating blocks of flats. 03.5 View 2 - the tree in the middle is no longer there. 03.5 View 6 - again several 100 year old trees seem to have miraculously appeared to mask the dominating blocks of flats . 03.5 View 7 - the blocks of flats will still be there when the leaves are off the trees. Please ensure that all the above issues are reflected in the consultation for LP2.</p>	<p>development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>
890	Kathy Unwin				<p>Demolition has already gone ahead on this site. This was a great loss for many of the businesses on the site who have now gone elsewhere. The owners plan is to build a supermarket and 17 flats which as the building has now gone seems reasonable and a supermarket would be a boon to the many people living in the area. However I notice that the council's proposal is for 40 homes minimum. Again going for the mistake of a densley populated site. Would this mean the loss of car parking spaces? For many people in this area a car is essential as there is very little public transport and any walk involves climbing</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					steep hills. Where would people park for the supermarket? If any plan goes ahead it should be the owners as they have a better idea of what is feasible.	Regarding parking, in line with the London Plan the Council is seeking car free development and the promotion of active travel transport alternatives.
916	Ms Sue Clark				SA53 Motorpoint SA54 Lea Valley Motor Company SA 55 60-74 Sewardstone Road All these site proposals are contrary to the objectives outlined in section 1.1 "responds to local character, and the needs and aspirations of residents"- the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Will cause additional pressure on local schooling - Will cause additional pressure on stretched healthcare provision - Will cause additional pressure on limited public transport. - Will have limited accessibility due to surrounding hills, road safety and lack of access to safe cycling and walking routes. -Will create additional traffic congestion on already busy roads. -'Draft Skyline Study' (in'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature of this area between the Lea Navigation and reservoirs and Epping Forest. Does not take into account the special status of the reservoirs. - The 'key views' and'illustrative views' have been selected with the aim of suggesting minimal visual impact - view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing

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Sewardstone Road						
SA55 - 60-74 Sewardstone Road						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).

North Chingford						
SA56 - Budgens and Gresham Works North Chingford						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
15	Mr Keith Parry				It appears the site referring to Budgens and Gresham Works is in error as planning for Gresham Works has been refused on 13/05/20. Why has this been overlooked? The long border with our house and our neighbour should also be marked as sensitive. ( no. 1 and 3 Mornington Road. E4 7DR ) Also of	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the

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SA56 - Budgens and Gresham Works North Chingford						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					concern would be another public alleyway along side our house being a hideaway for drug dealing etc.	Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
17	Ms Alison Hill				This sounds reasonable and good to have green roof and courtyard area	Noted.
40	Mrs Yvonne Sanders				Refuse collection from flats above commercial premises in Station Road is an issue. Provision for Communal bins to be collected by the Council must be included to prevent more bags being put on the pavement in Station Road. It is NOT a convenient process for the householders, causes a trip hazard for pedestrians and causes mess and smell.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
48	ms helen chilvers				1. Any new buildings on this site should be built sensitively in a traditional style and be no higher than 3/4 storeys to fit in with a heritage area and the "village" atmosphere of Station Road.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at

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North Chingford						
SA56 - Budgens and Gresham Works North Chingford						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
150	MR STEPHEN MALME				I HAVE FOUND IT IMPOSSIBLE TO WORK OUT HOW I CAN LEAVE COMMENTS AGAINST EACH OF THE PROPOSED NORTH CHINGFORD DEVELOPMENT WHILE YOUR COMMENTS SECTION SEEMS TO WANT AN INDIVIDUAL LOCATION REFERENCE FOR A COMMENT TO BE LOGGED. IT SEEMS THIS PROCESS HAS BEEN MADE AS DIFFICULT AS POSSIBLE TO WORK THROUGH AND DESPITE EFFORTS TO GET CLARIFICATION ON HOW I SHOULD MAKE THESE COMMENTS NO GUIDANCE WAS AVAILABLE. SO MY COMMENTS BELOW REFER TO SA 56 THROUGH TO SA 61.I AM NOT AT ALL AGAINST NEW HOUSING DEVELOPMENT AND THE PROVISION OF AFFORDABLE HOUSING. HOWEVER THIS MUST ALSO BE SUPPORTED BY APPROPRIATE IMPROVEMENTS IN THE LOCAL INFRASTRUCTURE INCLUDING SCHOOLS, DOCTORS, ROADS AND OTHER LOCAL SERVICES. ALSO THE NEW DEVELOPMENTS NEED TO BOTH FIT WELL WITH THE EXISTING LOCAL BUILDINGS AND NOT BE BASED ON PROVIDING THE MAXIMUM NUMBER OF UNITS WITHIN AN AVAILABLE FOOTPRINT. THE HEIGHT OF ANY DEVELOPMENT SHOULD BE LIMITED TO THE MAXIMUM HEIGHT OF THE EXISTING BUILDINGS IN THE IMMEDIATE VICINITY. I WOULD ALSO LIKE TO MAKE TWO OTHER POINTS. FIRSTLY WITH THE IMPACT OF COVID AND WHAT LOOKS TO BE A PERMANENT CHANGE IN WORKING PRACTICE WITH MORE OF THE WORKFORCE WORKING FROM HOME, I FELT THE IMPACT OF THIS SHOULD BE FIRST EVALUATED BEFORE EMBARKING ON THESE NEW PROPOSED DEVELOPMENTS. IT WOULD SEEM MANY OF THE PROPOSED DEVELOPMENTS ARE FOR TALLER BUILDINGS AND I AM CONCERNED OF THE SOCIAL IMPACT OF THIS IN TERMS OF LIVING CONDITIONS, MAINTAINING	The support for new housing is welcomed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. With regard to COVID, homes and employment floorspace targets have already been set with this in consideration to support the Borough's recovery efforts. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are

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					LAW AND ORDER AND CHANGING THE FACE OF NORTH CHINGFORD TO ITS DETRIMENT. I LIVED IN CHINGFORD PRE AND POST THE 'CHINGFORD HALL ESTATE' WHICH I UNDERSTOOD EVERYONE AGREED SHOULD NEVER HAPPEN AGAIN !	considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
112	Mrs Juliet Juliet Guinness				My main concern is the loss of commercial space and the lack of parking allocated in an already crowded high street and surrounding roads and the impact yet more housing has on overstretched services such as schools.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current

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						and future demand arising from potential development on allocated sites.
193	Richard Young		Richard Young		<p>Please note the redline area associated with Proposal SA56 includes several different ownerships and prior approval ref: 153229 was granted for conversion of buildings occupying part of the site known as "Gresham Works" into 9 flats. The owner of Gresham Works has no ownership control over neighbouring sites/land within the entirety of the redline area. The applicant's agent raised this issue on 3rd March 2020 pursuant to planning application ref: 193624 for redevelopment of Gresham Works into 8 flats. The owner contends that Gresham Works can be redeveloped separately from Proposal SA56 in view of the planning history of the site and extant permissions. Proposal SA56 is not considered sufficient to outweigh the planning merits of the prior approval ref: 153229 when viewed against the development plan. Furthermore the Gresham Works site can be redeveloped in isolation from neighbouring land for two reasons (1) the site enjoys a separate access and (2) it benefits from a prior approval to convert the existing building into 9 flats, which was approved on 4 December 2015 under GDPO permitted development rules for class B1 (offices) to C3 (residential). Furthermore there is an extant planning appeal proposal seeking a reduced scheme promoting 8 flats of a higher quality for future occupiers. Neither the prior approval (9 flats) nor planning application (8 flats) prevents the primary policy objective of Proposal SA56 being realised. Moreover the introduction of flatted accommodation at Gresham Works provides high quality sustainable development that is complementary to expansion of the retail unit facing the High Street.</p>	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
225	Mrs Jennifer Johns				We will wait for more detailed plans before making a comment on this site	Noted.
275	Billy Reed		Billy Reed		This site is right at the start of the highroad and will ruin the feel of the street. We do not need more housing and parking is already an issue.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward

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						other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
322	Mrs Wendy Clements				Instead of demolishing Budgens and Gresham Works we could benefit from another shop here as so many have shut down. Whereas in South Woodford (George Lane) and Loughton the high roads are thriving and providing a good assortment of shops.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
375	Mr and Mrs Andrew and Caroline Charles				<p>As residents of 17 Oakhurst Gardens E4 6BQ we are very concerned about the number and scale of Site Allocations in the North Chingford area which have been earmarked on the Local Plan Part 2. We feel that there has been insufficient notice of meetings about the plan in our area as we have only heard of a couple of meetings by accident. I am sure many others in the roads surrounding ours feel the same way. We attended one meeting in the church which we heard about through a friend and so far it does not appear that residents views have made any difference. North Chingford seems to have been singled out for overdevelopment in the Plan, having six sites allocated as opposed to two or three in other parts of the area. This is disproportionate intensification. North Chingford is an area of special character with open aspects from historical buildings and forestland. Views from Chingford Plains and the forest will be severely detrimentally affected by the proposed developments, especially at points 12, 13, 14,15 and 19. It is very noticeable to anyone living in this area that people drive from many parts of the borough to walk and cycle with their families to enjoy the open aspects and see blue sky. Over the last year, because of COVID restrictions this has become even more pronounced The height of buildings in this area drop to single story at present, not by accident but because of previous good planning policy and decisions. Nor is it accidental that two golf clubs edge the forest at this point, gradually blending suitable land use and the surrounding buildings with forest. New homes should not be built at the expense of good planning policy. I would like to see an indication of just what is being proposed to be built on all these sites as I hear horror stories of six story buildings, without parking for residents.</p>	<p>The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character</p>

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						and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
560	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing	The support in principle for respective proposals are welcomed and comments on SINCs are noted. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA56 Budgens and Gresham Works, Nth Chingford Green infrastructure to be embedded wherever possible.	specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
981	Mr Roger Brown	Chair Love North Chingford			Budgens and Gresham Works SA56 This site has been an embarrassing derelict eyesore for over 6 years, and LNC urges the Council to make all possible efforts to support developing of the site into small retail units with 2 floors of residential above and design to match its surroundings, as per Giffords Bakery at 20-22 Station Road where officers have finally negotiated a fitting design. This might provide more than the indicated housing allocation if addressed sensitively.	Noted
903	Lynn Ferguson				Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and

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					<p>process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkswood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored" facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in</p>	<p>both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the</p>

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SA56 - Budgens and Gresham Works North Chingford						
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					<p>disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.</p>	<p>environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
700	Mr Roger Brown	Chair Love North Chingford			<p>Note: all Green Conservation Area sites SA 56, 57, 58 also fall in the Archaeological Priority Area, which is omitted in the policy site designation description. Please reinstate. Budgens and Gresham Works SA56 This site has</p>	<p>This comment is noted.</p>

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

North Chingford						
SA56 - Budgens and Gresham Works North Chingford						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					been an embarrassing derelict eyesore for over 6 years, and LNC urges the Council to make all possible efforts to support developing of the site into small retail units with 2 floors of residential above and design to match its surroundings, as per Giffords Bakery at 20-22 Station Road where officers have finally negotiated a fitting design. This might provide more than the indicated housing allocation if addressed sensitively.	
504	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	This comment is noted.
708	Mr Terry Tatham				I wish to lodge my objection to the Site Allocations above insofar as their proposed scale is out of keeping with anything else in the area, and will shoehorn a large number of people and problems into an area, which is already stretched for facilities and resources. I am a resident of Chingford and have been for most of my life. Indeed, I lived here when we were part of Essex prior to the GLC reorganization. Chingford remains, and has always been, a leafy, mildly prosperous suburb on the very edge of London bordered and infiltrated to the North and East by Epping Forest, with the Lea Valley (Regional Park) to the east. We look out to the Green Belt, the only punctuation to the skyline being the church spires of Epping, Loughton and Buckhurst Hill standing above the tree canopy. Unfortunately, in order to help fulfil its housing ambitions, the council wishes to impose its intense, modern, apartment approach to our high street (Station Road) and shoehorn in some 150 dwellings on identified potential sites along this modest thoroughfare, generally of six stories height, with no provision for parking, and the introduction of CPZs, thus denying other residents access. Furthermore, the council also seek to introduce a number of 'gateway' projects to both Station Road (6 storeys) and Sewardstone Road (17 storeys). Whilst the Walthamstow centric council may see these as the gateway to Waltham Forest, we see them as the gateway to rural Essex, the forest and the exit from London - the Green Belt starts here! The existing transition from city to countryside is best served by the current scale of buildings. We do not want to become an	This comment is noted.

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North Chingford						
SA56 - Budgens and Gresham Works North Chingford						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					overpopulated gateway to urban London, a la Vegas. Indeed, the Plan proposes our two storey library and assembly hall to be replaced by a 6 or 7 storey building incorporating some 40 odd dwellings - all in a conservation area! Local democracy does not seem to feature large in this proposed Local Plan and already much local objection has already been raised. I do hope this submission adds to the rejection of the current proposals.	
714	Kathy Unwin				I agree with the redevelopment of the Budgens and factory site as long as it is not higher than the buildings on either side of the shop and those next to the factory building. The current buildings are of no architectural merit and hopefully any new building would be better than these	This comment is noted.
684	Julia Newman				I am writing to express my concern at the proposed redevelopment of the North Chingford Library: the proposed development of this site application SA58 together with other applications (SA56 and SA57) for development within the designated conservation zone. Chingford Library and Chingford Assembly Hall lies within the conservation zone of Chingford Green as was designated so by the council in 1990. This is laid out in the conservation area appraisal document - to ensure that 'the special interest justifying designation is clearly defined and analysed in a written appraisal of its character and appearance'. This provides 'a sound basis, defensible on appeal, for development plan policies and development control decisions'. Chingford Library and Chingford Assembly Hall are mentioned in this document as a specifically identified building being relatively new but 'a worthy more modern addition to the backdrop of the Green'. As part of this document it stated that for any development within the conservation Area, the council will ensure that they will take into account the architectural and historic buildings and the contribution they make to the special interest of the Conservation Zone. It also states that the former or prevailing uses within the area which in this instance was a rural 'village' community. The building of a new building of up to six stories will have an adverse impact on the conservation area as laid down in the Conservation area document and would not be a suitable addition. There is no other building of anywhere near this height in this area and would be completely out of keeping and would not add to the beauty of	This comment is noted.

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					the area. There will be excavation near to the site of several mature trees and I question how they will be preserved during this development. These too are acknowledged in the Conservation Area Document as having a contribution to the area and as such should be protected. This proposed development will take place next to Carbis Cottage one of the few and the best-preserved examples of the timber clad rural building of the late 19th/ Early 20th century. This building is Grade 2 listed. This will detrimentally affect this building. It would be far more suitable to redevelop the existing building. The William Morris gallery was redeveloped, rather than rebuilt. This would make it a more usable space and would allow the Chingford Assembly Hall area to be properly utilised, currently the cost of hiring out such a venue makes it prohibitive for all but the largest events.	
706	Susan Doyle				This seems to be one of many proposed developments at the end of Station Rd to provide a multitude of new homes without providing any additional parking facilities. It is my opinion. you are being completely naive if you think people buying these properties will not have cars and will not impact on the already strained parking availability in Mornington Rd/Willow St area . This should be rethought and adequate parking included in the scheme!	This comment is noted.
662	Cllr John Moss				There appears to be no logic in the presentation of these three sites as separate opportunities, other than their separate ownership. Given that design development work on the Assembly Hall and Library site is suggesting the public footpath be moved, it would be more sensible to designate the three sites together and seek a comprehensive redevelopment which is more likely to meet the concerns of local residents about the potential impact of a tall building on the Chingford Green Conservation Area and the adjacent Grade 2 listed buildings. We support the designation of these three sites as "Reinforcement € sites with an FAR no greater than 1.4.	This comment is noted.
717	Mrs Geraldine Kendall				SA56 Budgens and Gresham Works - in addition to comments above, we are against the potential rear access for vehicles via Mornington Road. It will bring huge inconvenience and unwanted extra traffic to the local residential streets behind the site. 15+ homes, is mentioned in the Site Plan in addition to retail (which is intense) but no indication of height is given. In the Skyline	This comment is noted.

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					document, there is mention of 3-4 storeys, which in our view is too high and any development should be restricted to a maximum of 2/3-storeys.	

North Chingford						
SA57 - UKPN Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
41	Mrs Yvonne Sanders				This Site suffers from unauthorised parking and litter - it is a hazardous site due to the voltage in the cables and transformers. UKPN were shocked that the bolt had been cut off the access gate. As the site is to be 'improved', the site should be assessed and if necessary made secure again. If decided to be kept open to allow parking, then SOMEONE needs to be made responsible for keeping the area clean and this should be monitored by the Neighbourhoods Team. Work on the Pocket Park has stalled - LNC volunteers are keen to create the park for residents and small children, particularly, to enjoy - efforts should be made to expedite the project.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
138	Ms Sarah Cooke				The plans for Electric House 2C Station Road are not clear. Could the Council please expand on 'Improvements to the public realm'.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further

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North Chingford						
SA57 - UKPN Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						opportunity for site specific matters to be identified and addressed.
180	Mr Paul Cooke				This doesn't provide any meaningful information - this needs addressing	This is noted.
219	Mr David Cooke				The plans for Electric House 2C Station Road are not clear. They do not provide any meaningful information. Could the Council please expand on 'Improvements in this area.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed
378	Mr and Mrs Andrew and Caroline Charles				As residents of 17 Oakhurst Gardens E4 6BQ we are very concerned about the number and scale of Site Allocations in the North Chingford area which have been earmarked on the Local Plan Part 2. We feel that there has been insufficient notice of meetings about the plan in our area as we have only heard of a couple of meetings by accident. I am sure many others in the roads surrounding ours feel the same way. We attended one meeting in the church which we heard about through a friend and so far it does not appear that residents views have made any difference. North Chingford seems to have been singled out for overdevelopment in the Plan, having six sites allocated as opposed to two or three in other parts of the area. This is disproportionate intensification. North Chingford is an area of special character with open aspects from historical buildings and forestland. Views from Chingford Plains and the forest will be severely detrimentally affected by the proposed developments, especially at points 12, 13, 14,15 and 19. It is very noticeable to anyone living in this area that people drive from many parts of the borough	The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land

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North Chingford						
SA57 - UKPN Site						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					to walk and cycle with their families to enjoy the open aspects and see blue sky. Over the last year, because of COVID restrictions this has become even more pronounced The height of buildings in this area drop to single story at present, not by accident but because of previous good planning policy and decisions. Nor is it accidental that two golf clubs edge the forest at this point, gradually blending suitable land use and the surrounding buildings with forest. New homes should not be built at the expense of good planning policy. I would like to see an indication of just what is being proposed to be built on all these sites as I hear horror stories of six story buildings, without parking for residents.	Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
561	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further	The support in principle for respective proposals are welcomed and comments on SINCs are noted. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and

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North Chingford						
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					strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA57 UKPN site Green infrastructure to be embedded wherever possible.	maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
982	Mr Roger Brown	Chair Love North Chingford			Subject to the demands of UK Power Networks for a transformer sub-station this we would support development of the building to provide a fascinating addition to north Chingford's offer, particularly if the cobbled'mews feel' and Crittall industrial windows could be preserved and the ground floor used for arts and crafts workshops with further residential above, perhaps on two floors, plus some safe indoor facilities for toddlers away from the road. In the document no residential or commercial use is proposed, yet the building is 2/3 empty and 1/3 for switchgear. We are surprised that existing residential flats above have no planning history according to the site brief. Is this in error? The pocket park to the front promoted by a LNC /Council partnership	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's

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					would be a very suitable gateway for the site as is the adjacent Library passage recent 'Making Places' Scheme.	adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
904	Lynn Ferguson				Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road /	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not

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					<p>Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkswood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills,</p>	<p>final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain, they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of</p>

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					Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.	Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
505	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	This comment is noted.
737	Mr. David Matson				There seems to be an anomaly in the site boundary which includes the adjoining retail property, rather than only an electric substation. Is this correct?	This comment is noted.

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663	Cllr John Moss				There appears to be no logic in the presentation of these three sites as separate opportunities, other than their separate ownership. Given that design development work on the Assembly Hall and Library site is suggesting the public footpath be moved, it would be more sensible to designate the three sites together and seek a comprehensive redevelopment which is more likely to meet the concerns of local residents about the potential impact of a tall building on the Chingford Green Conservation Area and the adjacent Grade 2 listed buildings. We support the designation of these three sites as "Reinforcement € sites with an FAR no greater than 1.4.	This comment is noted.
701	Mr Roger Brown	Chair Love North Chingford			Note: all Green Conservation Area sites SA 56, 57, 58 also fall in the Archaeological Priority Area, which is omitted in the policy site designation description. Please reinstate. SA57 UKPN site Subject to the demands of UK Power Networks for a transformer sub-station this we would support development of the building to provide a fascinating addition to north Chingford's offer, particularly if the cobbled'mews feel' and Crittall industrial windows could be preserved and the ground floor used for arts and crafts workshops with further residential above, perhaps on two floors, plus some safe indoor facilities for toddlers away from the road. In the document no residential or commercial use is proposed, yet the building is 2/3 empty and 1/3 for switchgear. We are surprised that existing residential flats above have no planning history according to the site brief. Is this in error? The pocket park to the front promoted by a LNC /Council partnership would be a very suitable gateway for the site as is the adjacent Library passage recent'Making Places' Scheme	This comment is noted.
718	Mrs Geraldine Kendall				SA57 UKPN - in addition to comments above, the number of homes, height and potential access points in the Site Plan diagram are not included, though there is a suggestion of 3-4 storeys height in the Skyline Plan. Once again, on this site, any development should be restricted to a maximum of 2/3-storeys	This comment is noted.
709	Mr Terry Tatham				I wish to lodge my objection to the Site Allocations above insofar as their proposed scale is out of keeping with anything else in the area, and will shoehorn a large number of people and problems into an area, which is already stretched for facilities and resources. I am a resident of Chingford and	This comment is noted.

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					<p>have been for most of my life. Indeed, I lived here when we were part of Essex prior to the GLC reorganization. Chingford remains, and has always been, a leafy, mildly prosperous suburb on the very edge of London bordered and infiltrated to the North and East by Epping Forest, with the Lea Valley (Regional Park) to the east. We look out to the Green Belt, the only punctuation to the skyline being the church spires of Epping, Loughton and Buckhurst Hill standing above the tree canopy. Unfortunately, in order to help fulfil its housing ambitions, the council wishes to impose its intense, modern, apartment approach to our high street (Station Road) and shoehorn in some 150 dwellings on identified potential sites along this modest thoroughfare, generally of six stories height, with no provision for parking, and the introduction of CPZs, thus denying other residents access. Furthermore, the council also seek to introduce a number of 'gateway' projects to both Station Road (6 storeys) and Sewardstone Road (17 storeys). Whilst the Walthamstow centric council may see these as the gateway to Waltham Forest, we see them as the gateway to rural Essex, the forest and the exit from London - the Green Belt starts here! The existing transition from city to countryside is best served by the current scale of buildings. We do not want to become an overpopulated gateway to urban London, a la Vegas. Indeed, the Plan proposes our two storey library and assembly hall to be replaced by a 6 or 7 storey building incorporating some 40 odd dwellings - all in a conservation area! Local democracy does not seem to feature large in this proposed Local Plan and already much local objection has already been raised. I do hope this submission adds to the rejection of the current proposals.</p>	
689	Lynn Ferguson				<p>1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a>. Having given up, I found mention of this email address on a local forum, not sure it is even</p>	<p>These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been</p>	<p>Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised</p>

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					<p>considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area.</p>	<p>that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>

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730	Mr Mike Chrimes	Chingford Costa Coffee Group			23.SA 57 UKPN Site: There seems to be an anomaly in the site boundary which includes the adjoining retail property, rather than only an electric substation. Is this correct? The descriptor UKPN is not helpful for those trying to work out what is under discussion.	This comment is noted.
685	Julia Newman				I am writing to express my concern at the proposed redevelopment of the North Chingford Library: the proposed development of this site application SA58 together with other applications (SA56 and SA57) for development within the designated conservation zone. Chingford Library and Chingford Assembly Hall lies within the conservation zone of Chingford Green as was designated so by the council in 1990. This is laid out in the conservation area appraisal document - to ensure that 'the special interest justifying designation is clearly defined and analysed in a written appraisal of its character and appearance'. This provides 'a sound basis, defensible on appeal, for development plan policies and development control decisions'. Chingford Library and Chingford Assembly Hall are mentioned in this document as a specifically identified building being relatively new but 'a worthy more modern addition to the backdrop of the Green'. As part of this document it stated that for any development within the conservation Area, the council will ensure that they will take into account the architectural and historic buildings and the contribution they make to the special interest of the Conservation Zone. It also states that the former or prevailing uses within the area which in this instance was a rural 'village' community. The building of a new building of up to six stories will have an adverse impact on the conservation area as laid down in the Conservation area document and would not be a suitable addition. There is no other building of anywhere near this height in this area and would be completely out of keeping and would not add to the beauty of the area. There will be excavation near to the site of several mature trees and I question how they will be preserved during this development. These too are acknowledged in the Conservation Area Document as having a contribution to the area and as such should be protected. This proposed development will take place next to Carbis Cottage one of the few and the best-preserved examples of the timber clad rural building of the late 19th/ Early 20th century.	This comment is noted.

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					This building is Grade 2 listed. This will detrimentally affect this building. It would be far more suitable to redevelop the existing building. The William Morris gallery was redeveloped, rather than rebuilt. This would make it a more usable space and would allow the Chingford Assembly Hall area to be properly utilised, currently the cost of hiring out such a venue makes it prohibitive for all but the largest events.	

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1058	Robert and Vivien Marchant				Hi, We are writing to say we totally oppose all the proposed developments in North Chingford. We have tried several ways to download a form to enter our comments, but cannot find one!!!! We think that you will alter the whole feel of North Chingford, especially the Assembly Hall/Library proposal as it will not fit in with the current character of the area. Plus all that you propose at the other end of Station Road. Parking in North Chingford is already a nightmare so by creating lots more properties where is everyone supposed to park? Have you got the infrastructure of schools, Doctors, etc. in place. We do hope our comments will be heard. If this email is not appropriate can you please forward the correct document to use. Kind regards,	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the

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						London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
47	ms helen chilvers				<p>1. New buildings on this site should not be more than 3 storeys high to be in keeping with a conservation area and the other buildings in the area. It is not true to say that buildings on the opposite side of the road are 6 storeys high. You should NOT include roofs and chimneys to say they are 6 storeys high. They are in fact 3 storeys high. 2. New buildings on this site should be designed to reflect our heritage and traditional style of buildings. The artist's impression just shows a rather ugly block of red brick flats. They are not designed sensitively enough to fit in with the surrounding area and more traditional elements need to be added. 3. To cram more than 30 new homes on this site will spoil the Green, create overcrowding and will change the atmosphere of the Green and Station Road. 4. Zero parking might be your aim, but once the flats are sold, there will be nothing to stop people buying cars and parking them in the already congested side streets. This will make the area less pleasant to live in.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for</p>

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						development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
42	Mrs Yvonne Sanders				I am adamantly opposed to any development on this site that exceeds 3 storeys. The site is in a Conservation area adjacent to cottages that are hundreds of years old, near the historic church and 'Village Green' and a building that exceeds three storeys is not in keeping in any suburban low rise area, let alone a Conservation Area. The Council MUST not proceed with a development of this scale. I would prefer the Assembly Hall and Library to just be refurbished with whatever money ( £617k) is available than have flats towering above to fund the provision of additional facilities. A Cafe in the Library is not wanted or needed as it would take trade from the many cafes in Station Road. For the Assembly Hall to be a true 'Event/Function' space, it MUST have a commercial kitchen and a bar and be at least a double height space. There MUST be public toilet facilities available in the building - the 'Community Toilet Scheme' is not appropriate for a Town Centre and there are toilets in HP Library. Use of the Assembly Hall would increase and generate income and profit, if the fees were reduced. To suggest that there should only be a few Blue Badge parking spaces is discriminating against Blue Collar workers who need a vehicle for their work - plumbers, carpet fitters, Electricians etc. The Council need to understand that in the 60's local high streets contained shops that provided most of what a community needed. Now they do not - so good transport is needed to travel to obtain	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council

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					goods/access services and Chingford lacks the transport infrastructure. 3. There is inconsistency regarding the 'key' Sites SA53 and SA62 both have Yellow Stars to indicate 'Potential for height' but without any explanation of what the height or number of storeys would be. For other sites, such as site SA58, the Assembly Hall which the Council is proposing 6 storeys which according to most definitions is 'High Rise', there is no Yellow Star.	intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
71	Mr Mike Chrimes				This development is on a sensitive site, as are a number of others at the other end of station road, and has the potential to transform the area for better or worse. It seems unfortunate that outline plans for developing the site were announced at the same time as the development plan for the Borough was being launched, colouring the reception of these plans locally. If it is intended to reduce the use of private motor vehicles then having a local community hub that is large enough to provide live entertainment on a scale that would avoid having to travel elsewhere is important. That could possibly be achieved by digging Deep to obtain the height required for a decent auditorium. The absence of library facilities at Chingford Mount means the library has a large catchment area. There are no facilities for adult education in the north of the borough, poor public provision of preschool education, and no playground facilities. These all should be a priority over housing provision as the community needs to be self-reliant. Taking a holistic view of the Station Road area, the other sites, notably Budgens, and some of the low rise lots could	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The infrastructure delivery plan (IDP) addresses the

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					possibly considered for housing units, and community and employment units. The Budgens site is evidently large enough for Library provision, or studio/workshop- type developments, Cross -referencing in the document to suggest how all these sites could interact might encourage developers, whilst links to plans for education, health and other community facilities could make for a more visionary document. Links between the vision for the day and nighttime economies and how the assembly hall might work alongside these would also help.	need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
89	Mrs Juliet Juliet Guinness				I am horrified that there is the possibility of a six storey building allowed on the Chingford Conservation area site and next to a Nationally listed heritage building, North Chingford has a Village Green feel, it is where animals were grazed on their way to market. The present building height should be the limit of any new building, the church spire should not be used as a measure of how tall the building can be, a spire is designed that way so it points to heaven, the cross on the top is higher than any other building and so worshippers can see	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be

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					<p>the church from afar. I am also concerned that no parking has been allocated to the 30 plus dwellings, it is highly unrealistic to assume that occupiers will be car-free, so where will people park their cars? on already crowded streets. I do not believe yet another cafe is warranted in the library, businesses on Station Rd already have too much competition and this will take away from the library space itself. The Assembly Hall has only been underutilized recently because the prices for rental became exorbitant, where will large meetings and events take place in the future if the site is too small. I also want an assurance that the mosaic on the wall is saved and reused, it is one of the loveliest pieces of artwork about our area.</p>	<p>required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
90	Mrs Bernadette Bergin				<p>I understand this site is in a conservation Area so I feel that the 1960s style should remain and not be demolished. Some updating of the premises is required and as long as the cost of hiring is set at a more reasonable cost I'm sure it would become the community hub you supposedly aspire to and could also begin to generate funds. People purchasing the proposed flats will undoubtedly have cars and it is ridiculous to assume they will all use bikes. Public transport (train and buses) were always packed at peak times pre COVID and an increase in footfall will make it worse</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public</p>

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						transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
177	Mr Tom Clarke MRTPI	National Planning Adviser Theatres Trust			The Trust has significant concerns about this site allocation as currently proposed. The Assembly Halls is used by theatre groups, including one which has been displaced following closure of the Intimate Theatre in Palmers Green. It provides a valued facility and helps contribute towards social and cultural wellbeing. Whilst we are not necessarily opposed to the redevelopment of the Assembly Hall, we do object to it as currently proposed. The minimum replacement provision appears too small considering it is to include a library, assembly space, commercial uses and retail. This would likely represent a decline in community and cultural provision contrary to local and London Plan policy. We would recommend reconsideration of this site allocation, in particular to provide stronger guidance on re-provision and to ensure any such re-provision is fit for purpose and meets the needs of its users. We would encourage engagement with Theatres Trust as a statutory consultee.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
106	Rob Colley				I do not support anything other than refurbishment of the existing building which has a style of its period which is more modern than the green but fits in between than anything with more floors. I do not support a multi-storey building in this area which has village feel and is almost outside of London. It is a poor use of council funding to rip down this building siting access for disabled people as the issue which is clearly isn't as that could be resolved with a little creative input	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The

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						<p>heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area</p>

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						character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
132	Ms Fiona Simpson				SA58 - LBWF's planning policy says site selection "assesses how this land could best be used to meet the needs of local people .... while still respecting each neighbourhood's character." The library site (SA58) is in the Chingford conservation area. It is not possible for a modern multi use development with 4 (or 6) storeys to "respect the character" of the conservation area and the surrounding area. Chingford Green is a beautiful area; it, along with the Forest, is one of the main reasons why many local residents, including me, chose to move to Chingford. Building the proposed building on the library site will definitely adversely affect the character of the Green. This site is for a minimum of 30 homes, together with other proposed sites along Station Road (SA56, SA59 and SA60) the total minimum number of homes is to be 120 homes, plus the 3 Sewardstone Road developments of 440 new homes, totalling 560 homes. North Chingford is already a busy area and the local infrastructure cannot cope with this number of new residents - incl schools, doctors, dentists, public transport, traffic, local shops, car-parking, post office. It is already difficult to get a doctor's appointment in local surgeries or to succeed in getting one's child into the school (primary or secondary) of one's choice. There is always a huge queue at the Post Office - the main office or the parcel collections office. Trains to Liverpool street are packed in morning rush hour from Highams Park - standing room only - which will be exacerbated by	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to

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					<p>such a large number of new homes. In the evening rush hour many trains are already standing room only from Liverpool Street. Parking - I understand this site will not include car parking. It is unrealistic to expect the new residents not to have cars and so they will park on already dangerously busy local roads. The roads around this site, on both sides of Station Road (e.g. around Mornington Road and Richmond Road/by the Co-op), are already busy with parking by non residents, for people visiting the local shops and commuters parking to get to the station. There are several local schools, including 2 primary schools, and increased cars parking in these areas will be dangerous for local school pupils. Traffic - Station Road, local streets, the junction of Kings Road/Kings Head Hill/Station Road are already extremely busy with traffic, including several bus routes and school traffic. Additional traffic for upwards of 560 new homes (and, of course, it is quite likely there may be more than 1 vehicle per new home) will cause huge problems, including, but not limited to, traffic jams, accidents, pollution. In rush hour/school time/weekdays the traffic lights at Kings Road/Kings Head Hill/Station Road cause very long traffic jams in all directions. Additional homes also means additional deliveries by Royal Mail and of internet shopping, again adding to the volume of traffic. The speed limit on some local roads has already been reduced to 20mph because of the dangers of the traffic to pedestrians. I understand there is consultation to extend this to other roads in North Chingford. This indicates that the view is that existing traffic is already dangerous to pedestrians, so to increase the volume of traffic can only make that worse. Also more traffic + lower speeds = more traffic jams.</p>	<p>use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
128	Mr Christopher Palmer				<p>To propose 30 new homes in such a small site clearly implies a development of more than 3 stories which is clearly inappropriate where there is a sensitive boundary and is contrary to the current character of the area and Policy 11 B namely "The area is characterised by semi-detached houses and terraces interspersed with some larger detached properties" (Para 7.3)</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at</p>

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						all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
137	Ms Sarah Cooke				<p>The redevelopment of the Chingford Library and Assembly Hall would negatively impact the area by removing a community hub and important resource for at risk and vulnerable members of the community, and by removing a social and community events space, which the Council is not providing replacement for. The detrimental impact of removing the Adult Education Centre is still being felt by vulnerable members of the community, particularly the elderly and those with learning difficulties as well as job seekers. The Chingford (and South Chingford) libraries went some way to replacing the lost space in this instance. However with the removal of these two spaces, the members of the community currently using them will be severely disadvantaged and further excluded by the local authority. In addition, the proposal of the height of the structure on this site is not appropriate for the area, which has a marked and significantly suburban, semi-rural village feel and look, which is one of the main appealing factors of the area. The introduction of high-rise tower blocks to this area would destroy the character of the area, obscure local landmarks and diminish the desirability of the area. It would also ruin the Conservation Area of Chingford Green and be of severe detriment to the inhabitants of the adjacent cottages, including Grade II listed Carbis Cottage, built in the 17th Century. The height of the proposed building is not in keeping with the surrounding buildings in this area, which is overwhelmingly low-lying at two to three storeys.</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable</p>

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						development of the site, whilst having an acceptable impact on area character.
151	Mrs Emma Wilson				<p>This is a highly unpopular proposal. What the council is proposing is out of character with the local area, and the fact that 6,000 people have already signed a petition against it gives you a feel of local sentiment. We feel the council is not listening. We feel Councillor Miller does not have a good sense of the planning process, and is ignoring issues such as the three restrictive covenants, the fact this is a conservation area, the fact that local businesses oppose the idea of a coffee shop (but the council still insists there should be one), and the plans for the multi-use space are grossly inadequate. Also, with the government revisiting the new housing algorithm, and - as I understand it - the fact that LBWF has already exceeded its building target for 2025, we really don't see why there is so much rush to push through this development. The council may find that it can't even sell the units that will be built. This will be very embarrassing and damaging for the council and the architects, even more so because it will be a huge waste of money during the Covid-19 recovery phase. So far, the public consultation has been farcical, with no opportunity for people to speak in a meaningful way, and no sense that anyone is listening or really wanting to engage with what people say. The architects' brief already includes things that should have been consulted on before the brief was finalised (e.g. the coffee shop, the soft play area, the size of the multi-use space). The simple answer would be to put all discussion of the library development on hold until new housing needs have been assessed post-Covid, the vaccine allows face-to-face public consultation and the council has properly engaged with the local community to establish what we need and the most efficient way to deliver it.</p>	<p>Noted. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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287	Cathy Pryor				I would like to add my objections to the many others that have no doubt been voiced regarding the height of the proposed building. Nine storeys is enormous and would fundamentally alter the character of the whole of Station Rd. Three or four storeys at most would seem to be more appropriate.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
296	Mrs Sharon Medhurst				I don't agree with tall buildings in Station Road. They are completely out of keeping with the street and the conservation area near assembly hall. I also don't agree with no parking spaces on any of the proposed sites. North chingford is a suburban area and it is highly likely new residents will have cars they park on the side streets making it more difficult for existing residents. It seems a way of forcing residents to have and pay for controlled parking zones. Are you going to build in keeping with the area like the building put up next to Barclays Bank? It is pleasing and looks like the building that was there before? I am very worried that the alley accessing the station will be dangerous with buildings blocking the paths. Where is the driving test car park being relocated to? It seems to be being built on. You are potentially ruining what is a lovely suburban high street with oppressive and high buildings. It would be better if you could build in keeping with those already there? What about the increase in traffic to service the flats and transport needs after these flats are built? In light of Covid, is it a good idea to build flats with no gardens. I find your way of	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for

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					having to comment online very discriminatory to people who don't have access to a computer.	inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation.
267	Mrs Sarah Sanders	Committee Member DADRA			- We support the development and improvement of the facilities at Chingford Library and the Assembly Hall for the growing needs of the community. - However we are concerned by the density of housing and required height of the building outlined in the proposal and supporting documents as the location sits within the Conservation area. - We are also concerned that the 'Chingford Hub Community Engagement and User Group' is not being appropriately managed and the feedback not considered, with the meetings only considered as a required formality as part of the process.	Support for improvement of the facilities at Chingford Library and the Assembly Hall is welcomed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at

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						all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation.
300	Mrs Linda Woods				I have significant objections to a 5-6 storey high apartment block being built on this site. The height is not in keeping with the area, it is ridiculous to compare the height with the church spire!. I would support a lower development of max 3-4 storeys, with a sympathetic architectural design in keeping with the conservation area. I have concern that there is no parking allocated for these new builds, this will only cause greater parking problems in an already difficult area. Its not good enough to just say that residents can't have a car!! Where are provision for the additional school places / hospital / doctors surgeries to support the proposed increase in residents in N Chingford? I support having a modern flexible library and assembly hall space. N Chingford is in need of better public facilities. I feel it has been neglected by the Council, Council properties in N Chingford have been sold off over the years with proceeds used for other projects in WF, not in N Chingford.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for

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						inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The support for a modern flexible library is noted.
241	Miss Joanna Moncrieff				This proposed building would ruin the Chingford Green conservation area. Chingford Green still has a village-like feel and appearance. The height of the current library and assembly hall blend in well with the surroundings.	The indications of height set out in the allocation are drawn from the analysis of urban form contained

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					<p>Anything taller would have a detrimental effect and would dominate the green. At present the focal point is St Peter &amp; St Paul Church. It is unthinkable that this focal point would be lost if this development went ahead. The proposed development would be completely incongruous to the conservation area. Since Budgens closed we only have the Co-op on Station Road. For those without cars other supermarkets are a bus or train ride away so these new residents will then probably order groceries online. These delivery vehicles would then arrive at Mornington Road and clog up the residential streets there as they would have to reverse or do a u-turn to get out. This site is completely unsuitable in that respect. Chingford is very different to other parts of the borough. Although transport into London is good there is barely anything in the other direction into Essex - the 397 to Debden finishes at 7.30pm and you can only go to Waltham Abbey and on to Harlow on Saturdays. That is why many Chingford residents have cars. Parking is already a problem. I foresee that the residential roads will be completely clogged up if this development goes ahead. Station Road is full of cafes. We don't need any more. Where a cafe is used to attract visitors this should only be on sites where there is nothing immediately next door - such as Vestry House Museum in Walthamstow which really needs a cafe. There is absolutely no need for a cafe at North Chingford Library and if this goes ahead it would have a detrimental effect on the cafe businesses nearby. The proposed size of the assembly hall part of the development is a worry. It looks far too small to accommodate large scale productions such as gang shows, weddings etc which have traditionally used the assembly hall. It is the extortionate cost of the assembly hall which has forced many local organisations out.</p>	<p>within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and</p>

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						<p>maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
207	Mr Paul Cooke				<p>This proposal is entirely unacceptable. This is in the Chingford Green Conservation Area. The purpose of the Conservation Areas is to protect that area and preserve the special character. Therefore you can't demolish what is there and replace it with a 6 story building (note the highest visible buildings from this site are only three stories) This proposal is disrespectful quite frankly to Chingford Residents. The Conservation Area is there for a reason - it is not to be altered and indeed ruined; it is to be protected and preserved. This is obviously not an area ripe for redevelopment. Even if this wasn't a Conservation Area this proposal would be unsuitable at the very best. It does nothing to maintain the character of the area and definitely does not enhance it in any way. This area is a corner stone of North Chingford, it's what people think of when they think of the town. The Assembly Hall has the millennium memorial mural, a piece of history for us, the Library where many us got books for School, the Hall where many celebrations were held it is part of the town. That aside the fact that this a Conservation Area means this development should not happen and is not realistically possible.</p>	<p>The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be</p>

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						required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
220	Mr David Cooke				This proposal is not acceptable in any way. This is in the Chingford Green Conservation Area. The purpose of the Conservation Areas is to protect the area and preserve its special character. You can not demolish the existing buildings and replace them with a six story building. Currently the highest building in this area is three stories and fits the character of the area. This proposal does not in any way respect Chingford Residents. The Conservation Area is there for a reason - it is not to be altered and indeed ruined; it is to be protected and preserved. This area is obviously not ripe for redevelopment. This proposal would be unsuitable at the very best even if this wasn't a Conservation Area . It does not maintain the character of the area and definitely does not enhance it in any way. This area is a corner stone of North Chingford, it's what people think of when they think of the town. The	This is noted. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved.

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					Assembly Hall has the millennium memorial mural, a piece of history for all residents. The Library where many of the local children now grown got their books and studied for School. The Assembly Hall has held many celebrations and functions and been a local hub of the community. Not withstanding this, this is a Conservation Area which means this development should not happen and is not realistically possible.	
226	Mrs Jennifer Johns				To be in keeping with a conservation area it would be inappropriate to include a building more than two stories high ( that is ground floor and first floor) which is incompatible with the building of 30 homes.. The open green space is much used as a meeting place and play area for local families. A building of three or more stories would dwarf the green and adjacent cottages and completely change the character of the whole area.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
316	Mr Lambros Poullais				- It goes against the outlined objectives in section 1.1 of "responds to local character, and the needs and aspirations of residents." - the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - Additional pressure on local schooling - Additional pressure on already stretched healthcare provision - Additional strain on limited public transport. - Limited accessibility on and cycle for many due to surrounding hills, road safety and lack of access to safe cycling and walking routes. - Creating additional traffic congestion on already busy roads. - 'Draft Skyline Study' (in 'Evidence Base') recommends a number of high rise developments between 6-17 storeys these are out of keeping with the nature	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning

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					of this area between the Lea Navigation and reservoirs and Epping Forest. - The 'key views' and 'illustrative views' have been selected with the aim of suggesting minimal visual impact - we would like view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered.	permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from

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						potential development on allocated sites.
233	Mrs Quare Natalie				It seems wrong that the library and assembly hall are becoming an after thought. These are loved and well used spaces and require perhaps some modernisation but not to be pulled down. And yet more housing is being put in. More people, less services. Also there is hardly any parking already, and no provision for extra parking is being made. The area will feel over congested and compromised for this change and the building is too high, none of the buildings on and surrounding station road should be above 4 storeys. SA60, the golf club, is 6 storeys which would look ugly and block the view of the beautiful forest behind it.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public

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						transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
261	Mr David Boote				Chingford Green was surrounded, before urbanisation, with farmhouses, land attached to the houses stretching behind them. There should be an archaeological investigation to find out whether anything of interest survives.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
301	Mr Michael Bamber				I have significant concerns about the proposal for this site for two primary reasons: 1) The proposal for this site in the SAD is a development of 6 storeys. The site is in an extremely sensitive part of North Chingford: It fronts the green which is the key open space in the area and is a focal point for the community; the opposite side of the green is bounded by the historic St Peter and Pauls parish church which is listed; other notable buildings form the enclave around the green. This sensitivity has long been recognised and as such the area is designated as a Conservation Area. A building of the height proposed would be damaging to the aesthetic balance of such a sensitive site. The current library and assembly hall was a sympathetic addition to the historic patchwork of buildings that have formed this focal point in the community - a low-rise addition set back from the green, in a mid 20th century architectural style that complemented the eclectic mix of historic styles. A six story building would be imposing and incongruous however	The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The indications of height set out in the allocation are drawn from the

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					<p>designed. It would upset the balance that has evolved through a careful and sensitive series of additions to the location, that have taken place over time. As such, it can only detract from the harmony of a place where people of all ages meet, play, relax and enjoy community events. 2) The density of development would - some 30 dwellings are proposed - would have a significant impact on parking congestion in the roads to the North of the site. Many of the houses in Mornington Road, Willow St and Buxton Road do not have the benefit of off-street parking and householders have no option but to park in the road. Parking congestion is already an issue with those coming to the North Chingford to shop, work and for other reasons utilising the roads to park their cars in the day. Evenings and weekends are also congested with most householders being at home during these times. The situation seems to have deteriorated in the last few years. To provide such a number of new dwellings without dedicated parking provision would undoubtedly increase parking congestion in these roads to intolerable levels resulting in residents being regularly unable to find a space anywhere proximate to their homes after returning from a journey in their car. I believe the aesthetics and historical sensitivity of this site must be taken into account when determining the nature of any development to be permitted on it. Preserving its integrity and character must be a key determinant in the decision. I also believe that consideration must be given to the deterioration that would be caused in the parking congestion already suffered by residents in adjacent roads, many who regularly use their cars for essential journeys. This impact should also weigh heavily on any decision.</p>	<p>analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use</p>

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						is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
323	Mrs Wendy Clements				It would be a pity to lose the Assembly Hall as the building is iconic and it's historical value is important. We have seen many shows there and the stage view and acoustics are excellent and there is nowhere else locally large enough to hold such entertainment. This is necessary for people's well being in this borough which was awarded Borough of Culture last year. Also Site 14 is important for people's physical health.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
353	Prof Richard Iles				I think the height of the proposed development will adversely affect the adjoining Conservation Area especially in the winter when the trees currently sited outside the existing library will not be in leaf. The other problem I foresee is that once a 6 storey building is erected this will provide a precedent for future buildings of this and greater heights to be built in the same area. In the Skyline Document: Paragraph 03.1.6 There is an incomplete sentence here at the end of the paragraph: "Building development in Chingford €! €! €??"	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning

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						permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
350	Miss Lois Patey				<p>I oppose to this site. It is not in keeping with the area, there is the most beautiful listed cottage next door. The proposed building is too high. We do not have the capacity to be building the number of homes proposed in the local areas, schools, doctors etc will be over crowded. PARKING there is absolutely no way that the people living in these flats will not have cars. where do you think they will park their cars?? we struggle to park outside our own house as it is. the parking in my main cause of concern, its never going to work. I think the same with all proposed developments in North Chingford. Also another point is building this on a conservation area. this should not be allowed. Save our current building and library and make the assembly hall more affordable and accessible to hire!</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car.</p>

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						The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
379	Mr and Mrs Andrew and Caroline Charles				As residents of 17 Oakhurst Gardens E4 6BQ we are very concerned about the number and scale of Site Allocations in the North Chingford area which have been earmarked on the Local Plan Part 2. We feel that there has been insufficient notice of meetings about the plan in our area as we have only heard of a couple of meetings by accident. I am sure many others in the roads surrounding ours feel the same way. We attended one meeting in the church which we heard about through a friend and so far it does not appear that residents views have made any difference. North Chingford seems to have been singled out for overdevelopment in the Plan, having six sites allocated as opposed to two or three in other parts of the area. This is disproportionate intensification. North Chingford is an area of special character with open aspects from historical buildings and forestland. Views from Chingford Plains and the forest will be severely detrimentally affected by the proposed developments, especially at points 12, 13, 14,15 and 19. It is very noticeable to anyone living in this area that people drive from many parts of the borough to walk and cycle with their families to enjoy the open aspects and see blue	The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning

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					<p>sky. Over the last year, because of COVID restrictions this has become even more pronounced The height of buildings in this area drop to single story at present, not by accident but because of previous good planning policy and decisions. Nor is it accidental that two golf clubs edge the forest at this point, gradually blending suitable land use and the surrounding buildings with forest. New homes should not be built at the expense of good planning policy. I would like to see an indication of just what is being proposed to be built on all these sites as I hear horror stories of six story buildings, without parking for residents.</p>	<p>Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>
562	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory</p>	<p>The support in principle for respective proposals are welcomed and comments on SINCs are noted. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative</p>

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					<p>requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA58 Chingford Library &amp; Assembly Hall Green infrastructure to be embedded wherever possible.</p>	<p>Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>
984	Mr Roger Brown	Chair Love North Chingford			<p>SA58 Library Site hall site. This is a much loved and well used library in a building of some architectural merit with an underused but generous hall on which substantial expense has been lavished, but is very expensive to hire. The existing Council proposal for demolition of both and replacement of a six floor building with at least 40 housing units on at the core of the Conservation Area has proved deeply controversial, and appears not to be currently supported by a vast majority of the community, despite the promise of investing substantial funds to upgrade the library as part of the re-development. For that reason alone NC had the building listed as an asset of community value to try to create more thinking time for all concerned. This is no place for detailed debate on the merits of the latest proposals for a 'community hub', but on a floor area basis it will offer less than now for both</p>	<p>Noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are</p>

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					<p>library and meeting/performing space, and the ground floor space used substantially to generate retail income from caf��, soft play and doctor surgery, but all currently exist very locally and would be in competition with local businesses. We believe that on a FAR basis it should be re-classified as Transition. The choice of this expensive site to develop in Conservation and Archaeological Priority areas next to a listed building, and in a sustainable manner according to the council's Climate Emergency Policy, with very high design standards makes this a financial risk for the Council and its building subsidiary at this challenging time, and projected prices of freehold flats with no parking already exceed local prices of similar with parking, so delivering affordable housing is threatened, likely replaced with luxury flats, which is surely not the intention of the Council. We believe a much cheaper addition of an extra residential floor under a mansard roof would improve the look of the buildings at the same time making them more environmentally sustainable and could deliver some 20 affordable housing units if the rear were developed in tandem. Some reduced operating costs and increased revenue could be generated by community involvement and management, which has been soundly rejected up to now.</p>	<p>considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific</p>

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						matters to be identified and addressed.
911	Wendy Mapp Troy Hunt				<p>We are writing to you as feel strongly that the developments proposed are not on keeping with the local area. Our key points of opposition are: - It goes against the outlined objectives in section 1.1 of "responds to local character, and the needs and aspirations of residents." - the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - there will be additional pressure on local schooling - there will be additional pressure on already stretched healthcare provision - There will be additional strain on limited public transport. - Limited accessibility for many due to surrounding hills, road safety and lack of access to safe cycling and walking routes. - Creating additional traffic congestion on already busy roads. - there will be an influx of cars with nowhere to park but on local roads which is unacceptable in our view. - I believe the 'key views' and 'illustrative views' have been selected with the aim of suggesting minimal visual impact - we would like view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered. While we support the investment and improvement of the library and assembly hall we do not feel the proposed high rise development is not suitable for a Conservation Area The site numbers I am referring to for Chingford are SA55 60-74 Sewardstone Road / SA58 Chingford Library and Assembly Hall</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of</p>

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						active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The support for the investment and improvement of the library and assembly hall is noted.
917	Ms Sue Clark				SA58 Chingford Library and Assembly Hall This is a very special area bordering the Green which has survived for hundreds of years and is Forest land any high rise development bordering it or even in its close vicinity is totally at variance with the aims stated in Part 1 of the plan "Protecting Conservation Areas, and Listed Buildings, Archaeological Priority Zones and other heritage assets (Chapters 16 - Enhancing and Preserving our Heritage). Heritage assets in these locations will be secured and supported with investment to embed the rich, cultural and heritage opportunities of the borough". A sympathetic refurbishment of the existing festival of Britain style, architect designed buildings should be properly investigated and would be welcomed by the community but the thrust is obviously to monetise the site with the housing development overshadowing a cherished and important community asset. The the wishes and aspirations of those residents who have been able to express a view have been disregarded. The 'Chingford Hub Community Engagement and User Group' has been poorly managed and is being treated as a required formality rather than a true forum for engagement.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and

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						stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation.
993	Ms Sue Clark				Chingford Library and Assembly Hall This is a very special area bordering the Green which has survived for hundreds of years and is Forest land any high rise development bordering it or even in its close vicinity is totally at variance with the aims stated in Part 1 of the plan "Protecting Conservation Areas, and Listed Buildings, Archaeological Priority Zones and other heritage assets (Chapters 16 - Enhancing and Preserving our Heritage). Heritage assets in these locations will be secured and supported with investment to embed the rich, cultural and heritage opportunities of the borough". The 'Chingford Hub Community Engagement and User Group' has been poorly managed and is being treated as a required formality rather than a true forum for engagement. A sympathetic refurbishment of the existing festival of Britain style, architect designed buildings should be properly investigated and would be welcomed by the community but the thrust is obviously to monetise the site with the housing development overshadowing a cherished and important community asset. The wishes and aspirations of those residents who have been able to express a view have been disregarded.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
1017	Kay Voller				I would like to express my concern for the proposed plans for the Sainsbury's car park and south chingford library plots. Whilst housing is important surely it is important to have appropriate infrastructure in place to support residents moving into the properties. This includes schools, GP surgeries and dentists. It is also important that there is some parking. As much as you may support a total block on the use of cars and wish to reduce parking to almost nothing (to be clear I use a car very infrequently and for work walk to HP station, changing at Walthamstow for the Victoria line - under normal circumstances) this is not possible for all and you need to be realistic and support those for whom this isn't possible. Lastly what you build needs to be in keeping with	The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private

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					surrounding buildings. Your plans for the north chingford library site and Highams Park station site are monstrosities. You wish to destroy woodland areas in Larkwood yet are happy for the building on the corner of Highams Station Avenue to remain an incomplete disaster! I understand the need for housing but this is Waltham Forest not Hong Kong and these buildings will be here for a long time. Please be considerate of the area and build appropriately. Yours sincerely Kay Voller	motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
786	MR Kenneth Clements				This site is the centre of the North Chingford community and as such needs to be within walking distance for the local population. The plan gives no details of the proposed 'Assembly Space'. In my view this needs to have a capacity of several hundred, have a bar and lavatory facilities and be available for public meetings and events, as well as private hire at reasonable cost.. If this cannot be met the existing library and Assembly Hall should be left intact as part of this development. As an aside I believe the local authority should put all these development plans on hold until the outcome of the current pandemic is clear, as funds may well be needed to support the community in other ways.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The

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						<p>government Coronavirus (COVID-19) planning update on 13th may 2020 states that "It is important to keep the planning system moving as much as we can, so that it is able to play its full part in the economic recovery to come, at both national and local levels." The government had earlier in march 2020 advised that where the Statement of community involvement (SCI) cannot be complied with, suitable alternative arrangements must be made through online methods to ensure that plan-making and planning decisions can continue. Based on this, the SCI has been updated and there is an addendum that sets out the changes in effect as a result of COVID-19 which accommodates the continuity of the plan-making process. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the</p>

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						requirements of the Council's adopted Local Plan.
985	Mr Roger Brown	Chair Love North Chingford			SA 58 North City Motors. (Station area) Change here could be supported if the ground floor retail increased the attractiveness of North Chingford, (a mid-size supermarket and outdoor lifestyle related uses have been suggested by Council and others) but the overall height to include housing should not exceed 3 storeys in view of its sensitive location on the forest edge and next to the listed Masonic Hall. In the Skyline Study we most strongly disagree of the totally unjustified assertion applied to all Station area sites that: "This sensitive increase in height would enhance the North Chingford skyline, tying the surrounding buildings together and giving the streetscape greater definition €². We are totally unable to see how blocking the best views of Chingford Plain, the USP of North Chingford and eliminating the ' soft' transition to the Forest could be considered appropriate, or'sensitive €~along with talk of'streetscape' and ask for this assertion to be deleted from the Study.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
905	Lynn Ferguson				Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations

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					<p>presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given as a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently</p>	<p>finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the</p>

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					<p>announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.</p>	<p>Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
792	Mr Paul Weiss				<p>I confine my observations specifically to sites SA58 and SA60 located in North Chingford. Whilst accepting that North Chingford must take a share of the residential growth which will occur over the next 15 years I do not believe that should be at the expense of ruining the character and visual amenity of</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and</p>

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					<p>this part of the Borough. I believe that the idea of building 6 storey blocks on each of these sites is contrary to the Council's own policies in LP1 and the Chingford Green Conservation Area review. Even in the Place Making plans contained in LP2 neither sites are shown to have 'potential for height' nor is new development shown as 'reinforcement'. In LP1 page 135 'reinforcement' it states that tall buildings (6 storeys and over) are 'not appropriate' except where the site context and proposed land uses would be enhanced by taller buildings. It is, therefore, incumbent on the Council to clearly demonstrate that tall buildings of six storeys as recommended in the skyline study are justified. LP1 states in Policy 56 that development proposals will be supported where they:</p> <p>D. Reinforce and/or enhance local character and distinctiveness, taking into account existing patterns of development, townscape, skyline, urban form and grain, building typologies, architecture, materials, trees and landscaping and other features of local and historical significance. And E. Respond appropriately to their context in terms of scale, height and massing. A proposal for a 6 storey block on the Assembly Hall site will not 'enhance the local character which as the Council's recent Chingford Green Conservation Area review highlighted has a strong village feel and an important relationship between the open space (Chingford Green) and the surrounding buildings which are the most enduring feature of the Conservation Area. The review also states that the Council will ensure that new development within the Conservation Area preserves or enhances the character or appearance of the area, including key buildings and views, in accordance with the National Planning Policy Framework and the Council's own local plan policies. Inappropriate forms of development would not be supported. The proposed 6 storey building will be a dominant and massive feature in the Conservation Area which will cause harm to its history and character. Key view 06 in the Skyline study gives some idea what a dominant feature 6 storeys would be at street level and on the Green it would be overpowering. In my view in no way would this height 'enhance the North Chingford skyline, tying the range of surrounding buildings together and giving the streetscape more cohesion and definition'. The street scene is 3 to 4 storeys and 6 storeys would be over</p>	<p>Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application</p>

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					<p>dominant and out of keeping. LP1 states in Policy 57 F. that additional design considerations will also apply to tall buildings with regard to their visual impacts in i). The visual impact on the existing character and townscape of their surroundings considered in long-range, mid-range and immediate views and v). Impact on local heritage assets, their settings and views into and from them. Heritage assets include Conservation areas, listed or locally listed buildings and parks and gardens. The Skyline report states that for the Assembly Hall site SA58 " developing up to 3 - 4 storeys would be appropriate " the south eastern corner of the Chingford Library site itself has been identified as appropriate for a taller building of six-storeys, creating a sensitive high quality landmark on Chingford Green celebrating the civic nature of the civic uses proposed here. This'tall' building approach would seem to be at odds with the Council's Conservation Area review which identified Chingford as having a specific and unique character that is principally focused on the very heart of the early-modern settlement, stretching back several hundred years. There is, therefore, no justification to'overpower' the Conservation Area and the listed buildings around the Green with a 6 storey block even if'Civic Uses are included in the development'. The current library, listed churches and the Green already act as historical and renowned landmarks for Chingford Village. The facts would appear to be that the proposed 6 storey development would be twice the height of the existing library, over 8 metres higher than the top of the Church roof and only 5 metres lower than the top of the Church spire. It would also dwarf the 2 storey timber clad Grade 2 listed Carbis Cottage. A proposed development of 6 storeys would also overpower the most important space within the Chingford Green Conservation Area, ie that of the Corporation of the City of London's land - the Green itself. I cannot believe that the council would propose this scale of residential development in such close proximity to several listed buildings around the Green. In no way could such massing and height meet the Council's own Conservation Area policies of'preservation or enhancement' of the area. This development does neither. The height profile also does not show that the land rises along Station Road towards Barclays Bank. The main height of buildings along Station Road</p>	<p>consultation process would provide further opportunity for site specific matters to be identified and addressed. Policy 81 - Biodiversity and Geodiversity in the Waltham Forest Local Plan 1 seeks to protect and enhance biodiversity and geodiversity resources in the borough. The Council will be considering further guidance on urban greening as part of the Urban Design SPD, Site Allocations DPD and masterplanning work. The Council is working on a Biodiversity Strategy which will set out how we promote urban greening in the borough.</p>

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					<p>is 3 storeys plus the roof slopes, sometimes 4 storeys if there is a mansard roof. A proposed 6 storey development, especially within the Conservation Area, would be completely out of character for North Chingford. The Guidance on Tall Buildings 2007 from English Heritage/CABE point out that where tall buildings have proved unpopular, this has generally been for specific rather than abstract or general reasons. In many cases one of the principal failings is that many were designed with a lack of appreciation or understanding of the context in which they were to sit. I believe that that is the situation with this proposal. The Guidance continues by stating that 'All proposals for tall buildings should be accompanied by accurate and realistic representations of the appearance of the building. These representations should show the proposals in all significant views affected, near, middle and distant, including the public realm and the streets around the base of the building'. The Skyline study only indicates distant views. The greatest impacts from these 6 storey developments in North Chingford will be the middle and specifically near views. LP1 states in Policy 59 - Amenity- New development should respect the amenity of existing and future occupiers, neighbours and the surrounding area by: A - Avoiding harmful impacts from overlooking, enclosure and/or the loss of privacy, outlook and daylight/sunlight to adjacent residential properties. The Skyline study states that any proposed development would be: " Subject to a detailed planning review " Required to avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of neighbouring properties. " Expected to follow Waltham Forest and London Plan Policies in relation to the design and location of tall buildings " Expected to address issues of height and scale with regard to the impact on the local and historic context as set out in Historic England Advice Note and other guidance A proposed building of residential units up to 20 metres high is bound to create a significant amount of overlooking both into existing private gardens and possibly into the houses themselves with associated loss of privacy and amenity. This is exacerbated because Willow Street runs at an acute angle to Mornington Road and rear</p>	

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					gardens and rear windows are angled towards the Assembly Hall site. The Skyline Study views 07 and 08, looking south on Mornington Rd gives some distant views of how a proposed 6 storey development would dominate the end of the streetscape. Clearly this would be even more overwhelming and massive as one walked along Mornington Rd through the alley towards the Green.	
111	Mrs Juliet Juliet Guinness				Chingford Green is part of the Forest under care and maintenance by LBWF and as well as protected as Forest is also listed as important heritage in London as an Archaeological protection Area (APA), therefore any new building must be in keeping with the heritage of the area and the height of the building must be restricted to 3 floors ( using the tip of a church spire as height marker is ridiculous). A Knapped Flint exterior needs true craftsmen to execute it and I'm not convinced it would add to the design,or indeed gel with the 17th Century cottages next to it. I am also concerned as to what happens to the wonderful mosaic on the present building which is one of the artistic highlights in North Chingford. I am extremely concerned that there will not be enough space in the hub area, to lose a Theatre and Banqueting suite in the borough is very sad ( it is solely underused because WFC hiked the prices excessively)and we do not need another coffee shop in Chingford, there are enough at the moment. The lack of parking is also a huge concern, it is unrealistic to think that 30 plus dwellings will not have cars. I am totally opposed to this development.	This comment is noted.
303	Mr ian Connor				North Chingford is predominantly a suburban area of low rise housing. The building of anything above 3 stories is not in keeping with the area in particular as it adjoins a Conservation area. Many of us moved here from urban areas for the suburban feel of North Chingford and the beauty of the adjoining Epping Forest. In addition the proposed lack of parking spaces for this building and others is a noble but ill considered idea. This would undoubtedly lead to parking issues in adjoining streets at the expense of existing residents. Many work north of the borough and public transport is poor for these journeys plus not everyone is of an age or physical condition to get on a bike as an alternative form of transport. The move towards electric	Comments in relation to height are noted. Regarding parking, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.

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					vehicles will be rapid in the next decade and I doubt it will diminish the volume of vehicles. Proper Consultation face to face should happen and I feel this consultation has been disingenuous to date, with the views and lives of existing residents ignored.	
771	Mrs Thea North				I oppose the development for the following reasons: 1. The failure to provide parking discriminates against older people, the disabled, women, single parents, low paid, zero-hour contract workers, the unemployed: I am certainly open to changes in the area and to bringing in new young people and businesses, but the high numbers of elderly people locally will not change due to the large numbers of family homes in the area which go round in cycles - young family buy the house , children grow up and leave , parents get older - eg we bought our house in Chingford 30 years ago , the previous elderly man having died there. We are now in our sixties in a four bed roomed house , and our daughter has now bought her family home , again from the family of the previous elderly owner . We would love to stay in the area but there is little housing locally that would interest us in downsizing - I'd like a decent sized flat , not a shoe box, with safe and secure parking and secure outside space - my husband is nearly 70 and certainly people of our age need a car for shopping, voluntary work and to access social activities where there is no available public transport. I feel that the council's policy of not allocating any parking to new developments including this one, discriminates against older people , most whom do not have access to a parking permit Blue Badge, but do find walking any distance very tiring or impossible, and cannot safely and confidently get on and off a bus. Additionally , the fact that there are so few disabled parking spaces in itself discriminates against the disabled as it means that hardly any flats will be available to them . Additionally I believe that failure to provide any parking discriminates against women as it forces women to walk or take public transport or pay for a taxi if out at night , particularly impacting women in key worker positions such as health workers , care workers , office cleaners, supermarket and warehouse staff who usually have to work anti social hours when public transport in E4 is particularly limited or non existent. I also believe that failure to provide any parking	These comments are noted.

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					<p>discriminates against single parents - particularly women in low paid , hourly rate jobs who cannot be flexible with their working hours , who without a car in this area , cannot get children to school and into work quickly and safely without a car. Many jobs for those living in E4 are located along the M25 corridor , in offices , supermarkets and warehouses , for which public transport access is almost non existent and certainly impractical. It also discriminates against any potential inhabitants who are unemployed as without access to a car , they are also denied access to many of the jobs available in this area . For example, carers who visit several homes in a day may not be paid for time travelling between home visits and since there public transport is very limited in this area , this makes such work very difficult to attempt without car access. Many other jobs in the area involve working for trades people where car or van ownership is essential. I believe that despite being an East London council, the borough fails to understand the type of work available to and undertaken by a vast proportion of its inhabitants who are not in the professions which allow for easy working from home or flexible working hours or have offices conveniently located in parts of London which are pleasant and easily accessible by public transport . 2. Local infrastructure impact I also believe that the council does not recognise the particular geography of the area - North Chingford is at the topmost end of the borough and unlike many other area, we cannot simply cross the road to access the facilities in the neighbouring area or borough - all through the rest of the borough, school places can be juggled and new intake children found places in schools maybe half a mile further away, but this cannot happen in Chingford - we border the forest and our train station is the end of the line , there a no further schools, doctors, libraries, employment opportunities that are accessible without a car or difficult and time consuming journey on limited public transport. 3. The consultation process The council certainly consulted with us last year, holding several very well attended meetings, re the need for more housing in the area and discussion was raised about the possible sites including several in North Chingford. However I wish to make clear that at no point in these discussion was there a proposal mentioned to redevelop North</p>	

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					<p>Chingford Library and Assembly Hall - it was only this year, under lock down, that a clear proposal was announced to local councillors. All the consultation has been through the Covid period and all meetings with councillors have been on line. There has been one opportunity in North Chingford and one opportunity on South Chingford to discuss these plans with planners at local markets (Incidentally, the planner I spoke to lived in Watford and had arrived by car, an employment opportunity he will be planning to deny others). A leaflet was delivered to most (not all) addresses but the consultation advice on this is vague - no phone number, no address to write to, and no email address to reply to , the only way given to consult directly was going straight to the online consultation via a QR code which I'm afraid does not make the process very accessible to many of the elderly . Also the sheer number of planned sites has made consultation difficult to take in and has made it tricky for people to work out how to access the right people, and how to argue effectively against so many proposals all by the same deadline . 3. Proposal is inappropriate for site - too high and out of keeping with surrounding building on Chingford Green I am certainly not against all development and agree that several of the sites put forward need improvement . Many of the modern low rise blocks of flats being built locally look very pleasant , I visited a 3 storey new build block behind Highams Park Tesco recently which was built around a lovely secure garden square , and had parking for residents , so it can be done . I do not agree however that a conservation area which includes part of Epping Forest and also one of the oldest buildings in the borough, is the right place to build a large block of flats. The council surely has a duty to preserve our past and the beautiful parts of the borough for the future . The proposed development is too high for the surrounding area, and it seems ludicrous that the nearby church spire is being used as a comparison measure for the height of existing local buildings</p>	
702	Mr Roger Brown	Chair Love North Chingford			<p>SA58 Library Site hall site. This is a much loved and well used library in a building of some architectural merit with an underused but generous hall on which substantial expense has been lavished, but is very expensive to hire. The existing Council proposal for demolition of both and replacement of a six</p>	These comments are noted.

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					<p>floor building with at least 40 housing units on at the core of the Conservation Area has proved deeply controversial, and appears not to be currently supported by a vast majority of the community, despite the promise of investing substantial funds to upgrade the library as part of the re-development. For that reason alone NC had the building listed as an asset of community value to try to create more thinking time for all concerned. This is no place for detailed debate on the merits of the latest proposals for a 'community hub', but on a floor area basis it will offer less than now for both library and meeting/performing space, and the ground floor space used substantially to generate retail income from caf��, soft play and doctor surgery, but all currently exist very locally and would be in competition with local businesses. We believe that on a FAR basis it should be re-classified as Transition. The choice of this expensive site to develop in Conservation and Archaeological Priority areas next to a listed building, and in a sustainable manner according to the council's Climate Emergency Policy, with very high design standards makes this a financial risk for the Council and its building subsidiary at this challenging time, and projected prices of freehold flats with no parking already exceed local prices of similar with parking, so delivering affordable housing is threatened, likely replaced with luxury flats, which is surely not the intention of the Council. We believe a much cheaper addition of an extra residential floor under a mansard roof would improve the look of the buildings at the same time making them more environmentally sustainable and could deliver some 20 affordable housing units if the rear were developed in tandem. Some reduced operating costs and increased revenue could be generated by community involvement and management, which has been soundly rejected up to now.</p>	
506	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	This is noted.
710	Mr Terry Tatham				I wish to lodge my objection to the Site Allocations above insofar as their proposed scale is out of keeping with anything else in the area, and will	These comments are noted.

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					<p>shoehorn a large number of people and problems into an area, which is already stretched for facilities and resources. I am a resident of Chingford and have been for most of my life. Indeed, I lived here when we were part of Essex prior to the GLC reorganization. Chingford remains, and has always been, a leafy, mildly prosperous suburb on the very edge of London bordered and infiltrated to the North and East by Epping Forest, with the Lea Valley (Regional Park) to the east. We look out to the Green Belt, the only punctuation to the skyline being the church spires of Epping, Loughton and Buckhurst Hill standing above the tree canopy. Unfortunately, in order to help fulfil its housing ambitions, the council wishes to impose its intense, modern, apartment approach to our high street (Station Road) and shoehorn in some 150 dwellings on identified potential sites along this modest thoroughfare, generally of six stories height, with no provision for parking, and the introduction of CPZs, thus denying other residents access. Furthermore, the council also seek to introduce a number of 'gateway' projects to both Station Road (6 storeys) and Sewardstone Road (17 storeys). Whilst the Walthamstow centric council may see these as the gateway to Waltham Forest, we see them as the gateway to rural Essex, the forest and the exit from London - the Green Belt starts here! The existing transition from city to countryside is best served by the current scale of buildings. We do not want to become an overpopulated gateway to urban London, a la Vegas. Indeed, the Plan proposes our two storey library and assembly hall to be replaced by a 6 or 7 storey building incorporating some 40 odd dwellings - all in a conservation area! Local democracy does not seem to feature large in this proposed Local Plan and already much local objection has already been raised. I do hope this submission adds to the rejection of the current proposals.</p>	
690	Lynn Ferguson				<p>1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-">https://walthamforest-</a></p>	<p>These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning)</p>

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					<p>consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie. Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be.</p>	<p>(England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from</p>

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					<p>This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of</p>	<p>potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the</p>

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					redevelopment planned which is overdevelopment and will be detrimental to the character of the area.	London Plan and is consistent with transport policy at national level.
746	Mr Brian O'Leary				<p>SA58 Chingford Library &amp; Assembly Hall: Reinforcement: 3-6 storeys, x30 homes 1. Reinforcement we are told € will accommodate only a modest increase in FAR, typically around 1.4 FAR € elsewhere, p12, this is said to be " € typically 3-4 storeys €. [WF Character &amp; Intensification Study 2019]</p> <p>However the Council's proposal, is in obvious contradiction to the above, as it plans for 3 storeys next to Carbis Cottage rising to € "6 storey potential height € (p18) on the opposite side [The Draft Skyline Study]. According to the Intensification Study, " € typically € 4-6 storeys € is 2.0 FAR (p14). Besides the inappropriateness of even 3 storeys next to a grade II listed cottage, the overall height, scale and therefore intensification is in conflict with LP1 Policy 8 and Policy 57 A &amp; E. Policy 8 links reinforcement to a " € desirable character €, therefore only allowing for a " € modest increase in intensification €. 57 A says taller buildings should be " € subject to their impact on local character and context €. The Draft Skyline Study itself recognises that "...much of the surrounding context has a strong historical character € (p16). Residents and visitors refer to the Conservation Area and accompanying buildings as having a "village feel €, which we are anxious to retain. Regarding neighbouring properties no Shadowfall Analysis, with diagrams, has been provided. We believe it is impossible that the proposal will not negatively affect the amenity of surrounding properties. 57D, 6 storeys relate to the Transition category not Reinforcement. 57E recognizes the need to conform to Historic England, Advice Note 4, but this proposed development is at odds with 4.5 b,c,d,e,i. The commissioned architect's attempt, in the online consultation, to diagrammatically justify this the by equating it with the height of the church steeple, on the other side of the Green, displayed a gross lack of professionalism. Similarly € the south eastern corner of Chingford library site itself has been identified as appropriate for a taller building of six-storeys, creating a sensitive high quality landmark on Chingford Green celebrating the civic nature € (p17). Again this conflicts with LP1 Policy 8 and 57. While we would welcome high quality civic statements, including of a</p>	This comment is noted.

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					<p>Modernist design, they can also be low rise and in this context should be low rise! 2. The proposal is for a mixed development in line with LP1 Policy 7. While architects did give examples of other community and library designs elsewhere in the country, none included the combination of civic plus residential. Is there an appropriate mix of usage? What criteria (noise, privacy €!) need to be used in deciding if a mix is feasible or desirable? Varying ideas about the possible community facilities that are needed and could be provided have been floated by Officers, however local residents have not been given a means of choosing. Until that choice is made, how can there be a presumption for a mixed development? Given that the Council owns all the site and has these radical redevelopment proposals, it could have allayed residents' considerable worries, even at this first consultation stage, by commissioning preliminary drawings of the façade and possible internal options on the site itself. 3. Cllr. Simon Miller has reported: A.'do nothing' is not an option B. refurbishment of library an assembly hall, allowing full and flexible use, would cost £5.14 m . However, there is an insufficient budget to enable. C. Council's proposal of full construction and refurbishment is £14.8m, paid for by the accompanying 30 homes. Why has there not been consideration of a scaled down version of 'B'? This could surely be funded by a lesser number of homes being built leading to less height. Alternatively why has there not been consideration of 'Community Fund Raising'? Taking the Council's own proposal re refurbishment, the accompanying reassurance that we will get the 'state of art' architectural design in keeping with the Conservation Area, why has there not been consideration of Heritage Lottery Funding? Again, such additional monies could allow for less homes and height on the site. Alternatively if other sites for homes could be found, this alternative could offer a purely full scale community provision at this iconic site. The current absence of answers to these questions encourages the belief that community facilities are an after-thought.</p>	
731	Mr Mike Chrimes	Chingford Costa Coffee Group			<p>24.SA58 Chingford Library &amp; Assembly Hall: Reinforcement: 3-6 storeys x30 homes " Reinforcement we are told €! € will accommodate only a modest increase in FAR, typically around 1.4 FAR € , elsewhere, p12, this is said to be</p>	These comments are noted.

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					<p>" € typically 3-4 storeys € [WF Character &amp; Intensification Study 2019] However the Council's draft proposal, is in obvious contradiction to the above, as it plans for 3 storeys next to Carbis Cottage rising to € ' 6 storey potential height € (p18) on the opposite side [The Draft Skyline Study]. " According to the Intensification Study, " € typically € 4-6 storeys € is 2.0 FAR (p14). Besides the inappropriateness of even 3 storeys next to a grade II listed cottage, the overall height, scale and therefore intensification is in conflict with LP1 Policy 8 and Policy 57 A &amp; E. " Policy 8 links reinforcement to a " € desirable character €, therefore only allowing for a " € modest increase in intensification €. " 57 A says taller buildings should be " € subject to their impact on local character and context €. The Draft Skyline Study itself recognises that " ..much of the surrounding context has a strong historical character € (p16). Residents and visitors refer to the Conservation Area and accompanying buildings as having a " village feel €, which we are anxious to retain. " Regarding neighbouring properties no Shadowfall Analysis, with diagrams, has been provided. We believe it is impossible that the proposal will not negatively affect the amenity of surrounding properties. " 57D, 6 storeys are in the Transition category not Reinforcement. " 57E recognizes the need to conform to Historic England, Advice Note 4, but this proposed development is at odds with 4.5 b,c,d,e,i. " The commissioned architect's seeming attempt, in the online consultation, to diagrammatically justify this by equating it with the height of the church steeple, on the other side of the Green, strained credibility. " Similarly € the south eastern corner of Chingford library site itself has been identified as appropriate for a taller building of six-storeys, creating a sensitive high quality landmark on Chingford Green celebrating the civic nature € € (p17). Again this conflicts with LP1 Policy 8 and 57. While we would welcome high quality civic statements, including of a Modernist design, they can also be low rise and in this context should be low rise! " The proposal is for a mixed development in line with LP1 Policy 7. " While architects did give examples of other community and library designs elsewhere in the country, none included the combination of civic plus residential. Is there an appropriate mix of usage? What criteria (noise, privacy</p>	

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					<p>€;) need to be used in deciding if a mix is feasible or desirable? " Varying ideas about the possible community facilities that are needed and could be provided have been floated by Officers, however local residents have not been given a means of choosing. Until that choice is made, how can there be a presumption for a mixed development? " Given that the Council owns all the site and has these radical redevelopment proposals, it could have allayed residents' considerable worries, even at this first consultation stage, by commissioning preliminary drawings of the facade and possible internal options on the site itself. " It has been reported that 'do nothing' is not an option, and there is insufficient budget for refurbishment of library an assembly hall, allowing full and flexible use, costed at £5.14 m . The Council's proposal of full construction and refurbishment is £14.8m,paid for by the accompanying (30) homes. " However it is not clear that there has been serious consideration of a scaled down version of the refurbishment option, which could surely be funded by a lesser number of homes being built leading to less height. Alternatively why not pursue consideration of 'Community Fund Raising' as the best way forward? " Taking the Council's own proposal re refurbishment, the accompanying reassurance that we will get the 'state of art' architectural design in keeping with the Conservation Area, surely there should be consideration of Heritage Lottery Funding? Again, such additional monies could allow for less homes and height on the site. " Alternatively if other sites for homes could be found, this alternative could offer a purely full scale community provision at this iconic site. " The current absence of answers to questions raised at consultation events related to the points above has encouraged the belief that community facilities are an afterthought.</p> <p>25.The three sites (SA59-61) at the north-east end of Station Road (SA12-14 in the short documents) should surely be seen as of a piece, given their proximity to the Forest, and the impact of any development there on vistas of the Forest from elsewhere in north Chingford and of the urban fringe from the Forest itself. It contains two of the few architect designed buildings in this end of Station Road, and indeed the Borough, -the Masonic hall and the well preserved Station building and forecourt. The potential of the area for such</p>	

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					treatment has been recognised by the Borough Conservation Department with their proposal to include adjacent streets in a putative new conservation area at this end of Station Road.4	
759	Kathy Unwin				The building is in a conservation area and the new build would be completely out of character with the area. No building in the conservation area should be more than 2 storeys high especially as so many local buildings suffer subsidence problems. The assembly hall is a well designed and versatile building which has plenty of off street disabled parking. The new building would be less accessible to the elderly and disabled without this. There is no need for a cafe as there are already too many in Station Road. The building had been a popular venue, for many local groups and events such as tea dances and antique fairs, until they were priced out of using it. The local people want the building renovated not demolished it does seem a case of putting profit making before people's needs.	This comment is noted.
742	Mark Adams				We object strongly to the above development which will completely ruin our neighbourhood. The plans directly contradict planning regulations in that they DO NOT MEET ANY requirements of the Conservation area, have no provision for car parking, far exceed the original height plans and will ruin the area in which we live. We know of no other resident that thinks this is a good idea- yet the application is supposedly to benefit the community. I do not think this can possibly be justified as no one in the community wants it.	These comments are noted.
761	Alexandra Macfarlane				I am writing to express my opposition to the proposed Chingford Hub with residential development on the Chingford Library and Assembly Hall site on Station Road. I have been actively engaged with local residents, and so far, nobody I have spoken to in the local area actually wants this to go ahead. Where is the feasibility study to show how this is necessary for our area or wanted by locals? Where is the local show of support? Can you still go ahead in good conscience with a local opposition petition already reaching over 6000 signatures. It seems that the council from so far away, are making these decisions, negatively impacting the lives of so many, all so they can tick their social housing boxes and show what they have 'achieved' for their community, not taking the actual community view into account in what is essentially an	These comments are noted.

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					<p>abuse of power. As far as I can see, the new services offered are not wanted or needed and the ones that could benefit the area, do not take greater local issues into consideration such as parking. I will detail below. The reasons I oppose this new construction are as follows: 1. The Green and Mornington Road would suffer months of disruption and congestion while this new Hub is being built. 2. The cafe is not necessary as Station Road has so many cafes already and this would not only take business away from local businesses, but is so far as I can see, not wanted by local residents. 3. With 1200 people a month visiting the library already at the moment, (ignoring current pandemic) it is clearly functioning very successfully. I believe local people, myself included, (I visit about twice a month) are happy with current facilities there. How many more visitors would you expect the new library to attract? 4. The assembly hall, used by many local scout and guide groups, amateur dramatics groups, dance groups, etc, perhaps could use some kind of revamp, but what is proposed is certainly not the only solution. They also rely heavily on the car park there. Will this space be more accessible to these groups to use after the development cost wise? 5. No matter how this new building is designed, it will detract from the beautiful conservation area around it. I believe it is an insult to the area and it's history to build a 6 story monstrosity next to a 400 year old grade II listed building. 6. The height of the building is not inkeeping with the area and comparing it to the height of local church spires is not comparing like for like in the slightest. The conservation area I believe should legally have nothing above three storeys to remain in-keeping. 7. I can see the benefit of a proposed GP surgery as part of the complex however the parking issue would need to be addressed. A couple of blue badge spaces will not suffice! Where are the doctors, nurses and other patients going to park? There are already huge parking issues on Station Road, Mornington Road, Buxton road and surrounding areas. There are not enough spaces for local residents I know to even park close to their home as it is. We simply cannot cope with more traffic being brought to the area without a much larger solution being proposed. 8. Parking for new facilities to attract more people: The fact that I heard councillors proposing that this project be a 'car free development' is</p>	

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					<p>ludicrous. For any of the new facilities to bring new customers or slightly further out residents to the Hub, they will need more parking facilities, yet you are proposing less. 9. Parking for new residents of 40 new flats: how can you reassure local residents who are very concerned about parking as it is, that the residents of 40 new flats, the men, women and teens who live there, do not own cars? 10. School spaces to accommodate the children of 40 new homes: What consideration has been given to where the children of these homes will go to school? 11. Personally, as the owners of 11 Carbis Close, we are also gravely opposed to this structure being constructed. Our private back garden backs onto the car park of the assembly hall and library. One of the major attractions in buying the home almost 4 years ago, was due to it's privacy. There are currently no windows overlooking our back garden and our two young children who play there. This new hub but particularly the stories of new homes above it will deeply impact the privacy of our home, the garden and large glass doors looking out towards our back garden, but it will also negatively impact the commercial value of our home. The new Hub will block a substantial amount of light and sunshine from our home and garden too. The whole project and situation is causing a significant amount of stress for myself and my family. We very much hope that the current plans are abandoned and a way to redevelop the existing building agreed upon.</p>	
763	Paula Allen				<p>I am writing about site SA58 - Chingford Library and Assembly Hall. North Chingford has a character not typical of Waltham Forest in General. This area has a very strong Village feel and the Assembly Hall, Library Buildings overlook the Green, with the church overlooking a second side of the triangular Green - typical of an English village scene. The current proposal to build a 6 storey block on this site appears to be contrary to the Council's own policies in LP1 and the Chingford Green Conservation Area review. Even in the Place Making plans contained in LP2 the site is not shown to have 'potential for height'. In LP1 it states that tall buildings (6 storeys and over) are 'not appropriate' except where the site context and proposed land uses would be enhanced by taller buildings. A 6 storey block on the Assembly Hall site will not enhance the local character which as the Council's recent Chingford Green Conservation Area</p>	<p>These comments are noted.</p>

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					<p>review highlighted has a strong village feel and an important relationship between the open space (Chingford Green) and the surrounding buildings which are the most enduring feature of the Conservation Area. The review also states that the Council will ensure that new development within the Conservation Area preserves or enhances the character or appearance of the area, including key buildings and views, in accordance with the National Planning Policy Framework and the Council's own local plan policies. The Skyline report states that site SA58 - the Assembly Hall " developing up to 3 - 4 storeys would be appropriate " the south eastern corner of the Chingford Library site itself has been identified as appropriate for a taller building of six-storeys, creating a sensitive high quality landmark on Chingford Green celebrating the civic nature of the civic uses proposed here. This taller building appears to be a conflict when considering the Council's Conservation Area review which identified Chingford as having a specific and unique character that is principally focussed on the very heart of the early-modern settlement, stretching back several hundred years. There is, therefore, no justification to 'overpower' the Conservation Area and the listed buildings around the Green with a 6 storey block even if 'Civic Uses are included in the development'. The current library, listed churches and the Green already act as historical and renowned landmarks for Chingford Village. The proposed 6 storey development would be twice the height of the existing library, over 8 metres higher than the top of the Church roof and only 5 metres lower than the top of the Church spire. It would also dwarf the 2 storey timber clad Grade 2 listed Carbis Cottage. This scale of residential development so close to several listed buildings around the Green does not meet the Council's own Conservation Area policies of 'preservation or enhancement' of the area. A proposed 6 storey development, especially within the Conservation Area, would be completely out of character for North Chingford. The Guidance on Tall Buildings 2007 from English Heritage/CABE states that 'All proposals for tall buildings should be accompanied by accurate and realistic representations of the appearance of the building. These representations should show the proposals in all significant views affected, near, middle and distant, including</p>	

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					the public realm and the streets around the base of the building'. The Skyline study only indicates distant views. The greatest impacts from these 6 storey developments in North Chingford will be the middle and specifically near views. I object to the inclusion of site SA58 for 6 storey residential development for the reasons stated above and that the height is contrary to the Council's own policies in LP1 and the Conservation Review.	
664	Cllr John Moss				There appears to be no logic in the presentation of these three sites as separate opportunities, other than their separate ownership. Given that design development work on the Assembly Hall and Library site is suggesting the public footpath be moved, it would be more sensible to designate the three sites together and seek a comprehensive redevelopment which is more likely to meet the concerns of local residents about the potential impact of a tall building on the Chingford Green Conservation Area and the adjacent Grade 2 listed buildings. We support the designation of these three sites as "Reinforcement $\epsilon$ sites with an FAR no greater than 1.4.	This comment is noted.
719	Mrs Geraldine Kendall				SA58 Chingford Assembly Hall/Library - in addition to comments above, potential access points to the proposed building need to be made explicit - both residential and public elements. No height indication has been specified in the Site Plan but the Skyline Study shows a height of 6-storeys in the south-east corner. We think this is unacceptable as not everyone would think of checking the Skyline document for heights, which have been omitted from the Sites Allocation document. We would be against any rear access from Mornington Road, other than for pedestrians and cyclists. Once again, any development on any part of this site should be restricted to a maximum of 2/3-storeys.	This comment is noted.
683	Julia Newman				I am writing to express my concern at the proposed redevelopment of the North Chingford Library: the proposed development of this site application SA58 together with other applications (SA56 and SA57) for development within the designated conservation zone. Chingford Library and Chingford Assembly Hall lies within the conservation zone of Chingford Green as was designated so by the council in 1990. This is laid out in the conservation area appraisal document - to ensure that'the special interest justifying designation	This comment is noted.

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					<p>is clearly defined and analysed in a written appraisal of its character and appearance'. This provides a sound basis, defensible on appeal, for development plan policies and development control decisions'. Chingford Library and Chingford Assembly Hall are mentioned in this document as a specifically identified building being relatively new but a worthy more modern addition to the backdrop of the Green'. As part of this document it stated that for any development within the conservation Area, the council will ensure that they will take into account the architectural and historic buildings and the contribution they make to the special interest of the Conservation Zone. It also states that the former or prevailing uses within the area which in this instance was a rural 'village' community. The building of a new building of up to six stories will have an adverse impact on the conservation area as laid down in the Conservation area document and would not be a suitable addition. There is no other building of anywhere near this height in this area and would be completely out of keeping and would not add to the beauty of the area. There will be excavation near to the site of several mature trees and I question how they will be preserved during this development. These too are acknowledged in the Conservation Area Document as having a contribution to the area and as such should be protected. This proposed development will take place next to Carbis Cottage one of the few and the best-preserved examples of the timber clad rural building of the late 19th/ Early 20th century. This building is Grade 2 listed. This will detrimentally affect this building. It would be far more suitable to redevelop the existing building. The William Morris gallery was redeveloped, rather than rebuilt. This would make it a more usable space and would allow the Chingford Assembly Hall area to be properly utilised, currently the cost of hiring out such a venue makes it prohibitive for all but the largest events. There are also proposed developments to the North City Motor site (SA59) and the Golf Club (SA60)- these will, together with the conservation zone developments, will provide upwards of 120 new homes in the area. Please could you explain to me how the local infrastructures have been improved to take in to account the influx of new residents. I have yet to see provision for new schools; the local schools</p>	

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					are oversubscribed, so people will have to travel away from the locality to access these using private cars, they will add to the already congested roads of the area. It is not practical to live in North Chingford and not own a car due to the poor public transport links into Essex, no provision for which has been made for parking of these vehicles. If we presume each dwelling would own one car this would mean that there would need to be an extra 120 car parking spaces. These cars would park in the already crowded surrounding roads. As a local resident I know this already occurs when there is a large function at the Chingford Assembly Hall.	
743	John Cappalonna				<p>please accept this letter as my sheer disapproval and objection to the redevelopment of Chingford Assembly Hall and Library for the following reasons: Usage and requirement As a resident of North Chingford and a member of the library, of which i frequently use, I do not see how the development of a 'Residents Hub' will benefit myself or others in any way. The building as it is serves its purpose perfectly without any need of altercations. The inclusion of a cafe is unnecessary as there are plenty to choose from along Station Road and the Green which will need less competition as the economy recovers from this pandemic. Parking It was announced that there will be no parking provisions for the new building. Parking outside of my house is challenging at present but the increase of homes and usage of any adjacent building will increase parking along Mornington Road making it impossible to park. As my employment can only be reached by car, as well as many other residents in the area, i require the use of a car. I do not understand why the council is LIMITING the amount of available parking in the area instead of creating more allocation? Environmental issues We are living in the a time of climate emergency and every individual and every industry must do their part to protect the environment. The construction industry is one of the worst polluters and the manufacturing of cement is the highest for carbon release. I therefore do not see why it is imperative that this building be redeveloped into the same usage causing disruption of the area, unhealthy construction noise to local residents and damage to the climate in doing so. The only reason i can see of implementing 40 flats on top of this building is to</p>	this comment is noted.

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					<p>quickly generate revenue for the Council at the cost of human health and comfort. It is a high number of flats to put into such a small space and i am concerned about the living conditions of these dwellings and the area. Also, with no Green Space allocation within this development, i do not see how it would be healthy to live in such dwellings whilst also keeping the construction Net Zero. Detrimental views and privacy The current building is very in-keeping with the ambience of the local area and a new development will ruin the aesthetic. North Chingford has a very unique quality owing to it being the entrance to Epping Forest and it's surroundings, which is why i choose to live here, something that no other borough in London has and something Waltham Forest Council should be working to remain it this way instead of overdeveloping the area and ruining its identity. My biggest concern is that Mornington Road will be used as a loading point for all building materials making it unsafe for families that live there and disrupting those working from home during the current pandemic. Also, as my house is South facing, every window in my bathroom, bedroom and lounge and my garden will be overlooked by the development, both builders and new occupiers, invading my privacy and blocking natural light. I endeavour to find out what the council intends to do about this breach of privacy as i will be taking the matter further if this development is to go ahead. Please see the photo attached from my shower, showing the full extent of of the lack of privacy. In conclusion, i see no beneficial aspect from this development and going forward, all i can see are problems for local residents such as myself.</p>	
745	David Bloomfield				<p>We do not think that the proposed developments are in keeping with the area. The building will dominate the area and give rise to feeling of being surrounded. Aesthetically, I find it unappealing, which will give rise to feelings of nausea. Not all modern buildings need to be ugly, but this design mostly certainly is, with price uppermost, corner have clearly be cut. Halt this monstrosity from emerging in Chingford I implore you. It would be like witnessing Godzilla emerging from the ocean. Lordy! - do we need another cafe in Station Road?...I think not sir/madam</p>	These comments are noted.

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762	Myra Yeo				<p>1. Waltham Forest council has no mandate to re-write the Chingford Green Conservation Area document which, as it stands, prohibits this development. A separate consultation on this proposed major change to the area should be held. 2. A six-storey high-rise - judged to be acceptable due to the height of the old Bull and Crown public house and the spire of SS Peter and Paul Church - is a false comparison and will set a precedent for re-development of the rest of Station Road that completely changes its character. 3 Only 50 percent of the proposed new flats are said to be 'aimed' at local people. Why only half and who will be housed in the remaining flats and houses? 4 The fact that no parking is to be allocated to these new homes does not mean that people allocated homes there will not have cars. The council believes it can control this future problem by refusing to issue parking permits. Since no permit scheme currently exists in the Mornington Road, Willow Street, Mount View Road area can local residents now expect one to be imposed? 5. 60 Bricks, the proposed builder, appears from its accounts to be more than £1million in debt. How is this shortfall to be filled? 6. Proposals include replacing the current Assembly Room with much smaller space and one with a low roof. How will it be possible to rig stage lighting? 7 A survey of local cafes and restaurants concluded that all objected to a new cafe being built in the library and considered it to be competition. 8 Covid 19 has made it impossible for residents to see the proposals or comment on them - the recent online event merely demonstrated that more than 50 percent of people who expressed a wish to comment were unable to do so due to technical problems. All current plans should be put on hold until a proper comparison of the council's plans with local residents' wish for a basic makeover can be carried out.</p>	These comments are noted.
764	Lynda McGowan				<p>I am writing to oppose the plans for Chingford Assembly Hall and the proposed 6 story block of 40 flats for the following reasons: " Chingford Green is a conservation area with the listed church of St Peter and Paul and the 17th Century Carbis Cottage. The Green gives the area its village feeling. Your proposal states that "any new development will compliment this important part of the Borough's heritage €". I fail to see how a 7 storey building will achieve this objective. " I understand that there is to be no parking for the 40</p>	These comments are noted.

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					flats. Any new residential development should include parking as parking in the area is already difficult due to many of the streets being terraced in nature with no off street parking. It is unrealistic to believe that none of the proposed 40 households will have a vehicle to park, whether a car or a work van. The lack of parking is also having a detrimental impact on the local shops in Station Road. " With the Council's proposed significant increase in local housing, what consideration has been given to the infrastructure needed to support the new developments? Our roads, public transport and local hospital are all overwhelmed by the existing residents and consideration needs to be given to the impact on these as well as the impact on schools, GP surgeries, dentists, water supply, etc. I appreciate that the council has a target for new housing that it needs to meet but its plans need to be considerate to the character of the area and existing residents.	
766	Raymond Moffat				I wish to object to the plans to build high density, high rise developments in North Chingford! North Chingford is a semi rural area, with a town/village feel. Intensive over developments of high density and high rise housing, will greatly damage the locality and harm the local residents. High rise buildings are totally out of character for the area, which is predominantly of two storey construction. High rise building will blight the village atmosphere and damage the vista's towards the green spaces of Epping Forest and should not be considered for the area. Constructing high rise building in the North Chingford Conservation Area, is an abomination and should never be countenanced. The proposed high rise, high density development of the North Chingford library and Assembly Hall is particularly unwelcome, it would over power the Conservation Area and blight the boroughs oldest building on the green, which is a listed building! There has been no thought about the number of extra cars these proposed developments will obviously bring, except by saying that they will not have car parking spaces. This is absolutely ridiculous and I believe the council knows it, or why would they propose introducing residents parking permits into the area? Residents have previously rejected parking permits, is this an underhand way of introducing them against residents democratically expressed will? No expansion of local schools has taken place	These comments are noted.

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					for the planned extra residents! No expansion of NHS services has taken place to cope with the increasing population! Transport services will be under increased strain! The Conservation Officers said at a recent video meeting, that they had no knowledge of the proposed development in the North Chingford Conservation Area, nor had they d been consulted about it, yet the following day Cllr Miller totally refuted that in another video meeting, who is telling the truth? If the Conservation Officers statements are true, why were they excluded from the process? If Cllr Miller is telling the truth, why would the Conservation Officers lie about it? In conclusion, the local authority, the London Borough of Waltham Forest is trying to ram through a development plan that goes against the wishes of local residents, was formulated and virtually finalised, before any consultation process with local residents had even taken place! The council have seemingly by-passed their own Conservation Officers, in developing major changes to the North Chingford Conservation Area and North Chingford in general! The local plan for North Chingford is an attack on local residents, is not in keeping with the local area! It does is not taking into account the extra schools, doctors, NHS services, vehicle parking nor the extra local public transport, that will be required by the huge increase in local population! I object to this his plan and its proposed developments!	
774	Wendy Mapp Troy Hunt				We are writing to you as feel strongly that the developments proposed are not on keeping with the local area. Our key points of opposition are: - It goes against the outlined objectives in section 1.1 of "responds to local character, and the needs and aspirations of residents." - the proposed building density and height is not in keeping with the local suburban development of 1-2 storey homes. - there will be additional pressure on local schooling - there will be additional pressure on already stretched healthcare provision - There will be additional strain on limited public transport. - Limited accessibility for many due to surrounding hills, road safety and lack of access to safe cycling and walking routes. - Creating additional traffic congestion on already busy roads. - there will be an influx of cars with nowhere to park but on local roads which is unacceptable in our view. - I believe the 'key views' and 'illustrative	These comments are noted.

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					views' have been selected with the aim of suggesting minimal visual impact - we would like view points from the Drysdale District Area (e.g. Harford Road) and the Endlebury Road to be considered. While we support the investment and improvement of the library and assembly hall we do not feel the proposed high rise development is not suitable for a Conservation Area The site numbers I am referring to for Chingford are SA55 60-74 Sewardstone Road / SA58 Chingford Library and Assembly Hall	
818	Beth Murray	Keep Chingford Green Chingford Green Community Hub			Objection to the allocation of the Chingford Library and Assembly Hall Site SA58. Please see attachd response for full details including 290 postcards objecting to the allocation.	These comments are noted.
778	David Cherry				I am submitting my formal objection to the outrageous proposal to build multi floor of flats without any parking facilities that is neither in keeping with the surrounding area or consideration to the community of North Chingford. The council suggest this nor proving car spaces will encourage car-less families which is helpful to the environment but in reality this is not the case, it is just to maximise building space and revenue ( " A 2017 Statista survey found that roughly 87 percent of UK residents had a car permanently available to them in their household €2). The mainline train from Chingford into London (prior to Covid-19) is already massively overcrowded and the rush hour trains are generally full by the time the train arrives at Walthamstow Central which is 4 stops up the line. I appreciate not all would travel but the line was at full capacity. Chingford is not on the tube line where other area's in the borough are allowing different options of transport into London where many work. There are buses and North Chingford has a bus depo but the council are suggesting this for housing along with land on the forest and other large surrounding areas. It is interesting that I understand the local council recently spent £40,000 in putting in some logs and lights next to the library which now is full of weeds only to propose to know it down in the neat future. You have to question their decision making. Putting local politics to one side although I	These comments are noted.

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					suggest this forms a major part of the problem which it should not, North Chingford is the last part of the borough before entering Epping Forest and many people have moved here for that reason and not to see high rise flats being built on any spare piece of land they have obviously looked at for potential development. My objection extends to much of the proposed development in general not just this this particular one and to be honest the council in the consultancy meetings act as the decision has already been made and are not listening to the local people is totally disrespectful for those that live here I therefore formally put in my objection to this and all the proposed developments made by this council in the North Chingford Area , they are ill thought out and not part of our local landscape and will only be detrimental to the surrounding residents and the future of the area. Regards	
12	Mr Stephen Kelliher				I am the owner of the listed property directly next door to the referenced site. I have grave concerns about the impact of the development on my home and the unique character of the historically important Chingford Green conservation area. My home is 400 years old and constructed entirely of wood. There is no sound proofing since double glazing and/or insulation is prohibited in a listed building. We can hear any noise that occurs on the proposed site and the level of disturbance during the construction phase will be significant. Furthermore, the residual noise from 30-40 new homes immediately next door is a major concern and threatens destroy our ability to live peacefully and without intrusion. I am also concerned about the proposed development overwhelming my property and potential damage to it's delicate structure during the construction phase as well as potentially being overlooked and the devaluation of my property because of the new building. I am also greatly concerned about the destruction of the unique character of a much loved conservation area with significant historical relevance. Chingford Green is a low-rise, suburban area and it is essential that this characteristic is maintained to preserve a beautiful part of the borough.	These comments are noted.

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49	ms helen chilvers				<p>1. I object to cramming more than 30 homes on this site as it will lead to overcrowding, cause parking problems and ruin the village atmosphere of Station Road. 2. Any buildings should be no higher than 3 storeys and be built in a traditional style to reflect the heritage area and proximity of the forest. When people get off the train at Chingford Station to visit the forest, they do not want to be confronted with a high, ugly block of flats. It also leads to an inferior quality of life for existing residents. 3. People will continue to buy cars in these new homes and will park in the already over-congested side streets leading to a lesser quality of life for existing residents.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use</p>

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						is a policy position established in the London Plan and is consistent with transport policy at national level.
136	Ms Sarah Cooke				The North City Motors site development should not exceed two storeys; any more than this would run the risk of obscuring the view of Chingford Plain from Station Road and would harm the character of the area, which is particularly low-lying in this vicinity (other buildings in the surround do not exceed three storeys). This site is particularly important because of the transitional character of the area from suburban to rural, which is currently sympathetic to the natural environment the town straddles. This is increasingly rare, especially so close to London, and is one of the main draws for the area. If this unique aspect is lost by jutting a high rise tower against the edge of the forest, the area will lose its charm and beauty, and the aesthetic surrounding the forest will be negatively impacted. Epping Forest is currently drawing a lot of visitors to Chingford, and the money injected into the local area from this tourism is invaluable. If the area loses its beauty and unique charm, it will lose tourism and it will lose revenue. The skyline report for this site has not provided information on the impact on the views from Chingford golf course, Chingford Plain or the surrounding, traditional, low-lying residential streets.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
130	Mr Christopher Palmer				To propose 30 new homes in such a small site clearly implies a development of more than 3 stories which is clearly inappropriate where there is a sensitive boundary and is contrary to the current character of the area and Policy 11 B namely "The area is characterised by semi-detached houses and terraces interspersed with some larger detached properties" (Para 7.3)	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
299	Mrs Linda Woods				I have significant objections to any development of apartments over 3 storeys in height. This area is the lead into forest land. Having a high apartment block would be an eye sore and not in keeping with the area. Council planning makes no provision for parking space for residents which will only push the problem on to local roads. Can't just state residents can't have cars! - or won't be given parking permits! problem will still be there. Provision of school places, hospital and doctors surgeries are also an issue.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and

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						addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
210	Mr Paul Cooke				Much the same as other issues, a building of height is not suitable here. Does this also mean that IF business space is retained it will not longer be of an automotive nature? Further sanitising the area to business professionals only? It's important to retain areas of business that provide work for those who aren't purely office professionals. Too many options have been taken from people who's profession involves practical skill	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
380	Mr and Mrs Andrew and Caroline Charles				As residents of 17 Oakhurst Gardens E4 6BQ we are very concerned about the number and scale of Site Allocations in the North Chingford area which have been earmarked on the Local Plan Part 2. We feel that there has been insufficient notice of meetings about the plan in our area as we have only heard of a couple of meetings by accident. I am sure many others in the roads surrounding ours feel the same way. We attended one meeting in the church which we heard about through a friend and so far it does not appear that	The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council

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					<p>residents views have made any difference. North Chingford seems to have been singled out for overdevelopment in the Plan, having six sites allocated as opposed to two or three in other parts of the area. This is disproportionate intensification. North Chingford is an area of special character with open aspects from historical buildings and forestland. Views from Chingford Plains and the forest will be severely detrimentally affected by the proposed developments, especially at points 12, 13, 14,15 and 19. It is very noticeable to anyone living in this area that people drive from many parts of the borough to walk and cycle with their families to enjoy the open aspects and see blue sky. Over the last year, because of COVID restrictions this has become even more pronounced The height of buildings in this area drop to single story at present, not by accident but because of previous good planning policy and decisions. Nor is it accidental that two golf clubs edge the forest at this point, gradually blending suitable land use and the surrounding buildings with forest. New homes should not be built at the expense of good planning policy. I would like to see an indication of just what is being proposed to be built on all these sites as I hear horror stories of six story buildings, without parking for residents.</p>	<p>engaged residents and stakeholders for the consultation. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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563	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA59 North City Motor, Nth Chingford Green infrastructure to be embedded wherever possible.</p>	<p>The support in principle for respective proposals are welcomed and comments on SINCs are noted. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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906	Lynn Ferguson				<p>Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a>. Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom</p>	<p>These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning</p>

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					<p>meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/</p>	<p>infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel</p>

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					Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.	(such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
1057	Kathy Unwin				The building should not be more than 2 storeys high or not higher than the building next to it. 30 homes sounds too many for this unless the are very small flats.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
227	Mrs Jennifer Johns				The proposed height of the building necessary to accommodate 30 homes will be too tall for Station Road as it is changing it from a suburban community into a high rise urban town.	This comment is noted
507	Mr Mathew Frith	Director of Conservation			Green infrastructure to be embedded wherever possible.	This comment is noted.

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		London Wildlife Trust				
665	Cllr John Moss				We are surprised that the adjacent Masonic Hall is not also included in the SAD in order to maximise the potential for the two sites together. However, we are pleased that this is designated as a "Reinforcement € site with an FAR of no greater than 1.4.	This comment is noted.
703	Mr Roger Brown	Chair Love North Chingford			SA 58 North City Motors. (Station area) Change here could be supported if the ground floor retail increased the attractiveness of North Chingford, (a mid-size supermarket and outdoor lifestyle related uses have been suggested by Council and others) but the overall height to include housing should not exceed 3 storeys in view of its sensitive location on the forest edge and next to the listed Masonic Hall. In the Skyline Study we most strongly disagree of the totally unjustified assertion applied to all Station area sites that: "This sensitive increase in height would enhance the North Chingford skyline, tying the surrounding buildings together and giving the streetscape greater definition € . We are totally unable to see how blocking the best views of Chingford Plain, the USP of North Chingford and eliminating the ' soft' transition to the Forest could be considered appropriate, or 'sensitive € along with talk of 'streetscape' and ask for this assertion to be deleted from the Study	this comment is noted.
748	Mr Brian O'Leary				SA59 North City Motors: Reinforcement: 2 to 4 storeys, x30 homes The concern here is the scale and intensity on one site, which again while not quite adjacent to Epping Forest is within 100m or so. The scale will not in our view be a very welcoming sight upon entering Station Road Shopping Centre of North Chingford, nor would it be a satisfactory invitation to visitors of Chingford Plain and Forest.	This comment is noted.
720	Mrs Geraldine Kendall				SA59 North City Autos - in addition to comments above, the proposed height is not shown, except in the Skyline Study, which shows a maximum of 4-storeys. In our view, a 4-storey development of 30 plus homes is entirely oversized, over tall and inappropriate for this site, and should be restricted to a maximum of 2/3-storeys.	This comment is noted.

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686	Julia Newman				<p>There are also proposed developments to the North City Motor site (SA59) and the Golf Club (SA60)- these will, together with the conservation zone developments, will provide upwards of 120 new homes in the area. Please could you explain to me how the local infrastructures have been improved to take in to account the influx of new residents. I have yet to see provision for new schools; the local schools are oversubscribed, so people will have to travel away from the locality to access these using private cars, they will add to the already congested roads of the area. It is not practical to live in North Chingford and not own a car due to the poor public transport links into Essex, no provision for which has been made for parking of these vehicles. If we presume each dwelling would own one car this would mean that there would need to be an extra 120 car parking spaces. These cars would park in the already crowded surrounding roads. As a local resident I know this already occurs when there is a large function at the Chingford Assembly Hall.</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.</p>
711	Mr Terry Tatham				<p>I wish to lodge my objection to the Site Allocations above insofar as their proposed scale is out of keeping with anything else in the area, and will shoehorn a large number of people and problems into an area, which is already stretched for facilities and resources. I am a resident of Chingford and have been for most of my life. Indeed, I lived here when we were part of Essex prior to the GLC reorganization. Chingford remains, and has always been, a leafy, mildly prosperous suburb on the very edge of London bordered and infiltrated to the North and East by Epping Forest, with the Lea Valley (Regional Park) to the east. We look out to the Green Belt, the only punctuation to the skyline being the church spires of Epping, Loughton and Buckhurst Hill standing above the tree canopy. Unfortunately, in order to help fulfil its housing ambitions, the council wishes to impose its intense, modern,</p>	<p>This comment is noted.</p>

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					apartment approach to our high street (Station Road) and shoehorn in some 150 dwellings on identified potential sites along this modest thoroughfare, generally of six stories height, with no provision for parking, and the introduction of CPZs, thus denying other residents access. Furthermore, the council also seek to introduce a number of 'gateway' projects to both Station Road (6 storeys) and Sewardstone Road (17 storeys). Whilst the Walthamstow centric council may see these as the gateway to Waltham Forest, we see them as the gateway to rural Essex, the forest and the exit from London - the Green Belt starts here! The existing transition from city to countryside is best served by the current scale of buildings. We do not want to become an overpopulated gateway to urban London, a la Vegas. Indeed, the Plan proposes our two storey library and assembly hall to be replaced by a 6 or 7 storey building incorporating some 40 odd dwellings - all in a conservation area! Local democracy does not seem to feature large in this proposed Local Plan and already much local objection has already been raised. I do hope this submission adds to the rejection of the current proposals.	
691	Lynn Ferguson				1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are

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					<p>development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council sponsored facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the</p>	<p>noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Council's Habitats Regulations Assessment (HRA) has to screen in</p>

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					<p>elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area.</p>	<p>potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
726	Mr Mike Chrimes	Chingford Costa Coffee Group			<p>8.Keys on Placemaking Plan: LP1, Policy 83, applies to 3 sites in Station Road :SA 59 North City Motors; SA 60 Royal Epping Forest Golf Club; and SA 61 Chingford Station Car Park and Bus Terminal. As this is a feature of some sites, but not all, it would seem that this important element of these sites should be marked in the Key, and then shown on the Placemaking Plan for these sites (at least). 9. Add: Perhaps the Key should show: "Proximity to Epping Forest - Policy 83 €". 10.With regard to the briefing document there is specific mention. of the need to improve pedestrian safety at Highams Park town</p>	<p>This comment is noted.</p>

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SA59 - North City Motors						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>centre, but pedestrian and cycle access and safety could be improved in the vicinity of all the retail SAs. 11. Generally it is not clear why several of these sites have been selected for more intensive development. 12. For example a number are sites of community assets such as South Chingford Library, North Chingford Library and Assembly Hall, and Larkswood Leisure Centre; one would expect reference to be made to overall Borough provision of the relevant services in the context of 'the 15 minute city', 'active living', 'adult learning', 'the night time economy' and 'social infrastructure'. For instance there is no adult education centre in the area, and most of the north of the Borough is more than 20 minutes walk from a public library. One might expect another type of consultation for such sites in the context of Borough-wide provision prior to site allocation. 13. It is not clear why a broader review of sites has not taken place. For example why is only the Chingford Assembly Hall site being considered for a library/education/health etc services in Station road, the other earmarked sites could provide at least some of these. Likewise there are a number of sites at Chingford Mount that could be considered for additional or alternative provision. 14. There is a lack of workshop spaces for 'new' industries in creative media, web services, microbrewing etc in Station Road, Chingford Mount and Sewardstone Road which could perhaps be more actively encouraged through the site allocations. 15. Looking at Chingford Mount it is difficult to understand why the site allocation has been confined to the Albert Corner, without embracing the opposite corner of New Road, the adjacent former Woolworth site, and the site at the corner of Templeton Avenue. The sites selected seem to be locations of thriving retail activity, but the others are not. 16. Consideration may have been given to the potential use of the car park beside Sainsburys for housing or other development, but no consideration seems to have been paid to the ability of that facility to end on street parking in the high street during shopping hours, relocate the bus stands, and thus make possible more pavement cafes, better facilities for cyclists and pedestrians and more effective traffic calming. 17. A number of sites are related to the motor industry, again it is unclear whether there should be a study of provision across the north of the borough,</p>	

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					including electric charging, and whether these are really the optimum sites for redevelopment, particularly given the type of employment they offer. There are other maintenance garages/ across the north of the Borough, e.g. -off Station Road and Chingford (Mount) Road, and petrol stations in Hatch Lane and Chingford Mount Road. Perhaps some of their sites might be more suitable for development. 18. There are a number of other sites which should perhaps be investigated further-for development, perhaps this could be investigated by polling local residents for ideas. Examples might be: the properties along the north of Wadham Road, and in particular behind the main frontage, the Telephone Exchange site on Ridgeway, , the North west side of Ridgeway between the former fire station and the top of Mansfield Hill, the East side of Larkshall Road south of Whitehall Road where there is a strange mix of business units and community facilities, the sites of the Greene man and Dovecote pubs, both of which have large footprints in residential areas, mostly occupied by car parking rather than hospitality facilities €!, €! 19. There have been a number of public meetings where concerns about the fate of community owned sites like Chingford Assembly Hall/Library, South Chingford Hub, and the Larkwood Leisure Centre have been raised, but the answers have often failed to provide transparency as regards ongoing maintenance costs/running charges to the council, the robustness of returns on proposed investments, the exploration of alternative funding paths for cultural facilities eg HLF, the adequacy of car parking provision. Specifics are to be found in our comments below. Without such transparency being achieved many of those consulted are likely to be disillusioned by the process despite the efforts of the staff involved.	
732	Mr Mike Chrimes	Chingford Costa Coffee Group			26.SA59 North City Motors: Reinforcement: 2 to 4 storeys, x30 homes The concern here is the scale and intensity on one site, which again while not quite adjacent to Epping Forest is within 100m or so. The scale will not in our view be a very welcoming sight upon entering Station Road Shopping Centre of North Chingford, nor would it be a satisfactory invitation to visitors of Chingford Plain and Forest.	This comment is noted.

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929	Robert Tatam				Fourthly, I would also object to the Site Allocations listed on "Your chance to shape our borough: North Waltham Forest - Local Plan Part 2: Site Allocations" that are close to Chingford Plain and Chingford station, being the station car park and bus terminus, the Royal Epping Forest Golf Club, and North City Motors. I have personal experience of the detrimental effects on bus drivers and bus passengers in Colchester following the decommissioning of, and development over, its bus terminus, and the subsequent unhelpful dispersion of bus journey end points to different locations. In the case of North Chingford, the current proximity of the interchange between rail and bus journeys is not one to be broken, but rather more multi-modal journeys should be encouraged by enhancing the nature of the current bus terminus.	This comment is noted.
221	Mr David Cooke				The North City Motors site development should not exceed a maximum of two storeys; any higher would obscure the view of Chingford Plain and the forest from Station Road. This would severely harm the character of the area, It is a particularly low-lying area and other buildings are not in excess of three storeys and built tastefully, the majority being one and two storeys. This site is particularly important because of the transitional character of the area from suburban to rural, which is currently sympathetic to the natural environment the town straddles. This is increasingly rare, especially so close to London, and is one of the main draws for the area which is used by residents of the whole Borough.. By losing this unique aspect with a high rise tower against the edge of the forest, the area will lose its charm and beauty, and the aesthetic surrounding the forest will be negatively impacted. In addition to Borough residents using the forest ,visitors from far and wide visit Chingford, the income injected into the local area from this tourism is invaluable. If the area loses its beauty and unique charm, it will lose tourism and it will lose revenue. The skyline report for this site has not provided information on the impact on the views from Chingford golf course, Chingford Plain or the surrounding, traditional, low-lying residential streets.	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will apply to ensure that there is a balance between physical, social and economic development and environmental protection.

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222	Mr David Cooke				To put a six story block of flats right on top of the initial entrance to Epping Forest makes a mockery of the Queens Common Wealth Canopy. This is ancient Woodland not a site for development. To build a significant amount of homes here significantly damages the natural beauty of the area. The reason people flock there is because it's a woodland not an enclave in a housing estate.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
355	Prof Richard Iles				It appears to me that the (draft) Skyline study contains a number of errors relating to the points of the compass recorded for some of the views. Whatever developments are finally decided on I would also make a plea that as far as possible they have pitched roofs, where appropriate, particularly in sensitive areas. Several parts of the Borough unfortunately now contain a hotch-potch of 19th and 20th Century traditionally built dwellings interdigitated with boxy constructions of apartments resulting in a clash of styles. I note that some of the skyline projections appear to have pitched roofs.	Noted. Matters raised relate to scheme detail for planning applications purposes.
43	Mrs Yvonne Sanders				The REFGC Golf Club Site is not appropriate for a high rise development, due to its location as the Gateway to the Forest it should be a maximum of 3 storeys only to protect the views, It is NOT appropriate for family accommodation: 1. it is at a busy road junction. 2. The members who enjoy watching golfers play down the 18th fairway will not want to have their peace spoilt by noisy children 3. The club holds many social functions and would not want complaints from residents about noise from guests 4. A modest	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be

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					development of nine 1 and 2 bedroom flats for the over 55's with premises for the Chiropractor and possibly a small Gym as well as new Golf Club premises would be suitable, nothing more.	required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
50	ms helen chilvers				1. You should not build over 45 homes on this site because of its proximity to the forest. Epping Forest is a much loved space and cramming lots of homes this close to the forest will spoil people's enjoyment of this open space. Let's keep the forest area as it is for everyone's enjoyment. 2. New homes should	The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in

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					not be more than 3 storeys high to remain in keeping with a heritage area and other local buildings. 3. New homes should be built in a traditional style - NOT ugly modern looking blocks of flats. 4. Car owners who buy these properties will park in already congested side streets or on Chingford Plain car park, reducing parking space for visitors to the forest and residents. This will lead to an inferior quality of life for most people.	development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application

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						will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
91	Mrs Bernadette Bergin				This site borders Epping Forest and a multi storey building will alter the landscape. During the Borough of Culture celebrations the area was called the gateway to the forest and a high rise building will block the view of the forest from Station Road	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
129	Mr Christopher Palmer				To propose 45 new homes in such a small site clearly implies a development of more than 3 stories which is clearly inappropriate where there is a sensitive boundary and is contrary to the current character of the area and Policy 11 B namely "The area is characterised by semi-detached houses and terraces interspersed with some larger detached properties" (Para 7.3)	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the

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						Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
135	Ms Sarah Cooke				The Royal Epping Forest Golf Club site development absolutely cannot exceed two storeys; any more than this would obscure the view of Chingford Plain from Station Road entirely and would destroy character of this area, which is particularly low-lying in this vicinity (other buildings in the surround do not exceed three storeys). This site is incredibly important because of its proximity to Epping Forest - a Site of Special Scientific Interest, Special Area of Conservation, and part of the Queen's Commonwealth Canopy. The buildings here currently are sympathetic to the natural environment the town straddles, and the history of the area. This is increasingly rare, especially so close to London, and is one of the main draws for the area. Chingford Plain is currently an incredibly popular place for relaxation and recreation, because it is rural, tranquil and open. If this unique aspect and atmosphere in this part of Epping Forest and indeed in Station Road is lost by jutting a high rise tower against the edge of the forest, the area will lose its charm, tranquility and beauty, and the aesthetic surrounding the forest will be negatively impacted. The proposed building would also obscure further reaching views towards the horizon and block the view of landmarks such as the churches in Buckhurst Hill currently visible on this skyline. The sentence pertaining to this issue in the Skyline Report does not appear to be finished: 'The Important Borough View is characterised by a foreground of Epping Forest; a midrange view of Chingford Town Centre and Epping Forest; and a backdrop of Buckhurst Hill	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.

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					and Essex beyond. Given the character of the Important Borough View and its sight-line over the top of existing buildings towards Epping Forest and beyond, building development in Chingford' (03.1.6 Important borough views). It is important the character of this area is retained for the local inhabitants but also for visitors. Epping Forest is currently drawing a lot of visitors to Chingford, and the money injected into the local area from this tourism is invaluable. If the area loses its beauty and unique charm, it will lose tourism and it will lose revenue. The skyline report for this site has not provided information on the impact on the views from Chingford golf course, Chingford Plain, Pole Hill or the surrounding, traditional, low-lying residential streets. The skyline report refers to a six-storey tower block giving this 'streetscape greater definition' and 'tying the surrounding buildings together', however the sudden dramatic change in style will jar with the traditional buildings and the rural landscape surrounding it. The area is beautiful now precisely because there are no intrusive tall buildings encroaching on the forest.	
146	Catherine Tonkins		Cat Tonkins		Can I just say that this is an appalling website for making your comments and voices heard. It is not at all user friendly and it is not okay that you can only select one site to focus your comments on in the header boxes. So I will list all of my site comments individually in below; SA60 - Chingford is a village and needs to be protected as such, and plans that are over 2 storeys will simply ruin the village feel. Additional 3 Storey flats are not suitable for Station road unless they are made to be built with the same facias as the homes on either side with pitched roofs. SA58 - This is the centre of Chingford village and this building needs to be protected as a focal point. 30 homes are not suitable for this location, and this building should absolutely not be allowed to tower over the church and the green at any other height than its current height. 30 homes could lead to an additional 60 cars, and there is not room to support this. SA61 - This is not Walthamstow. The station approach and lead out to Epping Forest is what give Chingford its charm. By building in the station car park, you will force the traffic back up the road towards the forest and this space needs to be protected. Additional homes here will mean additional cars and litter encroaching on the Forest and fields. Local environment and green	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations

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					space needs to be considered and protected. SA59 & SA60- We do not need a further 30 and 45 homes encroaching on our green spaces. We need you as our council to protect what is unique about Chingford and not to "Cookie Cutter' what is being done in Walthamtsow and Black Horse Road. Epping Forest needs to be protected. 150 possible additional cars to park alongside the forest. Bins and rubbish to be getting closer to our green spaces and wildlife. This is a truly upsetting plan. It is not at all in the community interest to build in these spaces.	document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

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298	Mrs Linda Woods				I have a significant objection to the volume of homes being suggested for this site and am opposed to any development above 2- 3 storeys. Anything more than this would be an absolute eyesore in a beautiful, natural area, being the focal point of entry onto Epping Forest land. Again, council planning makes no provision for residents parking and will only push the problem on to other local residential streets. Not acceptable!	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
249	Miss Joanna Moncrieff				If this proposal goes ahead it will ruin the view to the forest from Station Road. This is one of the great benefits about living in Chingford. Currently I don't even notice the existing building of the golf club as I look towards the	The indications of height set out in the allocation are drawn from the analysis of urban form contained

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					forest. A new build several storeys higher will have a detrimental effect on the views both towards the forest from Station Road and from the golf course and the forest path adjoining the golf course. There is also a lack of infrastructure for this amount of flats. The only supermarket within walking distance is a small Co-op.	within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
208	Mr Paul Cooke				Putting a 6 story block of flats right on top of Epping Forest makes a mockery of the Queens Common Wealth Canopy. This is ancient Woodland not a development site, cluster colossal amounts of homes on top significantly diminishes the natural beauty of the area. The reason people flock there is because it's a woodland not an enclave in a housing estate.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable

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						development of the site, whilst having an acceptable impact on area character. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
228	Mrs Jennifer Johns				This is unbelievable. The provision of 45 homes on this small area will result in a large tall block of flats dominating the entrance to Epping forest as it towers over the whole area.Once again this changes the whole character of the area from a low rise suburban community on the edge of Epping Forest into a high rise urban town.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.

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332	Mr John Gilbert				45 dwellings minimum on this small site would involve a tower block which would be totally inappropriate next to Epping Forest. Maximum should be 30 dwellings.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
357	Prof Richard Iles				Illustrative Key views 01,03 and 04 in the Skyline document indicates the profile of a much larger 6 storey building than would occupy the profile of the small building that is the Royal Epping Forest Golf Club especially as these views are taken from a viewpoint a considerable distance from the proposed structures. I do not think a large and ponderous building at a gateway to Waltham Forest is a particularly edifying introduction to the Borough and even less from the other direction as an entry to Epping Forest, which it will dominate, as it is in juxtaposition to Chingford Plain, an open area of the Forest e.g. illustrative key view 4 and below (unnumbered) of the Skyline document. I think that all buildings in and around the Epping Forest should be sympathetic and complement the Forest as far as possible. The proposed structure appears to be dominant. Currently, the view South along the Bury Road as you approach the built-up area takes in a line of stylish Victorian Townhouses on Forest Avenue, probably built in a similar era to the Epping Forest Act, spoilt only by the (admittedly low-rise) sharp lines of the squat cafe/golf shop alongside Bury Road (Key view 4).	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
653	Mr Mark Furnish	Planning Manager Sport England			" SA60 Royal Epping Forest Golf Club - The site allocation advocates the loss of the club house and maintenance buildings. It is not clear if this has, or will be,	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses.

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					replaced. The loss of these facilities, at this stage, would be contrary to the NPPF, paragraph 97 and Sport England Planning Policy.	The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
381	Mr and Mrs Andrew and Caroline Charles				As residents of 17 Oakhurst Gardens E4 6BQ we are very concerned about the number and scale of Site Allocations in the North Chingford area which have been earmarked on the Local Plan Part 2. We feel that there has been insufficient notice of meetings about the plan in our area as we have only heard of a couple of meetings by accident. I am sure many others in the roads surrounding ours feel the same way. We attended one meeting in the church which we heard about through a friend and so far it does not appear that residents views have made any difference. North Chingford seems to have been singled out for overdevelopment in the Plan, having six sites allocated as opposed to two or three in other parts of the area. This is disproportionate intensification. North Chingford is an area of special character with open aspects from historical buildings and forestland. Views from Chingford Plains and the forest will be severely detrimentally affected by the proposed developments, especially at points 12, 13, 14,15 and 19. It is very noticeable to anyone living in this area that people drive from many parts of the borough to walk and cycle with their families to enjoy the open aspects and see blue sky. Over the last year, because of COVID restrictions this has become even more pronounced The height of buildings in this area drop to single story at present, not by accident but because of previous good planning policy and decisions. Nor is it accidental that two golf clubs edge the forest at this point, gradually blending suitable land use and the surrounding buildings with forest. New homes should not be built at the expense of good planning policy. I would like to see an indication of just what is being proposed to be built on all	The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn

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					these sites as I hear horror stories of six story buildings, without parking for residents.	from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
564	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and	Noted for consideration

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					delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA60 Royal Epping Forest Golf Club Proximal to Epping Forest SAC SSSI and Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North Support in principle if it can help to deliver Biodiversity Action Plan objectives, on new greenspaces.	
793	Mr Paul Weiss				In respect of SA60 Epping Forest Golf Club in no way would a 6 storey development on such a small and confined triangular site enhance the North Chingford skyline site The street scene has the definition appropriate to its village and open space character. It is a graduation between Epping Forest and suburbs. There is little justification in LP2 or the skyline report to warrant what would be a stark reminder that one was leaving the forest and entering London. It would be completely overpowering and out of character in an otherwise 3 to 4 storey urban landscape. The wire frame illustrations do not 'justify' a 6 storey development. In fact the wireframe views are incorrect. View 03 is along Forest View and not Rangers Road looking west. The directions of the views on the map are also incorrect - view 05 should be 03 and 04 should be 02. These inaccuracies do not give confidence that sufficient care has been take in accessing such an imposing proposal. It is views across the much used golf course and at street level where a building of such height would be overpowering, massive and out of character in North Chingford. This proposed 6 storey development would only be separated from the single storey Masonic Hall by a narrow access road. It would, therefore, be totally	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The comment about direction of the map is noted for

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					<p>overbearing to this locally listed building. In my view the Draft Skyline Study does not provide definitive advice on specific'massing'. It specifically says in the study that any proposed development would be required to avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public spaces, private or communal outdoor space and private amenity of neighbouring properties. It would be expected to address issues of height and scale with regard to the impact on the local and historical context. The fundamental issue with the Skyline Study is that it doesn't take into account massing and scale at the street level. I would, therefore, question its usefulness in setting planning policy that would influence a planning decision on these two particular sites. For the avoidance of doubt I object to the inclusion of sites SA58 and SA60 for 6 storey residential developments for the reasons stated above and that the height is contrary to the Council's own policies in LP1 and the Conservation Review. As tall buildings represent only one possible model for high-density development I would suggest that the residential units lost by reducing the height of these two 6 storey developments down to 3/4 storeys could be more than compensated for by 2/3 storey developments on the Richmond Road, E4 frontage of the car park and/or the Queen Elizabeth Public House, Forest Side E4. The Queen Elizabeth site is very large and could accommodate houses and/or flats and a revamped public house. It could well come forward for development during the plan period. It is well located on a bus route into North Chingford village and the Station and is within an established residential area. These sites could make a significant contribution towards the Plan's residential target whilst not damaging the character or appearance of North Chingford.</p>	<p>consideration. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>
986	Mr Roger Brown	Chair Love North Chingford			<p>SA 60 Royal Epping Forest Golf Club The proposal here and developed more fully in the Skyline study is completely unsupportable. Whilst modest and sensitive development of the club to enable it to develop and flourish are to be welcomed, a proposed 6 story residential block directly fronting Epping Forest is totally out of order, and the following assertion is totally unjustified. "The Royal Epping Forest Golf Club site has been identified as appropriate for a building of up to six storeys. This is due to: The nature of the area as an</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be</p>

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					arrival point to the borough and a gateway to Epping Forest €  € This statement is beyond believable; that next to an area of international importance such as Epping forest justifies a housing block. The study further justifies 6 floors by " location on a major high street and at the end of the Station Road vista €,. It's clear that this area is not functionally part of our town centre, even the secondary area, and indeed the USP of this area is - €~on exit for the station you turn left for the town centre and right for the Forest'. No doubt the Corporation of London will have a negative view on this proposal also. We also believe on a rough FAR basis calculation this development should certainly appear as Transition, not reinforcement in the Allocation document.	required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
919	Ms Sue Clark				SA60 140 Station Road, Chingford, London E46AN and Royal Epping Forest Golf Club,Forest Approach, Chingford, London E4 7AZ No high rise development should be considered for this site, it is adjacent to Chingford Golf Course and Chingford Plain with important access to and views of the forest from high points all around the area.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
907	Lynn Ferguson				Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and

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					<p>commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a>. Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkswood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the</p>	<p>Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current</p>

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					<p>Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the</p>	<p>and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use</p>

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					conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.	is a policy position established in the London Plan and is consistent with transport policy at national level.
994	Ms Sue Clark				140 Station Road, Chingford, London E46AN and Royal Epping Forest Golf Club, Forest Approach, Chingford, London E4 7AZ No high rise development should be considered for this site, it is adjacent to Chingford Golf Course and Chingford Plain with important access to and views of the forest from high points all around the area.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
109	Mr John Crafer				We are totally opposed to any high rise buildings in North Chingford - in particular the Royal Epping Forest Golf Club, which is a private members club, and who are not interested in selling. How do you propose to go about obtaining this site?? Waltham Forest Council seem to have a lot of other sites for "overbuilding" in North Chingford, which is very sad, as it will ruin the town of North Chingford.	This is noted.
274	Billy Reed		Billy Reed		This is an outrageous use of the green belt it is right at the start of Epping forest. The golf club is an important service in the community and this part of the land would be spoiled by additional homes. Parking in the area is already difficult, we don't need more homes. All other North Chingford sites: - North Chingford is a lovely high street and you will ruin the village look and feel of	this is noted.

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					the area. All buildings are low rise and in keeping with the area, new buildings will ruin the heritage of the area. - The area does not need any more homes and parking and services are already well utilised.	
704	Mr Roger Brown	Chair Love North Chingford			SA 60 Royal Epping Forest Golf Club The proposal here and developed more fully in the Skyline study is completely unsupportable. Whilst modest and sensitive development of the club to enable it to develop and flourish are to be welcomed, a proposed 6 story residential block directly fronting Epping Forest is totally out of order, and the following assertion is totally unjustified. "The Royal Epping Forest Golf Club site has been identified as appropriate for a building of up to six storeys. This is due to: The nature of the area as an arrival point to the borough and a gateway to Epping Forest €! € This statement is beyond believable; that next to an area of international importance such as Epping forest justifies a housing block. The study further justifies 6 floors by " location on a major high street and at the end of the Station Road vista €). It's clear that this area is not functionally part of our town centre, even the secondary area, and indeed the USP of this area is - € on exit for the station you turn left for the town centre and right for the Forest'. No doubt the Corporation of London will have a negative view on this proposal also. We also believe on a rough FAR basis calculation this development should certainly appear as Transition, not reinforcement in the Allocation document.	This comment is noted.
508	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Proximal to Epping Forest SAC SSSI and Site of Metropolitan Importance for Nature Conservation M012 Epping Forest North. Support in principle if it can help to deliver Biodiversity Action Plan objectives, on new greenspaces.	This is noted.
712	Mr Terry Tatham				I wish to lodge my objection to the Site Allocations above insofar as their proposed scale is out of keeping with anything else in the area, and will shoehorn a large number of people and problems into an area, which is already stretched for facilities and resources. I am a resident of Chingford and have been for most of my life. Indeed, I lived here when we were part of Essex prior to the GLC reorganization. Chingford remains, and has always been, a leafy, mildly prosperous suburb on the very edge of London bordered and	This comment is noted.

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					infiltrated to the North and East by Epping Forest, with the Lea Valley (Regional Park) to the east. We look out to the Green Belt, the only punctuation to the skyline being the church spires of Epping, Loughton and Buckhurst Hill standing above the tree canopy. Unfortunately, in order to help fulfil its housing ambitions, the council wishes to impose its intense, modern, apartment approach to our high street (Station Road) and shoehorn in some 150 dwellings on identified potential sites along this modest thoroughfare, generally of six stories height, with no provision for parking, and the introduction of CPZs, thus denying other residents access. Furthermore, the council also seek to introduce a number of 'gateway' projects to both Station Road (6 storeys) and Sewardstone Road (17 storeys). Whilst the Walthamstow centric council may see these as the gateway to Waltham Forest, we see them as the gateway to rural Essex, the forest and the exit from London - the Green Belt starts here! The existing transition from city to countryside is best served by the current scale of buildings. We do not want to become an overpopulated gateway to urban London, a la Vegas. Indeed, the Plan proposes our two storey library and assembly hall to be replaced by a 6 or 7 storey building incorporating some 40 odd dwellings - all in a conservation area! Local democracy does not seem to feature large in this proposed Local Plan and already much local objection has already been raised. I do hope this submission adds to the rejection of the current proposals.	
692	Lynn Ferguson				1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting.	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged.

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					<p>How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a</p>	<p>Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL</p>

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					<p>disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area.</p>	<p>contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
727	Mr Mike Chrimes	Chingford Costa Coffee Group			<p>8.Keys on Placemaking Plan: LP1, Policy 83, applies to 3 sites in Station Road :SA 59 North City Motors; SA 60 Royal Epping Forest Golf Club; and SA 61 Chingford Station Car Park and Bus Terminal. As this is a feature of some sites,</p>	<p>These comments are noted.</p>

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					<p>but not all, it would seem that this important element of these sites should be marked in the Key, and then shown on the Placemaking Plan for these sites (at least). 9. Add: Perhaps the Key should show: "Proximity to Epping Forest - Policy 83 €". 10. With regard to the briefing document there is specific mention. of the need to improve pedestrian safety at Highams Park town centre, but pedestrian and cycle access and safety could be improved in the vicinity of all the retail SAs. 11. Generally it is not clear why several of these sites have been selected for more intensive development. 12. For example a number are sites of community assets such as South Chingford Library, North Chingford Library and Assembly Hall, and Larkswood Leisure Centre; one would expect reference to be made to overall Borough provision of the relevant services in the context of 'the 15 minute city', 'active living', 'adult learning', 'the night time economy' and 'social infrastructure'. For instance there is no adult education centre in the area, and most of the north of the Borough is more than 20 minutes walk from a public library. One might expect another type of consultation for such sites in the context of Borough-wide provision prior to site allocation. 13. It is not clear why a broader review of sites has not taken place. For example why is only the Chingford Assembly Hall site being considered for a library/education/health etc services in Station road, the other earmarked sites could provide at least some of these. Likewise there are a number of sites at Chingford Mount that could be considered for additional or alternative provision. 14. There is a lack of workshop spaces for 'new' industries in creative media, web services, microbrewing etc in Station Road, Chingford Mount and Sewardstone Road which could perhaps be more actively encouraged through the site allocations. 15. Looking at Chingford Mount it is difficult to understand why the site allocation has been confined to the Albert Corner, without embracing the opposite corner of New Road, the adjacent former Woolworth site, and the site at the corner of Templeton Avenue. The sites selected seem to be locations of thriving retail activity, but the others are not. 16. Consideration may have been given to the potential use of the car park beside Sainsburys for housing or other development, but no consideration seems to have been paid to the ability of</p>	

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					<p>that facility to end on street parking in the high street during shopping hours, relocate the bus stands, and thus make possible more pavement cafes, better facilities for cyclists and pedestrians and more effective traffic calming. 17.A number of sites are related to the motor industry, again it is unclear whether there should be a study of provision across the north of the borough, including electric charging, and whether these are really the optimum sites for redevelopment, particularly given the type of employment they offer. There are other maintenance garages/ across the north of the Borough, e.g. -off Station Road and Chingford (Mount) Road, and petrol stations in Hatch Lane and Chingford Mount Road. Perhaps some of their sites might be more suitable for development. 18. There are a number of other sites which should perhaps be investigated further-for development, perhaps this could be investigated by polling local residents for ideas. Examples might be: the properties along the north of Wadham Road, and in particular behind the main frontage, the Telephone Exchange site on Ridgeway, , the North west side of Ridgeway between the former fire station and the top of Mansfield Hill, the East side of Larkshall Road south of Whitehall Road where there is a strange mix of business units and community facilities, the sites of the Greene man and Dovecote pubs, both of which have large footprints in residential areas, mostly occupied by car parking rather than hospitality facilities €!, €!</p> <p>19. There have been a number of public meetings where concerns about the fate of community owned sites like Chingford Assembly Hall/Library, South Chingford Hub, and the Larkwood Leisure Centre have been raised, but the answers have often failed to provide transparency as regards ongoing maintenance costs/running charges to the council, the robustness of returns on proposed investments, the exploration of alternative funding paths for cultural facilities eg HLF, the adequacy of car parking provision. Specifics are to be found in our comments below. Without such transparency being achieved many of those consulted are likely to be disillusioned by the process despite the efforts of the staff involved.</p>	

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733	Mr Mike Chrimes	Chingford Costa Coffee Group			27.SA60 Golf Club: Reinforcement: 6 storeys, 45 homes. In putting this site forward it would appear the the Council has not weighed up public harms versus benefits in line with its (draft) policy documents. It is seemingly acting contrary to its own LP1 Strategic Objectives 16 & 17 , Policies 72, 74, 81, 83 as well as the guidance & spirit of Historic England Advice Note 4.5: " Benefits (deduced from LP2, and Draft Skyline Study): " Landmark re arrival at Borough & Gateway to Epping Forest " More needed homes " Harms: " Adjoins Heritage Area & SAC: out of character and a potential blot-on-the-landscape (height & scale against spirit of guidance Advice Note 4.5 H.E.), spoiling the aesthetic appreciation of a unique part of the borough as one enters and leaves Epping Forest . " Overshadows Plains given the orientation of the sun, with effects on habitat and biodiversity. It seems no studies have been undertaken to predict impact. Not even a Shadowfall Analysis, as shadowing likely to be particularly significant in winter months. " Residents will inevitably occupy car parking space currently used by visitors to Epping Forest, reducing their access " Epping Forest & Commons Committee are facing significant mitigation problems with increased use of Forest due to Covid social distancing and lockdowns [see minutes 16/11/20]. This is likely to continue post-Covid, so a significant residential presence adjacent to the Plains will add to the mitigation task. " To us the harms outweigh the benefits, as we have a responsibility of stewardship of this unique natural environment for future generations.	This comment is noted.
666	Cllr John Moss				We do not believe that this site can accommodate the number of homes suggested as a "Reinforcement € site. However, we would not wish this designation to change as we do not think height should exceed four storeys, in keeping with other developments fronting the Epping Forest Special Area of Conservation.	This is noted.
747	Mr Brian O'Leary				SA60 Golf Club: Reinforcement: 6 storeys, 45 homes There is no evidence that the Council has weighed up public harms versus benefits. It is therefore is acting contrary to its own LP1 Strategic Objectives 16 & 17 , Policies 72, 74, 81, 83 as well as the guidance & spirit of Historic England Advice Note 4.5 Benefits (we deduce these from LP2, and Draft Skyline Study): " Landmark re	This comment is noted.

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					<p>arrival at Borough &amp; Gateway to Epping Forest " More needed homes Harms: " Adjoins Heritage Area &amp; SAC: out of character and a potential blot-on-the-landscape (height &amp; scale against spirit of guidance Advice Note 4.5 H.E.), spoiling the aesthetic appreciation of a unique part of the borough as one enters and leaves Epping Forest . " Overshadows Plains given the orientation of the sun, with effects on habitat and biodiversity. It seems no studies have been undertaken to predict impact. Not even a Shadowfall Analysis, as shadowing likely to be particularly significant in winter months. " Residents will inevitably occupy car parking space currently used by visitors to Epping Forest, reducing their access " Epping Forest &amp; Commons Committee are facing significant mitigation problems with increased use of Forest due to Covid social distancing and lockdowns [see minutes 16/11/20]. This is likely to continue post-Covid, so a significant residential presence adjacent to the Plains will add to the mitigation task. To us the harms outweigh the benefits, as we have a responsibility of stewardship of this unique natural environment for future generations.</p>	
721	Mrs Geraldine Kendall				<p>SA60 Royal Epping Forest Golf Club - in addition to comments above - no height has been specified. We found it in the Skyline plan. Once again, a 6-storey building of 45 homes would be entirely over-sized, over tall and inappropriate for this site, as well as being entirely out of context at the gateway to the forest, and indeed the gateway to Chingford and the Borough of Waltham Forest. Any development should be restricted to a maximum of 2/3-storeys. We also object to the almost certain 'urbanisation' of Forest Approach, as a consequence of the extra traffic the development will bring to that part of Station Road/Bury Road area. We object also to the impact on the 'un-made up' path and 'unadopted' road which serves the edge of the public golf course adjacent to Forest View and across to Chingford Plains. Extra vehicles for deliveries etc, are likely to bring extra traffic, which could present a greater hazard to visitors walking or cycling from Chingford Station to Chingford Plains and the Forest. At the moment, this area is quite 'rustic' and often muddy, which is in keeping with adjacent forest land. Any attempt to pedestrian-ise / further urbanise this area, will further spoil the Forest</p>	This comment is noted.

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					environs, as indeed will a 6-storey building with windows and balconies overlooking the plains.	
760	Kathy Unwin				The golf club site is far too small for the number of proposed homes. Any building should not be more than 2 storeys high because of its proximity to the forest. Any building should not be reliant on lifts especially in the current situation with COVID (which could continue for years) and also because of the power cuts which seem to be getting more frequent. The golf club and clinic are an important part of the local community and the garden was well used in the summer, it meant people could meet outside and comply with the regulations. No more homes should be built in Chingford until more provision has been made for schools and medical centres. The health service in the area is very poor and it is very difficult to get to see a doctor as it is. School places have been in short supply for years with many having waiting lists. Public transport is also very crowded in rush hours which is not good at the best of times but is now worse because of COVID. The system would not be able to cope with an increase in numbers	This comment is noted.
687	Julia Newman				There are also proposed developments to the North City Motor site (SA59) and the Golf Club (SA60)- these will, together with the conservation zone developments, will provide upwards of 120 new homes in the area. Please could you explain to me how the local infrastructures have been improved to take in to account the influx of new residents. I have yet to see provision for new schools; the local schools are oversubscribed, so people will have to travel away from the locality to access these using private cars, they will add to the already congested roads of the area. It is not practical to live in North Chingford and not own a car due to the poor public transport links into Essex, no provision for which has been made for parking of these vehicles. If we presume each dwelling would own one car this would mean that there would need to be an extra 120 car parking spaces. These cars would park in the already crowded surrounding roads. As a local resident I know this already occurs when there is a large function at the Chingford Assembly Hall.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking, in line with the London Plan the Council is

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						seeking active travel transport alternatives to private car use and the promotion of car-free development.
1079	MS SUSAN CLARK				No high rise development should be considered for this site, it is adjacent to Chingford Golf Course and Chingford Plain with important access to and views of the forest from high points all around the area.	This response is noted.
1080	Ron Saberi	Captain			Dear Mr Bathie, Re: "Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document ¶ 1 Strategic Site SA60 This letter contains the response of the members of Royal Epping Forest Golf Club (the Club). Italic lettering is used for quotes. We have plans drawn up for the development of the site which includes the clubhouse, 25 residential units and one commercial unit. This outline plan is the base of our proposal. We are more than welcome to share these plans with officers. We feel we must first briefly explain a little about the Club. The Club owns all of Strategic Site SA60. The site has the Clubhouse, putting green and sheds. In a separate small house called Crossways which has a frontage on Station Road is the chiropractor business of our tenant. The Club is the oldest golf club in the borough and the oldest in Essex. It was founded in 1888 and shortly thereafter secured Royal patronage. The Club is the only Royal club in Essex Golf Union and is one of only 64 or so golf clubs around the world with patronage from our Royal Family. The Club has a close working relationship with the Corporation of London who hold and run the Forest as Trustees. The Club is a members Club, a not-for-profit organisation which is run by the members, via a Management Committee, for the members. The Management Committee members are voted into office by the club members at Annual General Meetings The Club has 4 staff. The tenants trades as Chingford Chiropractor, he has been a tenant for over 10 years and our members use his services. Our tenant has 2 employees. Over the past few years the Clubs Management Committee have been focussing on options around golf club in terms of sustainability and longevity. The Club members are committed to the long-term life of the Club and have authorised its Management Committee to	These comments are noted.

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					<p>explore options to development the Club's site. Our objections to such an intense level of development are detailed below are based on the need to provide enough space in any future development for our Golf Club to continue to operate and to thrive. The Club has now and will need in future will need a side bar, a main bar, a restaurant area, a room big enough for meetings and dinners, lockers space, changing rooms, showers snooker tables, office, beer cellar, a practice net and a small putting green. LP2 stipulates at least 45 dwellings for the site. We contend that it is not possible to 45 dwellings in a development of no more than 6 floors and to provide the spaces required for the club and the commercial unit on the site. It must be stated that this stage the Club part of the development must be adjacent to the course, the 18th green and should look like a club house. The Club realises it can operate using a smaller footprint. Our investigations indicate we can build for our Club's future and for the future of the tenant in the commercial unit on our site with the minimum number of dwellings at 25 not 45. We should point out that in 2019 the Club received favourable informal feedback for planning dept. for a development of 9 dwellings and a commercial unit. To extend 9 dwellings to 45 is scale of increase that will not enable the Club to continue to survive and grow. We would also explain that the Club has limited management resource, it has one part time administrator. The burden of managing social let property as is envisaged in LP2 for our site is beyond the Club's capacity. Timely co-operation would have allowed this lack of management capacity to have been reflected in the Plan. Whilst we are grateful to have the opportunity to comment, we feel it would have been useful if the Council had consulted with us prior to proposing such an overdevelopment of the site in the Site Allocations document. 3 Does not support existing employment Policy 11 C in the draft Local Plan says: C. Strengthens, supports and encourages existing and new employment opportunities in the North of the Borough The employment of staff of the Club and to some extent its tenant's staff depend on the survival and progress of the Club, the building of at least 45 dwellings precludes the survival of the Club and damages the employment prospects of our existing staff and does</p>	

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					<p>not encourage the employment of further staff. 1 Does not mitigate the impact on existing social and community infrastructure The Club is undoubtedly part of the social and community infrastructure of the Borough. We contend that a development of at least 45 dwellings on its site is unsound as it does not comply with policy 48 C which says: C. New development will be expected to contribute towards the provision of additional social and community infrastructure to accommodate and mitigate the impact of new development upon existing provision We would say that we know of no alternative facilities that would meet the needs of the Club as per Policy 48Di : Proposals involving the loss of existing social or community infrastructure will not be permitted unless one or more of the following criteria are met: i. It can be demonstrated that adequate alternative facilities which meet the needs currently being met by the existing facility are within walking distance, without leading to a shortfall in provision for the specific type of social or community infrastructure in the area 2 Promoting Healthy Communities Nor does the intensity of development proposed comply with policy 50D which deals with Promoting Healthy Communities: D. Supporting the delivery of social and community infrastructure as per the requirements of Policy 48 Social and Community infrastructure. We believe a development of at least 45 dwellings and a commercial unit will not accommodate the Club in a fashion which will allow it to have a viable future as golf club. We respectfully request that the contents of this letter hereto are submitted to the Planning Inspector when he undertakes his review of the SLP. Yours sincerely</p>	
930	Robert Tatam				<p>Fourthly, I would also object to the Site Allocations listed on "Your chance to shape our borough: North Waltham Forest - Local Plan Part 2: Site Allocations that are close to Chingford Plain and Chingford station, being the station car park and bus terminus, the Royal Epping Forest Golf Club, and North City Motors. I have personal experience of the detrimental effects on bus drivers and bus passengers in Colchester following the decommissioning of, and development over, its bus terminus, and the subsequent unhelpful dispersion of bus journey end points to different locations. In the case of North Chingford, the current proximity of the interchange between rail and bus</p>	This comment is noted.

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					journeys is not one to be broken, but rather more multi-modal journeys should be encouraged by enhancing the nature of the current bus terminus.	

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51	ms helen chilvers				<p>1. You should not build homes more than 3 storeys high so close to Epping Forest. When people come to Chingford to visit the forest, the view from the Chingford Station area is very open and attractive. If you cram high rise buildings on to this site, you will reduce people's enjoyment of this area - both residents and visitors alike. The "forest experience" should begin at Chingford Station and this area should remain as open as possible. 2.All new buildings should be built in a traditional style to reflect the heritage area and the proximity to the forest. High rise, ugly blocks of flats will detract from the beauty of the area and lead to an inferior quality of life for everyone. 3. Parking will increase with the number of homes, despite "zero parking" intentions. New residents will park in already congested streets or on Chingford Plain, making life more difficult for residents and visitors.</p>	<p>The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are</p>

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						considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
44	Mrs Yvonne Sanders				In order to build accommodation on the Bus Terminus site, I understand that 3 storeys would be required to get the buses underneath, so any development would need to be at least 6 if not 10 storeys. This would look appalling as it would totally remove the view of the Forest for visitors exiting the Station. No buildings above 4 storeys should be permitted in North Chingford, in order to preserve the look and feel of the suburban locality. The Council would not need to seek large developments if it put more effort into ensuring all unoccupied property in the borough was brought back into beneficial occupation. I can see NOTHING in this document to suggest where the Council	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a

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					proposes a new Doctor's, Dentists, Nurseries, school etc to support the families that would occupy the number of new homes that it is seeking to build in the area. That is NOT planning, that is dereliction of duty to the residents of the area.	recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
134	Ms Sarah Cooke				The Chingford Station car park and Bus Terminal site development should not exceed two storeys; any more than this would run the risk of obscuring the view of Chingford Plain from Station Road and would harm the character of the area, which is particularly low-lying in this vicinity (other buildings in the surround do not exceed three storeys). This site is particularly important because of the transitional character of the area from suburban to rural, which is currently sympathetic to the natural environment the town straddles. This is increasingly rare, especially so close to London, and is one of the main draws for the area. If this unique aspect is lost by jutting a high rise tower against the edge of the forest, the area will lose its charm and beauty, and the aesthetic surrounding the forest will be negatively impacted. Epping Forest is currently drawing a lot of visitors to Chingford, and the money injected into the local area from this tourism is invaluable. If the area loses its beauty and unique charm, it will lose tourism and it will lose revenue. The skyline report for this site has not provided information on the impact on the views from Chingford golf course, Chingford Plain, Pole Hill or the surrounding, traditional, low-lying residential streets. The station and bus terminal are landmarks in this part of Chingford, and are well-established community	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.

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					spaces. Building on these areas would have a brutal effect on their current usage and accessibility for the current, established inhabitants.	
297	Mrs Linda Woods				<p>At past consultation meetings it has been suggested that a mid rise apartment block could be built with the bus terminal underneath. This would make the building height at least 6 storeys high. This type of development is absolutely not in keeping with the character of N Chingford which is a suburban area. Do not try and force the style design used at Walthamstow station on to N Chingford! You will spoil N Chingford character and appeal. Such a development will be a blot on the landscape. This area is largely semi / terraced housing. The appeal of this part of station road is the view you get of the open forest land stretching out in front of residents and visitors to the - Do not build blocks of flats here! - or opposite at North City Motors.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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223	Mr David Cooke				How can the planners believe you enhance a public space in a car park? This is absurd. If you just remove the car park Station Road will become even more congested. Like it or not the car is a necessity in North Chingford - we're on the edge of Essex and the only viable way to travel is by car. There are no services to Epping, Theydon Boys, High Beech to name a few. How could a Bus depot be a place for residential dwellings, This makes no sense at all. This proposed development would again ruin the area which is the entrance to Epping Forest from Chingford and only serve to congest the area more.	This is noted. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
209	Mr Paul Cooke				How can you enhance a public space in a car park? This is actually absurd. Or will you just remove the car park so Station Road becomes even more congested? The car park at the Station is a necessity, you can't enhance it - it's a car park and that's all it needs to be. Like it or not the car is a necessity in North Chingford - we're on the edge of Essex, if you're travelling that way the only viable option is a car. How can you possibly think a Bus depot is a place for residential dwellings, it doesn't make any sense. That is an act of desperation regardless of the fact a building of that scale would yet again not be remotely in keeping with the area	The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
229	Mrs Jennifer Johns				Although the proposed allocation is extremely sketchy, what is planned for the other sites in the Chingford Green ward makes one fearful that another high rise block might be contemplated here. Provision for the buses waiting	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and

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					and turning here is already only just sufficient. Any plan to build above this facility would lead to even less space.	Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
277	A masom				The Council's proposal for residential development on this site is wholly inappropriate. The station car park is a much valued local asset whereby it provides provision for all day parking and especially for disabled passengers. There is no such facility nearby as the Council's current policies for motorists can be described as 'hostile' in removing all day parking, creation of permit parking and unreasonable expansion of yellow lines. Chingford station car park is a small site and is often used for rail replacement buses as the adjoining TfL bus station is utilised to capacity. The site contains an attractive building in the form of Chingford station and the car park site contains several 'cottage style' buildings which are used for commercial purposes. The loss of these buildings would be a disadvantage and make the proposal site unattractive and block views of the impressive station. The site should be deleted from the site allocations. There are ample provisions for residential development within Waltham Forest and the marginal loss of proposed residential units can easily be accommodated from small scale developments in Chingford principally by utilising back gardens and abandoned garages. SA61 site should remain undeveloped and remain as a station car park and commercial use.	The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific

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						matters to be identified and addressed.
382	Mr and Mrs Andrew and Caroline Charles				<p>As residents of 17 Oakhurst Gardens E4 6BQ we are very concerned about the number and scale of Site Allocations in the North Chingford area which have been earmarked on the Local Plan Part 2. We feel that there has been insufficient notice of meetings about the plan in our area as we have only heard of a couple of meetings by accident. I am sure many others in the roads surrounding ours feel the same way. We attended one meeting in the church which we heard about through a friend and so far it does not appear that residents views have made any difference. North Chingford seems to have been singled out for overdevelopment in the Plan, having six sites allocated as opposed to two or three in other parts of the area. This is disproportionate intensification. North Chingford is an area of special character with open aspects from historical buildings and forestland. Views from Chingford Plains and the forest will be severely detrimentally affected by the proposed developments, especially at points 12, 13, 14,15 and 19. It is very noticeable to anyone living in this area that people drive from many parts of the borough to walk and cycle with their families to enjoy the open aspects and see blue sky. Over the last year, because of COVID restrictions this has become even more pronounced The height of buildings in this area drop to single story at present, not by accident but because of previous good planning policy and decisions. Nor is it accidental that two golf clubs edge the forest at this point, gradually blending suitable land use and the surrounding buildings with forest. New homes should not be built at the expense of good planning policy. I would like to see an indication of just what is being proposed to be built on all these sites as I hear horror stories of six story buildings, without parking for residents.</p>	<p>The Council has an adopted Statement of Community Involvement (SCI) that sets out how the community and stakeholders will be consulted during the production of Development Plan Documents. This informed how the council engaged residents and stakeholders for the consultation. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a</p>

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						recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
565	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed</p>	<p>The support in principle for respective proposals are welcomed and comments on SINCs are noted. The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Any future application will be decided in line with the requirements of the Council's adopted Local Plan. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master</p>

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					planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA61 Chingford station CP & Bus Terminal Green infrastructure to be embedded wherever possible	Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
939	Josephine Vos	Transport for London- City Planning			The site is part owned by TfL and as such, TfL Commercial Development will provide comments on this site allocation in their separate response	Noted
925	Josephine Vos	Transport for London- City Planning			SA61 - Chingford station car park and bus terminal - The site is part owned by TfL and as such, TfL Commercial Development will provide comments on this site allocation in their separate response	Noted.
1041	Ms Cheri Ormsby				> I want to make it known that I object to the councils development plans. Chingford is a rural area and your plans will turn it into inner city. We need to protect our green space and areas of natural beauty and stop our wooded areas from disappearing, including larkswood. Also your plans will ruin the ability to move in the area as the developments have insufficient parking and the infrastructure including schools roads and services will suffer. > > With all the new buildings in Walthamstow these developments are not needed and this is just a council money-making scheme which will ruin our special value area.	The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1025	Kathy Unwin				<p>There is simply no room to build here. The train station and bus station use all of their space. There is a small area at the front, between the 2 stations, but it is unsuitable for any high building as it would obscure the vision of the buses when leaving the station. This would be a danger to the bus drivers and, if anything, this area should be left clear. The car park belonging to the driving test centre is again also a very important part of the centre's work and as it is a small sloping site would not make for very good housing. This area is right next to the entrance to the forest so only a single story buildings would be appropriate.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use</p>

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						is a policy position established in the London Plan and is consistent with transport policy at national level.
921	Ms Sue Clark				SA61 Chingford Station Car Park and Bus Terminal Again no high rise development, this is the arrival point for many visitors to the Forest and a much loved viewpoint for residents	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
995	Ms Sue Clark				No high rise development, this is the arrival point for many visitors to the Forest and a much loved viewpoint for residents	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable

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						development of the site, whilst having an acceptable impact on area character.
1044	MS Maria Breem				<p>I live in Normanshire Drive and I think the proposed amount of new builds for the whole of this area as awful. What on earth are the council thinking of if you let this go ahead? Chingford has been going down hill over the years and I personally do not think it needs hundreds more tiny flats and small houses with no gardens and barely anywhere to park. The shops are failing, the pubs are all shutting, the school, dentists and doctors are all full to bursting point and there is already enough cars in the area. Chingford was a lovely place to live years ago but now it's full of people who don't respect their surroundings. I walk my dog over Larkwood Forest and I think it would be just awful to have the beautiful forest overlooked by massive blocks of flats. Leave it be and don't let it happen. What about all the wildlife that live in the rear of the site. Why not just allow a small block of flats or a small number of houses instead. Why does it have to be massive blocks everywhere. I have not spoken to one single person who believes these developments are a good idea. I believe the development for the massive block of flats in Highams Park has now got it's go ahead. Again not a good idea, how many people will live in these concrete jungles? Where will they park their cars, kids go to school etc. The council wants people to use public transport and not have cars, that is just not going to happen. People will always need cars. Also, what's going to happen to the Liverpool Street train line, with thousands more people living in this borough, the trains are full already at rush hours. Standing room only from Highams Park onwards. Honestly, LFL will need to have trains at least every ten minutes at peak times.</p>	<p>The Local Plan does not promote the loss of designated open spaces and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>
987	Mr Roger Brown	Chair Love North Chingford			<p>Station Car Park and Bus terminal At the Draft Sites meeting in January the only justification for choosing this site to be developed by planners was that it was scruffy! (and presumably as TFL is generally keen to dispose of station</p>	<p>These comments are noted. All development in the centre would be required to contribute to the</p>

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					sites to raise revenue.) This is a vital part of the very well used transport interchange, with up to 12 buses stationary or idling at any one time. Any disruption would be catastrophic to the economic wellbeing of the Town as a transport hub. The Bus station has recently undergone refurbishment by LNC volunteers working with TFL teams and now looks much less tired, and LNC have also worked with the DVA to keep their car park tidy. Building over the bus interchange and Driving Test Centre Car Park might be technically feasible, but double decker buses need at least the first three storeys to build over, and resulting residential would be too high for the site, less than desirable to occupy and overshadow all 12 houses on the west side of Beresford Road. If relinquished by the DSA their car park might be suitable for some low rise residential or commercial infill, possibly outdoor activity related.	provision of infrastructure and transport improvements in the local area where requested by TFL.
909	Lynn Ferguson				Please ensure my comments below are passed to the attention of the policy inspectors. 1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14 th December 2020.

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					<p>densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkswood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates</p>	

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					<p>against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area. I will obviously continue to read all documents and follow zoom meetings and look forward to the points I have raised being addressed.</p>	
1043	Mr Gary Tatham				<p>As a resident in North Chingford for the past 30 years I wish to object to the proposals to over develop the sites around the Station Road area as shown in the LP2 documents. Station Road is made up of low rise commercial and retail units and not high rise flats being squeezed into the edge of the borough blocking the fine views over Epping forest.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a</p>

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						recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
948	Kathy Unwin				There is simply no room to build here. The train station and bus station use all of their space. There is a small area at the front, between the 2 stations, but it is unsuitable for any high building as it would obscure the vision of the buses when leaving the station. This would be a danger to the bus drivers and, if anything, this area should be left clear. The car park belonging to the driving test centre is again also a very important part of the centre's work and as it is a small sloping site would not make for very good housing. This area is right next to the entrance to the forest so only a single story buildings would be appropriate.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are

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						considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
509	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	This is noted
667	Cllr John Moss				We are surprised that the boundary of this site did not include the small parade of shops facing the car park and Springfield Road or the marshalling yard area. We do not believe that the bus station area can be viably developed given that this could only be done off a deck over the bus station which would then be so high as to create an unacceptable intrusion on the amenity of the residential properties in Beresford Road. We are specifically concerned at the identification of the area immediately in front of the locally listed station building as somewhere where there is "opportunity for height €2. We do not believe this is consistent with the designation of this site as a "Reinforcement €2 site, which we support, with an FAR no greater than 1.4. Local residents have supported height restrictions to preserve the character of the area and no building in the local area exceeds five storeys. We do not believe any building should be sited between the station building and Station Road.	This is noted.
705	Mr Roger Brown	Chair Love North Chingford			SA61 Station Car Park and Bus terminal At the Draft Sites meeting in January the only justification for choosing this site to be developed by planners was	This is noted.

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					that it was scruffy! (and presumably as TFL is generally keen to dispose of station sites to raise revenue.) This is a vital part of the very well used transport interchange, with up to 12 buses stationary or idling at any one time. Any disruption would be catastrophic to the economic wellbeing of the Town as a transport hub. The Bus station has recently undergone refurbishment by LNC volunteers working with TFL teams and now looks much less tired, and LNC have also worked with the DVA to keep their car park tidy. Building over the bus interchange and Driving Test Centre Car Park might be technically feasible, but double decker buses need at least the first three storeys to build over, and resulting residential would be too high for the site, less than desirable to occupy and overshadow all 12 houses on the west side of Beresford Road. If relinquished by the DSA their car park might be suitable for some low rise residential or commercial infill, possibly outdoor activity related.	
723	Mrs Geraldine Kendall				SA61 Bus Station/ Station Forecourt - in addition to comments above, no height has been specified, except 4-storeys is mentioned within the Skyline plan. Neither could we find any mention of the number of proposed housing units in either the Site Plan or Skyline plan. A 4-storey development over the top of the bus station area would be over-sized, over tall and inappropriate for this site and ruin the character of the gateway area to the forest. Any development should be restricted to a maximum of 2/3-storeys. We also object to the potential loss of Chingford Station forecourt. It is historic, being part of the curtilage of Chingford Station, a listed building, and the site of Queen Victoria's visit to Epping Forest in the 1870s, for which a triumphal arch was erected across the Station Road entrance as part of the celebrations. The forecourt is an integral part of the station and performs a valuable role for travellers being dropped off and picked up. Many users of the Chingford Line come from areas across boundaries where there are no direct public transport routes. It should not be appropriated for any alternative use. As before, we would not support any kind of development in excess of 2/3 storeys.	This is noted.
598	Chris Ridout	Transport For London			This site has been promoted as part of TfL CD's previous representations to the Waltham Forest Call for Sites and TfL CD support in principle the proposed	This is noted.

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					allocation of Chingford Station Car Park and Bus Terminal (SA61). Given the absence of an indicative residential capacity for Chingford Station Car Park and Bus Terminal TfL CD recommend, from undertaking an initial high-level feasibility study, a capacity of approximately 65 residential units. We would also want to understand if there are any specific expectations regarding the provision of non-residential floorspace. The need to retain transport infrastructure and requirements associated with this can create significant abnormal costs which we will need to offset with the enabling residential, as such if there are requirements for non-residential floorspace to be more than some small-scale complementary uses then this may create viability implications.	
528	Josephine Vos	Transport for London- City Planning			SA61 - Chingford station car park and bus terminal - The site is part owned by TfL and as such, TfL Commercial Development will provide comments on this site allocation in their separate response	This is noted.
713	Mr Terry Tatham				I wish to lodge my objection to the Site Allocations above insofar as their proposed scale is out of keeping with anything else in the area, and will shoehorn a large number of people and problems into an area, which is already stretched for facilities and resources. I am a resident of Chingford and have been for most of my life. Indeed, I lived here when we were part of Essex prior to the GLC reorganization. Chingford remains, and has always been, a leafy, mildly prosperous suburb on the very edge of London bordered and infiltrated to the North and East by Epping Forest, with the Lea Valley (Regional Park) to the east. We look out to the Green Belt, the only punctuation to the skyline being the church spires of Epping, Loughton and Buckhurst Hill standing above the tree canopy. Unfortunately, in order to help fulfil its housing ambitions, the council wishes to impose its intense, modern, apartment approach to our high street (Station Road) and shoehorn in some 150 dwellings on identified potential sites along this modest thoroughfare, generally of six stories height, with no provision for parking, and the introduction of CPZs, thus denying other residents access. Furthermore, the council also seek to introduce a number of 'gateway' projects to both Station Road (6 storeys) and Sewardstone Road (17 storeys). Whilst the Walthamstow	This is noted.

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					centric council may see these as the gateway to Waltham Forest, we see them as the gateway to rural Essex, the forest and the exit from London - the Green Belt starts here! The existing transition from city to countryside is best served by the current scale of buildings. We do not want to become an overpopulated gateway to urban London, a la Vegas. Indeed, the Plan proposes our two storey library and assembly hall to be replaced by a 6 or 7 storey building incorporating some 40 odd dwellings - all in a conservation area! Local democracy does not seem to feature large in this proposed Local Plan and already much local objection has already been raised. I do hope this submission adds to the rejection of the current proposals.	
693	Lynn Ferguson				1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to treated sensitivity which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study.

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					<p>sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be an sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building , the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council "sponsored € facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council</p>	<p>As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Councils Habitats Regulations Assessment (HRA) has to screen in potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD</p>

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					<p>Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area.</p>	<p>which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
728	Mr Mike Chrimes	Chingford Costa Coffee Group			<p>8.Keys on Placemaking Plan: LP1, Policy 83, applies to 3 sites in Station Road :SA 59 North City Motors; SA 60 Royal Epping Forest Golf Club; and SA 61 Chingford Station Car Park and Bus Terminal. As this is a feature of some sites, but not all, it would seem that this important element of these sites should be marked in the Key, and then shown on the Placemaking Plan for these sites (at least). 9. Add: Perhaps the Key should show: "Proximity to Epping Forest - Policy 83 €". 10.With regard to the briefing document there is specific mention. of the need to improve pedestrian safety at Highams Park town centre, but pedestrian and cycle access and safety could be improved in the vicinity of all the retail SAs. 11.Generally it is not clear why several of these sites have been selected for more intensive development. 12.For example a number are sites of community assets such as South Chingford Library, North Chingford Library and Assembly Hall, and Larkswood Leisure Centre; one would expect reference to be made to overall Borough provision of the</p>	<p>This is noted.</p>

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					<p>relevant services in the context of 'the 15 minute city', 'active living', 'adult learning', 'the night time economy' and 'social infrastructure'. For instance there is no adult education centre in the area, and most of the north of the Borough is more than 20 minutes walk from a public library. One might expect another type of consultation for such sites in the context of Borough-wide provision prior to site allocation. 13. It is not clear why a broader review of sites has not taken place. For example why is only the Chingford Assembly Hall site being considered for a library/education/health etc services in Station road, the other earmarked sites could provide at least some of these. Likewise there are a number of sites at Chingford Mount that could be considered for additional or alternative provision. 14. There is a lack of workshop spaces for 'new' industries in creative media, web services, microbrewing etc in Station Road, Chingford Mount and Sewardstone Road which could perhaps be more actively encouraged through the site allocations. 15. Looking at Chingford Mount it is difficult to understand why the site allocation has been confined to the Albert Corner, without embracing the opposite corner of New Road, the adjacent former Woolworth site, and the site at the corner of Templeton Avenue. The sites selected seem to be locations of thriving retail activity, but the others are not. 16. Consideration may have been given to the potential use of the car park beside Sainsburys for housing or other development, but no consideration seems to have been paid to the ability of that facility to end on street parking in the high street during shopping hours, relocate the bus stands, and thus make possible more pavement cafes, better facilities for cyclists and pedestrians and more effective traffic calming. 17. A number of sites are related to the motor industry, again it is unclear whether there should be a study of provision across the north of the borough, including electric charging, and whether these are really the optimum sites for redevelopment, particularly given the type of employment they offer. There are other maintenance garages/ across the north of the Borough, e.g. -off Station Road and Chingford (Mount) Road, and petrol stations in Hatch Lane and Chingford Mount Road. Perhaps some of their sites might be more suitable for development. 18. There are a number of other sites which should</p>	

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					perhaps be investigated further-for development, perhaps this could be investigated by polling local residents for ideas. Examples might be: the properties along the north of Wadham Road, and in particular behind the main frontage, the Telephone Exchange site on Ridgeway, , the North west side of Ridgeway between the former fire station and the top of Mansfield Hill, the East side of Larkshall Road south of Whitehall Road where there is a strange mix of business units and community facilities, the sites of the Greene man and Dovecote pubs, both of which have large footprints in residential areas, mostly occupied by car parking rather than hospitality facilities €1, €1 19. There have been a number of public meetings where concerns about the fate of community owned sites like Chingford Assembly Hall/Library, South Chingford Hub, and the Larkwood Leisure Centre have been raised, but the answers have often failed to provide transparency as regards ongoing maintenance costs/running charges to the council, the robustness of returns on proposed investments, the exploration of alternative funding paths for cultural facilities eg HLF, the adequacy of car parking provision. Specifics are to be found in our comments below. Without such transparency being achieved many of those consulted are likely to be disillusioned by the process despite the efforts of the staff involved.	
931	Robert Tatam				Fourthly, I would also object to the Site Allocations listed on "Your chance to shape our borough: North Waltham Forest - Local Plan Part 2: Site Allocations €2 that are close to Chingford Plain and Chingford station, being the station car park and bus terminus, the Royal Epping Forest Golf Club, and North City Motors. I have personal experience of the detrimental effects on bus drivers and bus passengers in Colchester following the decommissioning of, and development over, its bus terminus, and the subsequent unhelpful dispersion of bus journey end points to different locations. In the case of North Chingford, the current proximity of the interchange between rail and bus journeys is not one to be broken, but rather more multi-modal journeys should be encouraged by enhancing the nature of the current bus terminus.	This is noted.

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324	Mrs Wendy Clements				I do hope that we don't lose the Shell Garage, as the Tesco supermarket opposite doesn't have a petrol station and it's useful to combine the two visits.	This comment is noted for consideration.
25	Mr David Smith				The height of this build will not be in keeping with the local area, and will spoil the eyeline of the surrounding area. Infrastructure of schools, doctors, road traffic and train services are under heavy strain and are not ready for further load.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. With regards to infrastructure, the infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
6	Mr Kerry Morrow				Pointless comment as the council don't listen and just run after money, but this would be a blight on a community of Victorian, Edwardian, and Georgian homes. Completely out of character with the surrounding area and complete disregard for amenities in the area. You don't care about the community, just lining the coffers.	The indications set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and other documents. Detailed design

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						proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The criteria set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
18	Mr Jonathan Ashley				The proposed allowable height of building is out of proportion with the town centre of Highams Park (6-8 storeys vs 4). The location is not set back from Larkshall Road as current developments are. The removal of current local employment (commercial, professional, retail, office) during any development period would likely cause permanent loss of these employment opportunities. The proposed "green space" at the tip of the location closest to the level crossing would be unusable due to size and proximity to road and rail traffic. The loss of established businesses plus the addition of a high number of residential flats would change the character from village/town to dormitory suburb. As shown in the Draft Skyline study, far from enhancing the skyline, the proposed tall and high density building at this central location would block views of sky and traditional rooftops, block natural light and create canyon environment along Larkshall Road. The medium term effects of Covid 19 Pandemic on economic activity and working patterns may be significant and call into doubt the need for additional residential properties of this type in Highams Park. The proposal seems to consider a cut and paste option from what is happening around Walthamstow Central to be suitable for Highams Park. The two locations are not comparable.	These comments are noted in relation to the indications set out for the site. These are a guide only and not offered as a template.
45	Mrs Yvonne Sanders				HP has had and is continuing to have many new homes in and close to the district centre. This proposed Development is far too tall for the location. Out of scale with all the other properties nearby. It would be far better for the Council to work with the landlords/owners of all the properties in The Broadway and the first part of Winchester Road to create 3 or 4 storey	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the

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					buildings with homes about the retail etc premises. There is NOTHING in the plan to show where new Dr's, Dentist, Schools would be built to support the increased number of residents. Transport - during rush hour in normal times, by the time the train reaches HP from Chingford, it is already full. What is to be done to improve transport capacity? 3. There is inconsistency regarding the 'key' Sites SA53 and SA62 both have Yellow Stars to indicate 'Potential for height' but without any explanation of what the height or number of storeys would be. For other sites, such as site SA58, the Assembly Hall which the Council is proposing 6 storeys which according to most definitions is 'High Rise', there is no Yellow Star.	Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
35	Paul Bocking				The proposal is completely out of keeping for the area. The research does not take into account the previous industrial land uses. The commentary on rationale for height is incorrect, the tallest part should be no higher than existing developments (Tesco) at most however this will still overhang the railway station and completely lose the "welcome to the forest" branding LBWF and TFL has put all over the station, There is no consideration of the Greenwich Meridian Line that runs through the area and the laser from the Royal Observatory that is viewable from Highams Park Station area in the evenings. There is no quantitative or qualitative data on the need for a new station entrance. There is no provision for the additional public services required for the increased population in the small conurbation. There is no consideration of how this breaches the Highams Park Plan that was democratically endorsed by the people of Highams Park. A small mixed use development is the most that should be supported here.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area

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						character. Regarding infrastructure, the infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
63	Mrs Sarah Wood				Proposed buildings would: *be out of character with the surrounding area which is low rise *dwarf the historic listed station building and level crossing *ruin the low density suburban/village feel of Highams Park centre, making it feel very urban and built up *result in a loss of light/over shadowing of Highams Park centre and for residents who live nearby *exacerbate the parking issues already existing in Highams Park (inadequate parking) *generate traffic and impact highway safety in Highams Park centre, already a traffic and accident hotspot due to level crossing *increase strain on already stretched local services such as schools and doctors	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is also committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national

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						level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
74	Mrs Janet Dent				My concerns are about the height and density of the planned buildings. This area is at the centre of the town and buildings of this height will negatively impact on the station, shops and houses in the vicinity. In addition, there are already a number of developments in the immediate area which have been built with no added infrastructure such as school, doctor's etc. The lack of parking means that the new residents will be parking in adjacent roads which are already overcrowded, Access to the station gives limited options for travel and the trains are already overcrowded at peak times.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. In bringing forward sites for development, the Council intends to use other planning tools including the Brownfield Land

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						Register, Master Plans and Planning Briefs. Should sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.
108	Rob Colley				This area has a village character with the small train station, signal box and Edwardian and Victorian shop fronts. Whilst the Tesco development added 4 floor buildings the area retains that village character. Any building here is in a strategic position and should be in keeping with the existing nature of the area. This means no more than 4 storeys high. I also know from commuting pre-Covid that the train station is at capacity and the trains are rammed during peak times. We do not need large numbers of new flats with yet more people pushing on to crammed trains. It is unbearable already and very different to how my commute was some 15 years earlier when I moved to the area. The Overground cannot handle the extra capacity and until it can with more frequent than 15 mins trains not development should be agreed here.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the

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						need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
118	Mr Morris Nourani	Director Atlantis Highams Ltd	MR Erik James		<p>On behalf of Atlantis Highams Limited ( "Atlantis €[redacted]), we have been instructed to submit representations in response to the London Borough of Waltham Forest ( "LBWF €[redacted]) Local Plan (LP2) Draft Site Allocations Document Regulation 18 Consultation ( "Draft Site Allocation Document €[redacted]), specifically with respect to draft Site Allocation'SA62' within this document. Atlantis are the owners of the Site at 480-510 Larkshall Road ( "the Site €[redacted] - see Site Location Plan extract at Appendix 1) which is one of 3 individual sites (along with 472-478 Larkshall Road (Site B) and James Yard (1-7 Wilton Place) (Site C) - see Appendix 2) that are, collectively, to form draft Site Allocation'SA62' within the Draft Site Allocation Document and are proposed to be allocated for the following preferred development: " A minimum of 145 new homes (35% affordable housing); " A new station entrance for Highams Park Rail Station; " Improvements to the public realm including a improvements to the crossing on Larkshall Road; and " Re-provision of employment floorspace. It should also be noted, following ongoing engagement with LBWF since 2018 and public consultation in 2020, Atlantis have recently submitted an application for full planning permission (LBWF ref. 203040 - validated 05 October 2020, yet to be determined) for comprehensive redevelopment of the Site at 480-510 Larkshall Road, with the following description of development: "Demolition of the existing buildings and erection of a 5-6 storey residential-led, mixed use development comprising 68 residential dwellings (Use Class C3), flexible commercial spaces (Use Class E), a community facility (Use Class E/F.1) and a new public train station entrance as well as other public realm improvements, landscaping, private and communal amenity spaces, children's playspace, waste and refuse facilities, secure cycle storage facilities, public cycle hub, accessible car parking and other associated works €[redacted]. These representations set out the reasons and constraints</p>	Noted.

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					<p>preventing the comprehensive development of the three separate sites forming draft site allocation'SA62' with regard to: land ownership; fully developed separate proposals for the individual sites; separate permitted and current planning applications with LBWF. These representations will also outline how the recently submitted proposals for the Site (LBWF ref. 203040) can achieve the Council's aspirations for the draft Site Allocation'SA62', alone. As such, we will be strongly recommending the currently proposed Site Allocation'SA62' be omitted from the from the Draft Site Allocation Document and the sites come forward independently as is currently proposed by each respective landowner and the existing planning applications and permissions for these sites. Land Ownership Issues and Planning Applications for the Individual Sites Within the Proposed'SA62' Proposed Site Allocation'SA62' within the Draft Site Allocation Document comprises three individual sites in separate land ownership as set out below (see also, Appendix 2 that indicates the three individual sites that are proposed make up the draft Site Allocation'SA62'): A. 480-510 Larkshall Road, landowner: Atlantis Highams Ltd; B. 472-478 Larkshall Road, landowner: Theori Homes; and C. James Yard (1-7 Wilton Place), landowner: Sherrygreen Homes. LBWF expressed an initial interest to each respective landowner of the Council's aspirations for a masterplan and to allocate these three individual sites for comprehensive redevelopment in early 2020. Dialogue was carried out between the respective landowners and two landowner meetings, facilitated by LBWF, and were attended by all landowners of the three sites on 24 February 2020 and 22 June 2020. At these meetings, LBWF outlined their aspirations for the comprehensive redevelopment of the sites and their intent to allocate these sites together in their Draft Site Allocation Document which was to be consulted on later in the year (as is now the subject of this Regulation 18 consultation). All respective landowners attended both of these meetings and discussed ways to explore whether the comprehensive development of the three sites was a possibility. Notwithstanding, the respective landowners identified clear constraints to this approach and deemed the comprehensive development of the sites to be unfeasible for a number of key reasons,</p>	

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					<p>outlined as follows: 1. Separate landownership and individual stakeholder groups across three sites in differing size and composition - trying to achieve equitable costs and benefits for each landowner and stakeholder group would be an immensely complicated undertaking, not to mention the complications in organising the coordination and sale and exchange of properties between the respective parties; 2. Theori Homes confirmed they have leaseholders within the existing buildings on their site with long term lease agreements (10+ years) which would prevent complete redevelopment of their site for a significant period of time; 3. Each individual landowner and stakeholder group has already spent considerable time, money and effort in developing proposals and current or recently permitted planning applications for each of their individual sites with LBWF, set out as follows (refer also, Appendix 2 for site locations): A. 480-510 Larkshall Road (LBWF ref. 203040 - valid 05 October 2020, not yet determined) for: "Demolition of the existing buildings and erection of a 5-6 storey residential-led, mixed use development comprising 68 residential dwellings (Use Class C3), flexible commercial spaces (Use Class E), a community facility (Use Class E/F.1) and a new public train station entrance as well as other public realm improvements, landscaping, private and communal amenity spaces, children's playspace, waste and refuse facilities, secure cycle storage facilities, public cycle hub, accessible car parking and other associated works €2. B. 472-478 Larkshall Road (LBWF ref. 183379 - permitted 28 April 2020) for: "Creation of 3 additional floors to provide 20 self-contained flats (6 x 1 bed, 10 x 2 bed, 4 x 3 bed). New cycle storage + refuse facilities at Ground Floor level. Ground floor front extension to existing shop €2.1; and C. James Yard, 1-7 Wilton Place (LBWF ref. 191304 - valid 17 June 2019, not yet determined) for: "Demolition of Existing Building and construction of two five-storey building blocks comprising 46 residential units together with associated amenity space, refuse facilities, cycle parking, landscaping and related works €2.; As 472-478 Larkshall Road recently received planning permission (28 April 2020) to extend the existing building upwards and create 20 new dwellings; coupled with long term leases on the existing tenancies on the lower floors, there is understandably little incentive for the landowners to</p>	

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					<p>pursue a complicated and lengthy process of coordinating a comprehensive development across the sites with the other landowners and this has been communicated clearly to the other landowners. As part of this permission, the landowners were not required to provide affordable housing as a result of previous permitted development approvals at the site. Similarly, Atlantis have already invested considerable time and effort in developing the recently submitted proposals for their Site (480-510 Larkshall Road) in ongoing discussions and in pre-application meetings with LBWF since July 2018, together with a number of public consultation events throughout 2020 before submission. The Draft Site Allocation Document only commenced the first round of public consultation (Regulation 18) recently, on 24 September 2020, and the earliest adoption is not expected until at least late 2021. Given the document is in the earliest stage of consultation, only very limited weight can be applied to its provisions until it has been formally adopted; which is not expected for a considerable amount of time. As such, the respective landowners cannot be expected to wait until the formal adoption. How the Submitted Proposals for 480-510 Larkshall Road (LBWF ref. 203040) Can Achieve the Aspirations of Draft Site Allocation 'SA62' The Draft Site Allocation Document aspires for the comprehensive redevelopment of the three sites within Site Allocation 'SA62' to deliver the following: " A minimum of 145 new homes (35% affordable housing); " A new station entrance for Highams Park Rail Station; " Improvements to the public realm including to the crossing on Larkshall Road; and " Re-provision of employment floorspace. It is considered the submitted proposals for the Site (LBWF ref. 203040), as described above, fully align with, and contribute to the provisions within the draft Site Allocation SA62, for the reasons set out below: " The proposals for the Site will provided an appropriate mix of 68 new residential homes, including a negotiated provision of affordable housing, further to the target minimum of 145 new homes across all sites within the draft Site Allocation SA62. In addition, the permitted development at 472-478 Larkshall Road (comprising 20 dwellings) and current proposals for James Yard (comprising 46 dwellings) will also effectively contribute toward this housing target; collectively all</p>	

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					<p>proposals would deliver 134 new dwellings; " A key and central feature of the proposals is to provide a new, high quality, train station entrance for the Highams Park Station, which has been designed and supported in consultation with TfL and LBWF's Strategic Transport Officer. The station entrance is also accompanied by a public cycle parking/hub as an additional public benefit; "</p> <p>The proposals include significant improvements to the public realm throughout the Site, including the new public square adjacent the new train station entrance as well as improvements across the Larkshall Road frontage of the Site, activating all of these spaces. Furthermore, the train station entrance and adjacent public square have been purposefully located opposite the public space adjacent to the Tesco building opposite to provide for a future pedestrian connection between the two. It is expected a pedestrian crossing can be negotiated and agreed with LBWF Highways as part of the infrastructure contributions of the development; and "</p> <p>The proposals include a re-provision of modern, flexible employment floorspace for town centre uses on the Site as well as the re-provision of a dedicated community facility which has been fully supported by LBWF Officers in pre-application discussions. The development proposals for the Site will contribute to the regeneration the Highams Park District Centre by redeveloping the existing underutilised Site with a residential-led, mixed-use development comprising 68 new residential homes, 403sqm (GIA) of flexible commercial space for typical town centre uses (Use Class E), an 83sqm (GIA) community facility (Use Class E/F.1) as well as a new public train station entrance (with associated infrastructure, including a public cycle parking hub) as well as other public realm improvements and amenities to deliver a wholly regenerative scheme with added public benefits for the Highams Park District Centre as a whole. On this basis, the submitted proposals that are currently with LBWF for this Site alone, if permitted, will deliver on all aspirations for the draft Site Allocation SA62 without needing to incorporate the other two sites and thereby avoid the distinct complications, time and costs involved in coordinating such a process effectively. Conclusion For the reasons outlined above, we respectfully request that Site Allocation'SA62' be omitted from the Draft Site</p>	

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					Allocation Document. These representations highlight and set out significant barriers in coordinating comprehensive redevelopment of the three individual sites within the allocation and the submitted proposals for 480-510 Larkshall Road (LBWF ref. 203040) demonstrate the aspirations for the site allocation can be achieved on this Site alone, making the need for any such site allocation redundant. We would be delighted to meet with officers and any other relevant parties to continue our ongoing discussions. Please do not hesitate to contact myself or my colleague Erik Dybdahl (0207 409 8076 erik.dybdahl@savills.com) if you have any further queries or would like to discuss further. Yours sincerely Scott Hudson Director cc. Atlantis Highams Ltd. Appendix 1 - Site Location Plan (480-510 Larkshall Road) Appendix 2 - Plan indicating the Individual Site making up Draft Site Allocation SA62	
147	Catherine Tonkins		Cat Tonkins		Planning permission should not be granted for 5 storeys in this area. Highams Park is still holding on to its village feel despite the over-development it has had over the last few years on the other side of the road. Developments should only be allowed at its current height.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
286	Cathy Pryor				The Highams Park Neighbourhood Plan, which was supported by a vast majority of voters, clearly showed that local residents value the history and character of Highams Park, and do not want it fundamentally altered by this kind of inappropriate tower block, which would dominate the Larkshall Rd	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and

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					shopping area and dwarf the station. While I appreciate that the council believe the future will see residents relying less on cars, and hope that this is so, the ongoing development of electric vehicles among other factors means that car-free living is not likely to be a reality any time soon and it has to be assumed that many people moving into any new developments in this area will in fact own vehicles. If they can't park them where they live they will park them in the nearest street offering free parking. Ropers Ave, to use my own street as an example, already suffers from commuters blocking up the streets early in the morning and it is often difficult for visitors such as tradesmen to find parking spaces in the street or for Ropers Ave residents who wish to drive somewhere at a later point in the day to find a parking place when they return. This in turn encourages residences to turn their front gardens into parking spaces, a trend that needs to be reversed, not encouraged. Ropers Ave and the adjoining streets such as Inks Green and Ainslie Wood Rd also suffer from being a rat run for drivers avoiding New Road by cutting through from Larkshall Rd to Chingford Mount Road. Attempts to increase the population density of the area is only likely to worsen this problem. In addition to this, the station along with the former signal box has historical charm and character, which would be marred by the proximity of this tower block. I am sure the council realised from its public consultations that the depth of local opposition to these plans is strong. If the council genuinely wishes to listen it will reduce the size of the proposed buildings or find alternative sites for development, ones that do not impinge so markedly on the very centre of Highams Park.	Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
331	Miss Joanna Moncrieff				This proposal would completely ruin the character of the area around Highams Park Station. This part of Highams Park still has a village feel to it with the historic signal box, the station and the millennium clock. If the proposed amount of flats were built here it would dominate the skyline. Any building should be no more than 4 storeys high. The council say they want to	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the

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					retain the character of our local area. If this build goes ahead it would achieve the exact opposite.	Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
280	Billy Reed		Billy Reed		Highams Park has a village feel and the proposed housing will ruin the area. There are already a large number of housing projects in the area, near the Tesco and new homes further along the same road, and these have already jeopardised the heritage and feel. There is no parking in Highams Park already and services are already stretched including the train station. We don't need more housing!	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use

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						is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
333	Mr John Gilbert				Minimum 145 dwellings on this small site would involve a tower block totally out of keeping with the surrounding streetscape, with associated overshadowing and overlooking. Maximum should be 100 dwellings.	Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
953					I endorse the views expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. In particular I	The indications of height set out in the allocation are drawn from the

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					object to the contention that site SA62 has a potential for height and I believe that 145 new homes would be a significant over development of this site. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. In bringing forward sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
566	Mr Mathew Frith	Director of Conservation London Wildlife Trust			The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to	Policy 81 - Biodiversity and Geodiversity in the Waltham Forest Local Plan 1 seeks to protect and enhance biodiversity and geodiversity resources in the borough. In bringing forward sites for development, the Council intends to use other planning tools including the Brownfield Land

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					<p>deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA62 472-510 Larkshall Rd &amp; James Yard Support in principle, including new green infrastructure.</p>	<p>Register, Master Plans and Planning Briefs. Should sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>
955	Mr Martin Chandler				<p>1. 472-510 Larkshall Road; being the buildings from the Shell Garage up to the railway crossing. This site is included in the Council's LP2 Site Allocations consultation as site SA62 and provides for 145 new homes. The proposal is totally out of proportion compared with the buildings and environment surrounding the site. In the Highams Park Plan we were very careful to set a height limit to the developments at the centre of Highams Park because we did not want the historical nature and village feel to be destroyed. We looked at the existing environment and considered that the Tesco development was the highest that we would want in the centre. If the new development even matches that height on the opposite side of the road, this in itself would</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning</p>

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					<p>create a tunnel effect along that road which is totally contrary to the open nature of the site and especially backing onto the station itself. If you look at the proposals from The Avenue with the station in the foreground, the whole image of the centre is radically altered and will, in effect, end up looking like the developments which over power Walthamstow Station. I would not want to see any such domineering, overbearing, building totally dominating the view and overshadowing one of the iconic buildings of Highams Park; the station. The character of the area is transmitted through its history and evolves slowly. This new development has been suggested as a landmark building. A block of flats that overwhelms an area is not a landmark it is an eye sore. There is nothing in the design proposals that has any sympathy with its surroundings. It will dominate the open feel to the station platform and will stand out like a spaceship landed in the wrong place. The proposal to not allow parking will be unenforceable and will eventually some 145 cars to be parked in the local streets. That is an impossible situation and I know the council will then want to introduce a CPZ meaning that local people will have to pay for the privilege of parking in their own road. I have no confidence that people in the flats will be stopped from owning cars and will need somewhere to park, so they will find ways of buying permits. I know the council could not care less and it is a means for the council to make money. Highams Park has a strong community and the scale of development being proposed is creating a small enclave in the centre of a well functioning small village with character. Any large single development has the potential to destroy that place and cause disruption. A much smaller development on this site is welcome if it is kept well within the limits of the Highams Park Plan and in that it enhances the community, not dominating it.</p>	<p>permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
1037	Gordon Turpin	Highams Park Planning Group			<p>This letter contains the response of the Highams Park Planning Group ( "HPPG €2) to the Council's consultation on the draft Local Plan "Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document €2. This response has been prepared by HPPG in its capacity as the designated neighbourhood development forum for the Highams Park Plan Area. 1.</p>	<p>The government Coronavirus (COVID-19) planning update on 13th may 2020 states that "It is important to keep the planning system moving as much as we can, so that it is able</p>

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					<p>General Comments: " We appreciate the need for the Council to press ahead with the new Local Plan but given the limited ability to engage and meet properly with residents and business due to the COVID 19 pandemic , we respectfully suggest that the consultation should have been deferred. " Given the trend for people looking to move to less urban and built up areas due to the impact and "lack of comfortable living space €2 for many people during the Coronavirus Lockdown we believe the Council should revisit and reduce its housing targets. The Council should also reconsider the parameters for the sites it is proposing to allocate in the Local Plan, in particular:</p> <ul style="list-style-type: none"> <li>o We do not agree with the high density proposed for the sites allocated across the Borough as such high-density development is not conducive to community cohesion nor will it provide the high quality homes and living environment that the Council should aspire to for its residents (both existing residents and newcomers to the Borough).</li> <li>o There is insufficient provision of amenity space in most sites due to the densification proposed.</li> <li>o The building heights that will be required to achieve the proposed densities on many of the sites allocated will be higher than that of buildings in the immediate vicinity. This is contrary to the headline statement in the emerging Local Plan that states that the Council wishes to retain the character of the historic town centres across the Borough.</li> <li>o The Council should seek to spread new development over a larger number sites with less intensive development on each site.</li> </ul> <p>2 Ref: HP Planning Group: 10/03-nov-2020 2. Site Allocations in The Highams Park Plan Area There are only two sites allocated for development in the Highams Park Neighbourhood Plan Area ( "HP Plan Area €2), being sites SA62 and SA63. We assume from this that the Council is looking to make up the balance of the housing target in the HP Plan Area from windfall sites that become available over the life of the emerging Local Plan. It is our view that to allow such a large proportion of the housing target to be met from unallocated windfall sites in the HP Plan Area will lead to development that is:</p> <ol style="list-style-type: none"> <li>1. Unlikely to meet the housing needs for the area as outlined in the Highams Park Neighbourhood Development Plan ( "HP Plan €2).</li> <li>2. Unlikely to be in keeping with the character of the surrounding buildings as articulated in the HP Plan. A</li> </ol>	<p>to play its full part in the economic recovery to come, at both national and local levels." The government had earlier in march 2020 advised that where the Statement of community involvement (SCI) cannot be complied with, suitable alternative arrangements must be made through online methods to ensure that plan-making and planning decisions can continue. Based on this, the SCI has been updated and there is an addendum that sets out the changes in effect as a result of COVID-19 which accommodates the continuity of the plan-making process. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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					<p>number of potential sites for development were identified during the HP Plan consultation process and these were included in the earlier drafts of the HP Plan. They were not included in the adopted HP Plan as Council planning officers suggested that strategic and environmental appraisals would be required, so HPPG's Committee decided not include them as HPPG did not have the resources for this exercise. At the site allocations workshop at Chingford Assembly Hall, we suggested to Council Officers that these sites be included in the Local Plan, however, none of these sites (with the exception of 470-510 Larkshall Road have been included in the consultation document. We have attached a listing of potential sites for development in the HP Plan Area together with headline development principles for each site. We appreciate that these sites may not be redeveloped, as they are in private ownership, however, we are aware that developers have already expressed an interest in some of these sites, so they could be redeveloped over the coming years. We believe it would be prudent to include these sites in the emerging Local Plan's Site Allocations document, so, if they are put forward for development, the principles for their use will have already been established and, therefore, allow for better outcomes for the HP Plan Area in terms of regeneration, character, height and density.</p> <p>3. Comments on Specific Site Allocations: Sites SA62 and SA63 It is our view that the density of development proposed for both these sites is too great, as it will require buildings of 5 or 6 storeys. Buildings of this height will dominate Highams Park District Centre and will completely change the character of the heart of Highams Park. Such high intensity development is not supported by POLICY SET 6: CHARACTER, DESIGN &amp; PUBLIC REALM (CDP) of the HP Plan. Also, during our consultations for setting the policies for the HP Plan it was evident that a large majority of local residents do not support high intensity development in the HP Plan Area. In particular, POLICY CDP2: Character &amp; Design states: "Development shall be of high-quality design and should complement the existing character and appearance of the Area. In all development there shall be a presumption in favour of preserving the distinct character and appearance of the Area, as well as the views across it. € Headline parameters for these two sites are set out</p>	

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					<p>in the attached list of potential sites for development. We are aware that on 5th October a planning application (reference number no 203040) for development of a substantial portion of site SA62 by Atlantis Highams Park Ltd was made public by the Council. We shall be submitting our comments on this application in response to this application under separate cover but for the record we should like to state that the proposed development is too high. The other buildings in the immediate vicinity of the site are a maximum of four storeys which we believe should be used as a benchmark for the height of other developments, so as not to destroy the character of the centre of Highams Park. The proposed development does not respect the scale, height, mass or design of the surrounding streets or spaces and does not complement the distinct character and appearance of the area. 4. Land to the Rear of Larks Wood - Site SA64 We note that a tract of undeveloped land between Larks Wood and Larkswood Leisure Centre has been allocated for development within Site SA64 (noted as Site A in attachment 3). We are aware that the Friends of Ainslie &amp; Larks Woods ( "FOAL €?) have responded to the consultation requesting that this tract of land be removed from Site SA64 and designated as Local Green Space. We wholly concur with this proposed designation. HPPG's reasons for supporting the designation of Site A as "Local Green Space €? are contained in the Letter of Support (attached) that we provided to FOAL in support of their application. The COVID 19 pandemic has demonstrated how valuable green space is for the mental and physical well-being of people. In urban and suburban areas, green space was at a premium and the woods and parks were overcrowded as people sought fresh air and solace in our open spaces. This alone is a compelling argument to retain our pockets of green spaces as an important amenity for people and, as the population of the Borough continues to grow whilst the size of new homes and gardens become smaller, maintaining our greenspaces will become even more important.</p>	
1039	Gordon Turpin	Highams Park Planning Group			<p>This letter contains the response of the Highams Park Planning Group ( "HPPG €?) to the Council's consultation on the draft Local Plan "Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document €?.</p>	<p>The government Coronavirus (COVID-19) planning update on 13th may 2020 states that "It is important</p>

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					<p>This response has been prepared by HPPG in its capacity as the designated neighbourhood development forum for the Highams Park Plan Area. 1. General Comments: " We appreciate the need for the Council to press ahead with the new Local Plan but given the limited ability to engage and meet properly with residents and business due to the COVID 19 pandemic , we respectfully suggest that the consultation should have been deferred. " Given the trend for people looking to move to less urban and built up areas due to the impact and "lack of comfortable living space €[?] for many people during the Coronavirus Lockdown we believe the Council should revisit and reduce its housing targets. The Council should also reconsider the parameters for the sites it is proposing to allocate in the Local Plan, in particular: o We do not agree with the high density proposed for the sites allocated across the Borough as such high-density development is not conducive to community cohesion nor will it provide the high quality homes and living environment that the Council should aspire to for its residents (both existing residents and newcomers to the Borough). o There is insufficient provision of amenity space in most sites due to the densification proposed. o The building heights that will be required to achieve the proposed densities on many of the sites allocated will be higher than that of buildings in the immediate vicinity. This is contrary to the headline statement in the emerging Local Plan that states that the Council wishes to retain the character of the historic town centres across the Borough. o The Council should seek to spread new development over a larger number sites with less intensive development on each site. 2. Site Allocations in The Highams Park Plan Area There are only two sites allocated for development in the Highams Park Neighbourhood Plan Area ( "HP Plan Area €[?]), being sites SA62 and SA63. We assume from this that the Council is looking to make up the balance of the housing target in the HP Plan Area from windfall sites that become available over the life of the emerging Local Plan. It is our view that to allow such a large proportion of the housing target to be met from unallocated windfall sites in the HP Plan Area will lead to development that is: 1. Unlikely to meet the housing needs for the area as outlined in the Highams Park Neighbourhood Development Plan ( "HP Plan</p>	<p>to keep the planning system moving as much as we can, so that it is able to play its full part in the economic recovery to come, at both national and local levels." The government had earlier in march 2020 advised that where the Statement of community involvement (SCI) cannot be complied with, suitable alternative arrangements must be made through online methods to ensure that plan-making and planning decisions can continue. Based on this, the SCI has been updated and there is an addendum that sets out the changes in effect as a result of COVID-19 which accommodates the continuity of the plan-making process. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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					<p>€2). 2. Unlikely to be in keeping with the character of the surrounding buildings as articulated in the HP Plan. A number of potential sites for development were identified during the HP Plan consultation process and these were included in the earlier drafts of the HP Plan. They were not included in the adopted HP Plan as Council planning officers suggested that strategic and environmental appraisals would be required, so HPPG's Committee decided not include them as HPPG did not have the resources for this exercise. At the site allocations workshop at Chingford Assembly Hall, we suggested to Council Officers that these sites be included in the Local Plan, however, none of these sites (with the exception of 470-510 Larkshall Road have been included in the consultation document. We have attached a listing of potential sites for development in the HP Plan Area together with headline development principles for each site. We appreciate that these sites may not be redeveloped, as they are in private ownership, however, we are aware that developers have already expressed an interest in some of these sites, so they could be redeveloped over the coming years. We believe it would be prudent to include these sites in the emerging Local Plan's Site Allocations document, so, if they are put forward for development, the principles for their use will have already been established and, therefore, allow for better outcomes for the HP Plan Area in terms of regeneration, character, height and density. 3. Comments on Specific Site Allocations: Sites SA62 and SA63 It is our view that the density of development proposed for both these sites is too great, as it will require buildings of 5 or 6 storeys. Buildings of this height will dominate Highams Park District Centre and will completely change the character of the heart of Highams Park. Such high intensity development is not supported by POLICY SET 6: CHARACTER, DESIGN &amp; PUBLIC REALM (CDP) of the HP Plan. Also, during our consultations for setting the policies for the HP Plan it was evident that a large majority of local residents do not support high intensity development in the HP Plan Area. In particular, POLICY CDP2: Character &amp; Design states: "Development shall be of high-quality design and should complement the existing character and appearance of the Area. In all development there shall be a presumption in favour of preserving the distinct</p>	

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					<p>character and appearance of the Area, as well as the views across it. €☒</p> <p>Headline parameters for these two sites are set out in the attached list of potential sites for development. We are aware that on 5th October a planning application (reference number no 203040) for development of a substantial portion of site SA62 by Atlantis Highams Park Ltd was made public by the Council. We shall be submitting our comments on this application in response to this application under separate cover but for the record we should like to state that the proposed development is too high. The other buildings in the immediate vicinity of the site are a maximum of four storeys which we believe should be used as a benchmark for the height of other developments, so as not to destroy the character of the centre of Highams Park. The proposed development does not respect the scale, height, mass or design of the surrounding streets or spaces and does not complement the distinct character and appearance of the area.</p>	
1036	Colin Berry				<p>I apologise for sending this email beyond the deadline but in a way my lateness only confirms my sense that this planning consultation shouldn't be happening during a pandemic. I think Waltham Forest Council is making a lot of mistakes in the way it is taking forward the consultations for property development in the Highams Park area. In the summer, there was the announcement of a proposal to develop alongside the train station. This development would have as its centrepiece a tall building. Not surprisingly, many local people were strongly opposed to this idea, knowing as they do that it will cause irreparable harm to the character and feel of Highams Park. By starting out with this proposal, I imagine that the Council will have alienated a lot of local people who might have been open to considering creative ideas but who now feel cautious and mistrustful. Given that the initial project idea was so controversial, is it right to proceed with these consultations during a pandemic? I imagine that the initial project proposal will have caused a lot of stress and distress. Surely, we've all got other concerns at the forefront of our minds? I think there is a strong case for deferring decisions on large-scale building programmes for a length of time while we all put our efforts into getting through the pandemic. That said, I do</p>	<p>The government Coronavirus (COVID-19) planning update on 13th May 2020 states that "It is important to keep the planning system moving as much as we can, so that it is able to play its full part in the economic recovery to come, at both national and local levels." The government had earlier in March 2020 advised that where the Statement of Community Involvement (SCI) cannot be complied with, suitable alternative arrangements must be made through online methods to ensure that plan-making and planning decisions can continue. Based on this, the SCI has been updated and there is an addendum</p>

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					<p>question the validity of some of the Council's rebuilding vision. In particular, the notion that 'Tall and Taller' is transformative. Could this notion be subject to rigorous scrutiny, please? I can see how Tall and Taller might appear transformative to senior people at the top of organizations but I wonder how such proposals look to ordinary people on the ground? All too easily, Tall and Taller could be taken as the council letting ordinary people know 'you don't matter'. A tall building in the wrong location, such as beside Higham Park train station, will be a permanent offence, a symbol of the flawed nature of all top-down decision-making. It is also worth adding that Tall and Taller is strangely reminiscent of Dumb and Dumber. As a way to express visionary change, it seems a poor choice of words, and indeed an impoverished vision of change. To my mind, there has been a lot of development in Highams Park in recent years, particularly in the part of Highams Park where I live (off Larkshall Road). Have these developments been fully evaluated? Surely until the developments are fully evaluated, there is a strong case for halting major developments within the area? We need to understand the impact that recent developments have had. I would like to see a rigorous evaluation of all recent developments against a set of clear-sighted standards that includes things like anti-corruption and accessibility criteria. I do believe that the drivers for change should be local people, through the Highams Park Plan, rather than these changes getting driven by Council officers, still less by developers. Given the publicity this week about the Council Leader of Liverpool, I'd like to see a real commitment on the part of Waltham Forest Council for greater transparency and scrutiny of all prospective partners especially in terms of sources of money that might go into new development proposals. As I looked at the recent proposals, I found myself asking where new developments are taking us. What is the purpose of new development and does it ever end? There are instances where the only real beneficiaries appear to be developers. The only way to avoid poor planning decisions is to build strong, constructive relationships with local people and for residents to know that they are the primary stake-holder in all future decisions that will</p>	<p>that sets out the changes in effect as a result of COVID-19 which accommodates the continuity of the plan-making process. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					affect their area. If changes are made that erode the character and feel of an area for the people who live in it currently, what will be achieved?	
949	Kathy Unwin				<p>The demolition of the building in the yard is a good idea but the proposed flats are too high. The new entrance is also a good idea but will there be adequate space for cars picking up and dropping off? This has been a problem at this entrance since the removal of the carpark. What will happen to the businesses at present in the offices? Will they be offered alternative temporary accommodation whilst building work is going on or will they just move away and not return? Building is too dense will there be gardens around the flats for the residents? Current building works just seem to be creating concrete jungles with no open space for residents. This must be awful in the current circumstances.</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to</p>

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						contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
950	Luke Tatam				I am writing in response to the public consultation on the above draft Local Plan. Please note I agree with the submission of the Highams Park Planning Group (HPPG) dated 3 November 2020. [accessed online <a href="https://highampark.london/community/news/hppgs-responded-councils-site-allocations-consultation/">https://highampark.london/community/news/hppgs-responded-councils-site-allocations-consultation/</a> ] I am concerned at the high-density development proposed at sites across the borough, as this will not provide residential housing of suitable quality for residents. I request that there is less intensive development of sites. This may mean that some additional sites would need to be identified across the borough, for low-intensity and contextual development. Commenting specifically on Sites SA62 and SA63, I am concerned that the proposed heights of new developments are unacceptable because they are too high, over-scaled and out of keeping with the character of central Highams Park (I would draw your attention to the relevant policies of the Highams Park Local Plan).	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide

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						further opportunity for site specific matters to be identified and addressed.
940	Josephine Vos	Transport for London- City Planning			TfL notes the proposal for a new station entrance at Highams Park. The station is managed by TfL London Rail as part of the London Overground and any changes will require their approval. The impact of any new station entrance on existing pedestrian flows in the station would require careful consideration before it could be accepted. We currently have no funding to provide a new entrance so this would need to be provided by a third party. All station improvements will have to be fully funded as part of the development because we are currently unable to provide any TfL funding. Longer term operational costs (staffing and equipment) associated with the new entrance would also need to be subject to negotiation with TfL. We support plans for improved crossing facilities.	Response is noted.
954	Atlantis Highams Ltd		Scott Hudson	Director Savills	On behalf of Atlantis Highams Limited ( "Atlantis €"), we have been instructed to submit representations in response to the London Borough of Waltham Forest ( "LBWF €") Local Plan (LP2) Draft Site Allocations Document Regulation 18 Consultation ( "Draft Site Allocation Document €"), specifically with respect to draft Site Allocation 'SA62' within this document. Atlantis are the owners of the Site at 480-510 Larkshall Road ( "the Site €" - see Site Location Plan extract at Appendix 1) which is one of 3 individual sites (along with 472-478 Larkshall Road (Site B) and James Yard (1- 7 Wilton Place) (Site C) - see Appendix 2) that are, collectively, to form draft Site Allocation 'SA62' within the Draft Site Allocation Document and are proposed to be allocated for the following preferred development: i. A minimum of 145 new homes (35% affordable housing); ii. A new station entrance for Highams Park Rail Station; iii. Improvements to the public realm including a improvements to the crossing on Larkshall Road; and iv. Re-provision of employment floorspace. It should also be noted, following ongoing engagement with LBWF since 2018 and public consultation in 2020, Atlantis have recently submitted an application for full planning permission (LBWF ref. 203040 - validated 05 October 2020, yet to be determined) for comprehensive redevelopment of	This representation will be considered at the next stage of the Site Allocations process

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					<p>the Site at 480-510 Larkshall Road, with the following description of development: "Demolition of the existing buildings and erection of a 5-6 storey residential-led, mixed use development comprising 68 residential dwellings (Use Class C3), flexible commercial spaces (Use Class E), a community facility (Use Class E/F.1) and a new public train station entrance as well as other public realm improvements, landscaping, private and communal amenity spaces, children's playspace, waste and refuse facilities, secure cycle storage facilities, public cycle hub, accessible car parking and other associated works €2. These representations set out the reasons and constraints preventing the comprehensive development of the three separate sites forming draft site allocation'SA62' with regard to: land ownership; fully developed separate proposals for the individual sites; separate permitted and current planning applications with LBWF. These representations will also outline how the recently submitted proposals for the Site (LBWF ref. 203040) can achieve the Council's aspirations for the draft Site Allocation'SA62', alone. As such, we will be strongly recommending the currently proposed Site Allocation'SA62' be omitted from the from the Draft Site Allocation Document and the sites come forward independently as is currently proposed by each respective landowner and the existing planning applications and permissions for these sites. Land Ownership Issues and Planning Applications for the Individual Sites Within the Proposed'SA62' Proposed Site Allocation'SA62' within the Draft Site Allocation Document comprises three individual sites in separate land ownership as set out below (see also, Appendix 2 that indicates the three individual sites that are proposed make up the draft Site Allocation'SA62'): A. 480-510 Larkshall Road, landowner: Atlantis Highams Ltd; B. 472-478 Larkshall Road, landowner: Theori Homes; and C. James Yard (1-7 Wilton Place), landowner: Sherrygreen Homes. LBWF expressed an initial interest to each respective landowner of the Council's aspirations for a masterplan and to allocate these three individual sites for comprehensive redevelopment in early 2020. Dialogue was carried out between the respective landowners and two landowner meetings, facilitated by LBWF, and were attended by all landowners of the three sites on 24 February 2020 and</p>	

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					<p>22 June 2020. At these meetings, LBWF outlined their aspirations for the comprehensive redevelopment of the sites and their intent to allocate these sites together in their Draft Site Allocation Document which was to be consulted on later in the year (as is now the subject of this Regulation 18 consultation). All respective landowners attended both of these meetings and discussed ways to explore whether the comprehensive development of the three sites was a possibility. Notwithstanding, the respective landowners identified clear constraints to this approach and deemed the comprehensive development of the sites to be unfeasible for a number of key reasons, outlined as follows: 1. Separate landownership and individual stakeholder groups across three sites in differing size and composition - trying to achieve equitable costs and benefits for each landowner and stakeholder group would be an immensely complicated undertaking, not to mention the complications in organising the coordination and sale and exchange of properties between the respective parties; 2. Theori Homes confirmed they have leaseholders within the existing buildings on their site with long term lease agreements (10+ years) which would prevent complete redevelopment of their site for a significant period of time; 3. Each individual landowner and stakeholder group has already spent considerable time, money and effort in developing proposals and current or recently permitted planning applications for each of their individual sites with LBWF, set out as follows (refer also, Appendix 2 for site locations): A. 480-510 Larkshall Road (LBWF ref. 203040 - valid 05 October 2020, not yet determined) for: "Demolition of the existing buildings and erection of a 5-6 storey residential-led, mixed use development comprising 68 residential dwellings (Use Class C3), flexible commercial spaces (Use Class E), a community facility (Use Class E/F.1) and a new public train station entrance as well as other public realm improvements, landscaping, private and communal amenity spaces, children's playspace, waste and refuse facilities, secure cycle storage facilities, public cycle hub, accessible car parking and other associated works €7. B. 472-478 Larkshall Road (LBWF ref. 183379 - permitted 28 April 2020) for: "Creation of 3 additional floors to provide 20 self-contained flats (6 x 1 bed, 10 x 2 bed, 4 x 3 bed). New cycle storage + refuse facilities at</p>	

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					<p>Ground Floor level. Ground floor front extension to existing shop €2.1'; and C. James Yard, 1-7 Wilton Place (LBWF ref. 191304 - valid 17 June 2019, not yet determined) for: "Demolition of Existing Building and construction of two five-storey building blocks comprising 46 residential units together with associated amenity space, refuse facilities, cycle parking, landscaping and related works €2.1'; As 472-478 Larkshall Road recently received planning permission (28 April 2020) to extend the existing building upwards and create 20 new dwellings; coupled with long term leases on the existing tenancies on the lower floors, there is understandably little incentive for the landowners to pursue a complicated and lengthy process of coordinating a comprehensive development across the sites with the other landowners and this has been communicated clearly to the other landowners. As part of this permission, the landowners were not required to provide affordable housing as a result of previous permitted development approvals at the site. Similarly, Atlantis have already invested considerable time and effort in developing the recently submitted proposals for their Site (480-510 Larkshall Road) in ongoing discussions and in pre-application meetings with LBWF since July 2018, together with a number of public consultation events throughout 2020 before submission. The Draft Site Allocation Document only commenced the first round of public consultation (Regulation 18) recently, on 24 September 2020, and the earliest adoption is not expected until at least late 2021. Given the document is in the earliest stage of consultation, only very limited weight can be applied to its provisions until it has been formally adopted; which is not expected for a considerable amount of time. As such, the respective landowners cannot be expected to wait until the formal adoption. How the Submitted Proposals for 480-510 Larkshall Road (LBWF ref. 203040) Can Achieve the Aspirations of Draft Site Allocation'SA62' The Draft Site Allocation Document aspires for the comprehensive redevelopment of the three sites within Site Allocation'SA62' to deliver the following: i, A minimum of 145 new homes (35% affordable housing); ii, A new station entrance for Highams Park Rail Station; iii, Improvements to the public realm including to the crossing on Larkshall Road; and iv, Re-provision of employment floorspace. It is considered</p>	

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					<p>the submitted proposals for the Site (LBWF ref. 203040), as described above, fully align with, and contribute to the provisions within the draft Site Allocation SA62, for the reasons set out below: i. The proposals for the Site will provided an appropriate mix of 68 new residential homes, including a negotiated provision of affordable housing, further to the target minimum of 145 new homes across all sites within the draft Site Allocation SA62. In addition, the permitted development at 472-478 Larkshall Road (comprising 20 dwellings) and current proposals for James Yard (comprising 46 dwellings) will also effectively contribute toward this housing target; collectively all proposals would deliver 134 new dwellings; ii. A key and central feature of the proposals is to provide a new, high quality, train station entrance for the Highams Park Station, which has been designed and supported in consultation with TfL and LBWF's Strategic Transport Officer. The station entrance is also accompanied by a public cycle parking/hub as an additional public benefit; iii. The proposals include significant improvements to the public realm throughout the Site, including the new public square adjacent the new train station entrance as well as improvements across the Larkshall Road frontage of the Site, activating all of these spaces. Furthermore, the train station entrance and adjacent public square have been purposefully located opposite the public space adjacent to the Tesco building opposite to provide for a future pedestrian connection between the two. It is expected a pedestrian crossing can be negotiated and agreed with LBWF Highways as part of the infrastructure contributions of the development; and iv. The proposals include a re-provision of modern, flexible employment floorspace for town centre uses on the Site as well as the re-provision of a dedicated community facility which has been fully supported by LBWF Officers in pre-application discussions. The development proposals for the Site will contribute to the regeneration the Highams Park District Centre by redeveloping the existing underutilised Site with a residential-led, mixed-use development comprising 68 new residential homes, 403sqm (GIA) of flexible commercial space for typical town centre uses (Use Class E), an 83sqm (GIA) community facility (Use Class E/F.1) as well as a new public train station entrance (with associated</p>	

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					<p>infrastructure, including a public cycle parking hub) as well as other public realm improvements and amenities to deliver a wholly regenerative scheme with added public benefits for the Highams Park District Centre as a whole. On this basis, the submitted proposals that are currently with LBWF for this Site alone, if permitted, will deliver on all aspirations for the draft Site Allocation SA62 without needing to incorporate the other two sites and thereby avoid the distinct complications, time and costs involved in coordinating such a process effectively. Conclusion For the reasons outlined above, we respectfully request that Site Allocation 'SA62' be omitted from the Draft Site Allocation Document. These representations highlight and set out significant barriers in coordinating comprehensive redevelopment of the three individual sites within the allocation and the submitted proposals for 480-510 Larkshall Road (LBWF ref. 203040) demonstrate the aspirations for the site allocation can be achieved on this Site alone, making the need for any such site allocation redundant. We would be delighted to meet with officers and any other relevant parties to continue our ongoing discussions. Please do not hesitate to contact myself or my colleague Erik Dybdahl (0207 409 8076 erik.dybdahl@savills.com) if you have any further queries or would like to discuss further.</p>	
85	Ms Jessica Pritty				<p>I agree with the view put forward by our HPPG that the density of development proposed for SA62 - 472-510 Larkshall Road and James Yard is too great, as it will require buildings of 6 storeys. Buildings of this height will dominate Highams Park District Centre and will completely change the character of the heart of Highams Park. Such high intensity development is not supported by POLICY SET 6: CHARACTER, DESIGN &amp; PUBLIC REALM (CDP) of the HP Plan. Personally as a resident I believe it will ruin the character of the small centre of Highams park, it would be disproportionate and would impact the character badly. As well as enjoyment of the views across the centre and light and space such a development would take up. The proposed development is too high. The other buildings in the immediate vicinity of the site are a maximum of four storeys which should be used as a benchmark for the height of other developments, so as not to destroy the character of the</p>	<p>This is noted. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable</p>

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					centre of Highams Park. The proposed development does not respect the scale, height, mass or design of the surrounding streets or spaces and does not complement the distinct character and appearance of the area. The Highams Park Plan (which was approved and voted on by local residents) states: "Development shall be of high-quality design and should complement the existing character and appearance of the Area. In all development there shall be a presumption in favour of preserving the distinct character and appearance of the Area, as well as the views across it. €?"	development of the site, whilst having an acceptable impact on area character.
20	Mr Jonathan Ashley				The plan should take into account the responses to an unofficial consultation about the proposed hi-rise development at this location, which I believe to have received strong adverse reaction. The council appear to be working on the assumption that a yet to be assessed planning application is appropriate development. The adopted Higham Park Neighbourhood Plan does not seem to have been taken into full account in the plan or Site Allocations.	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
1190	Robert Tatam				Anticipated developments on the proposed Site Allocations on Larkshall Road, Highams Park, being the James Yard site and the Shell Garage site, would seriously impact on the visual impact of the centre of Highams Park (especially when arriving by train from the Liverpool Street station direction, and using any one of the three station exits), together with the safety of pedestrians at those busy junctions, and the deterioration of infrastructure that follows from over-development. With regard to the planning application for 480-510 Larkshall Road, I object to this application, as a long-term resident of Highams	These comments are noted. All development in the centre would be required to contribute to the provision of infrastructure and transport improvements in the local area where requested by TfL.

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					<p>Park and a regular user of Highams Park station, and I agree with the submission of the Highams Park Planning Group (HPPG) dated 10 November 2020: [accessed online <a href="https://highamspark.london/community/news/planning-application-james-yard/">https://highamspark.london/community/news/planning-application-james-yard/</a>] I support the principle of redevelopment on this site only if tangible benefits to the local community can be demonstrated, including a sensitive and contextual design approach. However, I do not support the planning application by Atlantis for the erection of a five and six storey residential-led, mixed use development comprising 68 residential dwellings, a new station exit and commercial space, as it does not comply with the Highams Park Neighbourhood Plan. I would also object to the Site Allocations listed on "Your chance to shape our borough: North Waltham Forest - Local Plan Part 2: Site Allocations €" that are close to Chingford Plain and Chingford station, being the station car park and bus terminus, the Royal Epping Forest Golf Club, and North City Motors. I have personal experience of the detrimental effects on bus drivers and bus passengers in Colchester following the decommissioning of, and development over, its bus terminus, and the subsequent unhelpful dispersion of bus journey end points to different locations. In the case of North Chingford, the current proximity of the interchange between rail and bus journeys is not one to be broken, but rather more multi-modal journeys should be encouraged by enhancing the nature of the current bus terminus.</p>	
142	Mr Malcolm Shykles				<p>Why do you want to destroy a perfectly good Office block at Highams Park Station, Built about 1990 by Laing and Cruikshank a City Finance Company to replace it with housing? We also have had Naseberry Court in Larkshall Road property of the NHS built about the same time, pulled down. CO2 stored in limestone is released during cement manufacture; it cannot be eliminated by changing fuel or increasing efficiency. A further 50% of cement emissions come from burning fossil fuels to heat kilns plus the emissions from fuels needed to mine and transport the raw materials. This pulling down and rebuilding is of serious climate concern, therefore why are you not pulling down any of the boroughs crumbling and thermally inefficient old houses, as</p>	This is noted,

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					has been done in Manchester? In this new age of the corona viruses we need to reduce the need of mass transportation of humans. Therefore it would be far better if city firms were encouraged to follow the example of Laing and Cruikshank back in 1990 and put their offices in the suburbs. Also in your 2013-14 Air Quality Progress Report for the LBWF in Figure 1.2: Map of Areas Predicted to Experience Exceedences of the Annual Mean Objective for NO2 at 70 µg/m3 includes the level crossing area, often with queuing traffic. It is not a good place for housing.	
510	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle, including new green infrastructure.	This is noted.
529	Josephine Vos	Transport for London- City Planning			TfL notes the proposal for a new station entrance at Highams Park. The station is managed by TfL London Rail as part of the London Overground and any changes will require their approval. The impact of any new station entrance on existing pedestrian flows in the station would require careful consideration before it could be accepted. We currently have no funding to provide a new entrance so this would need to be provided by a third party. All station improvements will have to be fully funded as part of the development because we are currently unable to provide any TfL funding. Longer term operational costs (staffing and equipment) associated with the new entrance would also need to be subject to negotiation with TfL. We support plans for improved crossing facilities.	This is noted
668	Cllr John Moss				We are aware of a response on the SAD from the Highams Park Planning Group which addresses these sites and other opportunities in the Highams Park Neighbourhood Plan area. We support those comments in full.	
927	Robert Tatam				Thirdly, anticipated developments on the proposed Site Allocations on Larkshall Road, Highams Park, being the James Yard site and the Shell Garage site, would seriously impact on the visual impact of the centre of Highams Park (especially when arriving by train from the Liverpool Street station direction, and using any one of the three station exits), together with the safety of pedestrians at those busy junctions, and the deterioration of	These points are noted.

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					<p>infrastructure that follows from over-development. With regard to the planning application for 480-510 Larkshall Road, I object to this application, as a long-term resident of Highams Park and a regular user of Highams Park station, and I agree with the submission of the Highams Park Planning Group (HPPG) dated 10 November 2020: [accessed online <a href="https://highampark.london/community/news/planning-application-james-yard/">https://highampark.london/community/news/planning-application-james-yard/</a>] I support the principle of redevelopment on this site only if tangible benefits to the local community can be demonstrated, including a sensitive and contextual design approach. However, I do not support the planning application by Atlantis for the erection of a five and six storey residential-led, mixed use development comprising 68 residential dwellings, a new station exit and commercial space, as it does not comply with the Highams Park Neighbourhood Plan.</p>	

Highams Park						
SA63 - Shell Garage						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
567	Mr Mathew Frith	Director of Conservation London Wildlife Trust			<p>The Trust recognises the pressures placed upon the Council to accommodate new development, in particular housing, and that this is reflected in the review of the Local Plan in terms of specific policies. However, this review should not compromise the commitments set out in the planning system to protect and enhance the natural environment, which is increasingly subject to adverse pressures within the borough and at a regional and national scale. Our comments below are within the context of the laudable ambitions of both the National Planning Policy Framework (NPPF, 2019) and the London Plan (intend to publish, 2019) to protect the natural environment and to seek to deliver gains for biodiversity wherever possible. This has been further strengthened by commitment to deliver Biodiversity Net Gain as a mandatory requirement through the NPPF through enactment of the Environment Bill currently passing through Parliament. The NPPF (para 174) requires local</p>	<p>Policy 81 - Biodiversity and Geodiversity in the Waltham Forest Local Plan 1 seeks to protect and enhance biodiversity and geodiversity resources in the borough. In bringing forward sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should sites come forward, the planning application consultation process would provide further</p>

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					plans to map ecological networks to inform future planning delivery for example to protect and enhance existing ecological assets and/or create new ones. The Environment Act is likely to require local planning authorities to prepare Local Nature Recovery Strategies (as set out in paras 95 and 96), which will underpin the spatial identification of where this will be planned and delivered through the Local Plan and other relevant strategies. The Trust has comments on all the proposed site allocations, both in terms of the existing site descriptions and the proposed development details. We are concerned that a number Page 2 of 6 of sites listed are adjacent to/Sites of Importance for Nature Conservation (SINCs), and this has not been referred to in various site descriptions. We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA63 Shell Garage, Highams Park Green infrastructure to be embedded wherever possible.	opportunity for site specific matters to be identified and addressed.
951	Mr Luke Tatam				I am writing in response to the public consultation on the above draft Local Plan. Please note I agree with the submission of the Highams Park Planning Group (HPPG) dated 3 November 2020. [accessed online <a href="https://highamspark.london/community/news/hppgs-responded-councils-site-allocations-consultation/">https://highamspark.london/community/news/hppgs-responded-councils-site-allocations-consultation/</a> ] I am concerned at the high-density development proposed at sites across the borough, as this will not provide residential housing of suitable quality for residents. I request that there is less intensive development of sites. This may mean that some additional sites would need to be identified across the borough, for low-intensity and contextual development. Commenting specifically on Sites SA62 and SA63, I am concerned that the proposed heights of new developments are unacceptable because they are too high, over-scaled and out of keeping with the character of central Highams Park (I would draw your attention to the relevant policies of the Highams Park Local Plan).	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst

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						having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1081	Gordon Turpin	Highams Park Planning Group			This letter contains additional comments from the Highams Park Planning Group (HPPG) to those included in our letter of 3rd November 2020 with regards to the Council's consultation on the draft Local Plan "Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document €2. This response has been prepared by HPPG in its capacity as the designated neighbourhood development forum for the Highams Park Plan Area. This additional response has been prompted by our review of the Submission Version of the Local Plan (SLP) which commenced after the LP2 Site Allocations Consultation. In particular, we should like to make the following points: 1. We note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. We believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation even as Site Opportunity Locations. 2. Due to the heavy reliance on Site Opportunity	Noted. The government Coronavirus (COVID-19) planning update on 13th may 2020 states that "It is important to keep the planning system moving as much as we can, so that it is able to play its full part in the economic recovery to come, at both national and local levels." The government had earlier in march 2020 advised that where the Statement of community involvement (SCI) cannot be complied with, suitable alternative arrangements must be made through online methods to ensure that plan-making and planning decisions can continue. Based on this, the SCI has been

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					<p>Locations in the SLP to meet the Council's housing targets, a more rigorous and thorough consultation as part of the LP2 Site Allocations Consultation, should have been undertaken regarding these Site Opportunity Locations in Highams Park and across the Borough before their inclusion in Figure 4.1. in the SLP. Our reasons for the above statements and why we believe this lack of consultation affects the soundness of the SLP are articulated below. The SLP allocates a new housing target of 3,400 new homes in the north of the borough, of which 2,000 homes are targeted in 5 strategic locations and 1,400 homes are targeted outside of the strategic locations. That part of Highams Park designated as a "strategic location" has been allocated a target of 400 new homes. Only 59% of new housing in the north of the borough is allocated to Strategic Locations. The distribution of the other 41% of the target of 1,340 new homes at Site Opportunity locations across the north of the borough is unquantified. Based on the maps provided, it is apparent that Figure 4.1 contains thirteen potential Site Opportunity Locations in the HP Plan Area. Figure 4.1 is a small scale, low resolution graphic from which it was impossible to discern all the sites marked on the map in the HP Plan Area from the documents provided; nor was there a list of addresses of the Site Opportunity Locations. We contacted Council planning officers who kindly provided us with maps of each site. We have listed these sites below and, for clarity, have split them between sites within the HP Strategic Location and those sites that fall within the HP Plan Area but outside of the HP Strategic Location. Only three of these sites are situated within the HP Strategic Location, being: 1. 472-510 Larkshall Road; being the buildings from the Shell Garage up to the railway crossing. This site is included in the Council's LP2 Site Allocations consultation as site SA62 and provides for 145 new homes. 2. The Shell Garage at 470 Larkshall Road; This site is included in the Council's LP2 Site Allocations consultation as site SA63 and provides for 10 new homes. 3. BLR_151 - Highams Park Station and Car Park; this site is not included in the LP2 Site Allocations consultation and no targets for housing have been suggested in the SLP. Sites 1. &amp; 2. are included in the Site Allocations LP2 Consultation but only account for 155 of the proposed new homes in Highams</p>	<p>updated and there is an addendum that sets out the changes in effect as a result of COVID-19 which accommodates the continuity of the plan-making process. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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					<p>Park; this means the balance of 245 homes will have to be built on the sites shown in Fig 4.1 and through other windfall sites that may become available for development. There are 10 other Site Opportunity Locations for new housing shown in Figure 4.1 which fall within the HP Plan Area but are outside of the HP Strategic Location. These sites are: 4. BLR_110 - 163 Centre Way; Roberts Hall off Wadham Road to the rear of The Wadham Caf�� and backing on to the grounds of the Peter May Centre. The site is currently occupied by a children's day nursery. 5. BLR_141 - Garages off Hale End Road; the garages and garden to the rear of Swallow Court backing on to the gardens of 29-34 Beech Hall Crescent, 393-397 Hale End Road and 1-9 Forster Close. 6. BLR_142 - County Hotel (SSA57); in Oak Hill (now known as the Epping Forest Hotel) 7. BLR_143 - Garages off The Avenue; backing on to the gardens of 121 to 129 The Avenue &amp; 48 Richmond Crescent 8. BLR_144 - 25. Wrigley Close (Adjacent to 85 The Avenue); garages backing on to the gardens of 8-14 Richmond Avenue, 2 Richmond Crescent, 75 &amp; 85 The Avenue. 9. BLR_147 - Garages between Castle Avenue and Handsworth Avenue. This is comprised of two parcels of land: a. Garages to the rear of Briarview Court, Handsworth Avenue backing on to the gardens of 67 to 87 Handsworth Avenue and 22 to 28 Castle Avenue. b. Garages to the rear of Hedgemoor Court and Hewitt House, Castle Avenue backing on to the gardens of 67 to 87 Handsworth Avenue and 22 to 28 Castle Avenue. 10. BLR R_148 - Garages off Richmond Avenue; behind 3 and 5 Richmond Avenue, Marien Court and 49 to 57 The Avenue, backing on to the railway line. 11. BLR_150 - Garages off Castle Avenue; to the rear of the flats in Wentworth House, Bailey Court and 39 Castle Avenue. Backing on to the gardens of 35 Castle Avenue, 2-8 Falmouth Avenue and 106 to 104 The Avenue. 12. BLR_152 - Garages to rear of Clivedon Rd; backing on to the gardens of 1 to 27 Clivedon Road, 84 to 116 Forest Glade and 8 to 24 Sheredan Road. 13. BLR_156 - Larkshall Timber Yard; 192 Larkshall Road. Currently in use as a garage repair and car wash and backs on to 194 and 196 Larkshall Road, St Anne's Church and the railway line. The absence of these Site Opportunity Locations from the LP2 consultation was justified in the SLP by stating that only strategic or key sites would be included in the site</p>	

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					<p>allocations consultation. We believe this is misleading as there are only two key/strategic sites and these two sites account for only around 38% of the housing target in the HP Plan Area (and possibly less). A map of the Site Opportunity Locations should have been included in the LP2 site allocations document, along with the addresses of those sites. This would have provided transparency to local residents, as it would have been clearer by what means the housing targets may possibly be met and allowed people to assess the likely impact of new development in their neighbourhood. Representatives of the Highams Park Planning Group (along with other community groups in the north of the borough) were invited to a "Site Allocations Workshop" on 28th January, 2020. At this workshop we were shown headline maps of the sites shown in Figure 4.1. The workshop was fairly informal but the consensus of attendees at the workshop was that, with the exception of sites 4, 6 and 13, the sites suggested in the HP Plan Area are unsuitable for development. It is disappointing that the Council chose not to listen to the comments made at the workshop and has included all these sites in Figure 4.1 of the SLP without any public consultation on sites 3 to 13 listed above. Their inclusion in the SLP consultation in the narrative for Policy 4 - Location of Growth is vague and contradictory; and, as mentioned previously, the sites shown in Figure 4.1 are too indistinct to identify clearly. It is unclear in the SLP how references to the Brownfield Land Register relate to the sites included in Figure 4.1. We consider it to be very important that more clarity is provided, as inclusion of sites in Part 2 of the Brownfield Land Register essentially grants "permission in principle" for residential development on those sites. Accordingly, the SLP should be clear as to whether: " it is the Council's intention, over time, to include all or just some of these sites in the Brownfield Land Register; the Council has undertaken a preliminary study to ascertain which sites meet the criteria for inclusion in the Brownfield Land Register; " it is feasible to develop these sites. This lack of clarity is exacerbated by the fact that: " as far as we are aware, there is no evidence base accompanying the consultation documents that provides a basic assessment of the likely availability or feasibility of these sites; and " the Council's Brownfield Land Register appears</p>	

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					<p>to be out of date as it is dated 31st December, 2018 and only includes 3 sites in the HP Plan Area, two of which are not included in Figure 4.1 as they already have planning permission (the Regal Cinema and Naseberry Court). The third site is 480 to 510 Larkshall Road which forms part of Site SA62 mentioned above. Note: With reference to the second bullet point above, The Town and Country Planning (Brownfield Land Register) Regulations 2017 requires local authorities to notify and consult with relevant Neighbourhood Development Forums before proposing to add any sites to Part 2 of the Brownfield Land Register. Accordingly, the Council is obliged to notify and consult with the Highams Park Planning Group should it propose to include any sites within the HP Plan Area in Part 2 of its Brownfield Land Register. Before sites are included as Site Opportunity Locations in Fig 4.1 of the SLP (whether or not they are to be included in the Brownfield Land Register), the feasibility of each site should be measured, as a minimum, against the following criteria stipulated by the Town and Country Planning (Brownfield Land Register) Regulations 2017 in relation to each parcel of land that: a) the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings; b) the land is suitable for residential development; c) the land is available for residential development (i.e. the owners wish to develop it); d) residential development of the land is achievable; e) whether development of any of the sites will cause any adverse impact on the local amenity which such development might cause for intended occupiers of the development or for occupiers of neighbouring properties; and f) Headline development parameters should also be set for any Site Opportunity Locations which truly reflect the character of the area in which they are located. Height, density and massing should be set by reference to the light suburban character of the HP Plan Area. Development should provide gardens and amenity space in keeping with the vicinity of the development. The assessment of each site designated as a Site Opportunity Location should be included in the evidence base for the SLP. In the absence of an evidence base in the existing draft SLP, there is little data provided for assessment of the sites in Figure 4.1 but our own empirical assessment, based on our knowledge of the HP Plan Area, suggests that most</p>	

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					<p>of the sites are not suitable for inclusion as Site Opportunity Locations in the SLP, as they are subject to multiple ownerships which means they are unlikely to become available for development; and/or are likely to have deleterious impact on the environment and character of the surrounding area. A summary of our findings is provided below: " Sites 5,6, 8, 9, 10 &amp; 11 are the garage and storage facilities, and, in some instances, gardens to the rear of blocks of flats. The Council does not own the land, as the flats are in most part privately owned and the owners of the flats have rights over the garages. What is being proposed is new housing being squeezed in behind the existing blocks of flats and the back gardens of neighbouring properties. All of these sites are quite small, so building on the garage sites will be substantially detrimental to the existing residents amenity through light and noise pollution, reduced privacy and right to light; the same adverse effects will also apply to the neighbouring houses. There is also little room on most of these sites to provide adequate amenity space to provide a healthy living environment for incoming occupants. Given the multiple ownerships of the sites and the degradation in the living environment of the owners, it is unlikely that all the owners will agree to sell their garages and gardens for development, this makes it unlikely that these sites will ever become available for development. " The garages in Site 12 are also in multiple ownership. Some serve to provide garaging to residents of the houses in the nearby streets and there is a small block of garages in the centre of the site that are available for hire. Around the perimeter of the site garaging is provided at the end of the gardens for houses in Forest Glade and Sheredan Road; the owners of these garages have access rights to the site. The need to allow access to these garages and the multiple ownership of the sites and access rights makes it unlikely that this site is feasible or will ever become available for development. " Site 7 is a very small site and has similar constraints to those mentioned above and will have a particular adverse effect on the environment of the neighbouring properties. In view of the foregoing, we believe it is misleading to include Sites 5, 6, 7 ,8, 9,10, 11 and 12 in the SLP, as they are not likely to become available or cannot be feasibly developed. It is</p>	

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					<p>also important to note that none of these sites are street facing and have limited access to the surrounding streets, which means these sites would essentially be back garden developments! Accordingly, we believe these sites should be removed from Figure 4.1 of the SLP. We note that Highams Park Station and Car Park (Site 3) is included in the list of Site Opportunity Locations. This is wholly unacceptable. Our consultations over the past seven years have demonstrated that Highams Park Station is core to the character and feel of Highams Park and much valued by local people. The importance of Highams Park Station is reflected in Character Assessment 9 of the HP Plan which defines the station building as the main feature and focal point of the town centre, as per the following extracts: "LAYOUT AND STREET FEATURES The main feature of the area is the railway station, with the re-purposed signal box (build 1925), together with the active feature provided by the level crossing (fig 1). The retail lined roads radiating out from the rail crossing create a "marketplace € feel to the area (fig 2). The Millennium Clock and new landscape features in Signal Walk reinforce the area's role as the "town centre € . The modest scale of buildings allows a constant backdrop of mature trees as a key character aspect of the area, complemented by well-established street trees viewed along the radiating streets. The Larkshall Road frontage also has a wide grassed area with mature trees providing a buffer between the industrial buildings of the industrial estate and homes to the east. € "LANDMARKS AND NOTABLE BUILDINGS The station is the focal point around which Highams Park has developed with its building (fig 3) dating from 1903 to a design by architect Neville Ashbee in the €~Domestic' style characteristic of the Great Eastern Railway at that time. It is a modest and well-proportioned building suffering because of its car dominated immediate surroundings, but then supported in scale by lively small-scale shop units on either side of the station frontage. The Signal Box (fig 1) is a prominent feature of the Highams Park centre which dates from 1925 and is now operating as a specialist caf©. € Because of the importance of Highams Park Station to local people and to the character of the area, we wrote to the Council on 6th October, 2018 and requested that Highams Park</p>	

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					<p>Station be added to the Council's list of locally significant buildings; we also suggested other buildings that local residents consider significant in the area for inclusion in the list and that the station be included as part of a small conservation area to conserve Highams Park's characterful townscape. We were advised that these suggestions would be considered but to date, despite numerous follow up requests, we have not had a response to these recommendations. We also included these requests in our response to the Shaping the Borough Local Plan Consultation in 2019. The value local people place upon the Highams Park Station building and its importance to the character of the area was demonstrated again recently in the many objections submitted in respect of planning application ID 203040. This application proposed a seven-storey block of flats immediately behind the station at 480 to 510 Larkshall Road. People objected strongly to this as they do not want to see the character of the town centre changed significantly through the station building being dominated by a seven-story block of flats. The station car park is already used for community events and markets and could be repurposed as a public square/open space if it is no longer required as a car park; as per the recommendations of Annex 1 - Aspirations, Projects &amp; Actions of the HP Plan, this recommendation also includes a sketch of how the space may look. To demolish and build on Highams Park Station and car park would be against the wishes of local people and wholly contrary to Bullet point 10 of the strategic objectives in the SLP which states " "Ensure Waltham Forest's network of cultural, inclusive and sustainable neighbourhoods are safe and diverse, celebrating their locally distinctive character and heritage. € In view of the importance of the Highams Park Station building to the character of the area, Site 3 should be removed from the Site Opportunity Locations in Figure 4.1 and added to the Council's list of locally significant buildings. In paragraph 7.5 of the SLP the Council states "The North of the borough has great opportunities for housing, employment and cultural growth €; €; € We cannot speak for other areas in the north of the borough but based on our review of the Council's proposed site allocations and suggested Site Opportunity Locations in the HP Plan Area, we do not think this statement</p>	

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					<p>applies to Highams Park with regards to housing. If this statement were correct the Council would not feel the need to shoe-horn inappropriate "back-garden developments € into low density residential areas in order to meet its housing targets in the area, without due consideration of the deleterious impact on the character, environment and living conditions of the areas around those sites. We believe that the Council should lower its housing targets for the HP Plan Area and reconsider what sites are likely to be viable for the delivery of new housing in the area. At the workshop on 28th January 2020 we rejected Site Opportunity Locations site 2, 5, 7, 8, 9, 10, 11 &amp; 12 as inappropriate locations for housing development and, at the same time, we reminded Council officers of a number of sites we put forward in our response to the Council's Direction of Travel Consultation Document in December 2017 that, if redeveloped, we believe will help regenerate the Highams Park District Centre, as well as providing additional housing. These include the list of Potential Sites for Development in the HP Plan Area included in our response to the LP2 Site Allocations consultation. One suggestion on the list is the remodelling of the Aldriche Way housing estate to improve the layout, so as to provide substantially more housing and address social issues on the estate. We also suggested some repurposing of underused land in area BEA 1 for housing (see below for comments on area BEA 1). The SLP makes a number of statements regarding preserving the distinctive character of the different areas of the Borough and in paragraph 7.1 below articulates this very precisely and states that: "7.1 This chapter sets out the spatial approach for North Waltham Forest, which principally covers Chingford, Chingford Mount and Highams Park. In this Plan, the borough is divided into three areas: South Waltham Forest, Central Waltham Forest and North Waltham Forest. The divergent character of each area presents different challenges and opportunities requiring a more locally distinctive policy response. The policies in this section should be read in conjunction with other policies in the Local Plan, Highams Park Neighbourhood Plan and North Chingford Conservation Area Appraisal. € And, paragraph 2.2 of the SLP "Neighbourhoods and Communities € states " Central areas of the borough have a dense urban</p>	

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					<p>character and busy street life, the borough becomes more suburban to the north with lower density housing and more open green spaces that flow into the Green Belt, Epping Forest and out to Essex From our review of the SLP with regards to Location and Management of Growth in the HP Plan Area, the proposed intensification methodology for achieving the housing targets shows no real consideration of the above statements. In fact, given the generally light suburban nature of the HP Plan Area outside of the district centre, what is proposed in the SLP does exactly the opposite. We should like to re-iterate that this level of development is wholly inconsistent with Bullet point 10 of the strategic objectives in the SLP "Ensure Waltham Forest's network of cultural, inclusive and sustainable neighbourhoods are safe and diverse, celebrating their locally distinctive character and heritage. € Paragraph 7.4 of the SLP states " 7.4 The regeneration potential of the area is recognised in the London Plan. The Upper Lee Valley is designated as an Opportunity Area at sub-regional level and Highams Park is designated as a Strategic Area for Regeneration €! .. € We do not agree with the statement in the London Plan that the HP Plan Area is in need of regeneration, as Highams Park is a vibrant area, with a strong community ethos and even during the COVID hiatus new shops and businesses have opened across the area. Irrespective of whether we agree that the area is in need of regeneration, the SLP makes no attempt to explain what part of the HP Plan Area needs regeneration. It may be that the SLP is suggesting that regeneration may be achieved by intensifying development through building tower blocks around the station area and in the back-garden areas of quiet residential streets. If this is the case, we do not agree with this approach, as we believe it will depersonalise what is currently a vibrant and friendly community. If regeneration is required, we believe it is more likely to be achieved by looking at other sites across the district centre and following the development parameters for those sites included in the Potential Sites for Development document we submitted to the Council as part of the LP2 Site Allocations Consultation. In summary, given that we are the Neighbourhood Development Forum for the HP Plan Area, we are disappointed that the Council has paid little heed to the suggestions made by</p>	

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					<p>us for removal of some inappropriate sites or for the inclusion of other sites suggested by us at the workshop. Other than at the workshop in January 2020, the Council did not consult with us on the proposed Site Opportunity Locations before including them in Fig 4.1. Appendix 2 of the SLP - Employment Land Character &amp; Vision - BEA 1 We disagree with the comment in Appendix 2 of the SLP that there is limited potential for intensification in area BEA 1. Parts of the area are significantly underutilised and could be put to better use as they provide very little employment; in particular, the plots occupied in Hickman Avenue by Hanar Cars (second hand car sales) and Elite Truck Training (HGV instruction). If the Council is struggling to meet its housing targets in the HP Plan Area, we suggest that these two plots are withdrawn from area BEA 1 and allocated for housing. Both sites back on to the Rolls Park Playing Fields, so incoming residents would benefit from abundant green space and close proximity to the Highams Park District Centre. There are no immediately neighbouring buildings other than the Shurgard Self Storage Facility, so this area could be more intensively developed than other parts of the HP Plan Area without impacting the character of the area, or adversely affecting the amenity of other residents in Highams Park. There is precedent for conversion to housing in area BEA 1; being Endeavour House which provided 82 new homes by using land in area BEA1 originally intended for a use as a polyclinic. There are also other parts of area BEA 1 which are significantly underutilised (including the Shurgard site) and which have potential for providing more local employment through redevelopment and mixed use. We suggest that the Council undertakes a thorough review of the uses throughout area BEA 1. We consider the Council has failed to engage with us sufficiently regarding that part of the SPL that relates to the HP Plan Area and site allocations , such as: the proposed additions to the locally listed buildings and site opportunity locations. For the record, we responded with detailed comments to the Shaping the Borough Consultation in 2019. These comments were intended to apply to specific policy statements relating to the development in the Highams Park Plan Area. We copied this letter to our members and many of them also responded to</p>	

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					<p>the consultation expressing support of our comments. In the Council's Consultation report dated July 2020, officers made only a cursory response to our comments and those of hundreds of local people, as follows: "The draft Local Plan has a borough-wide strategic focus to be supported by supplementary planning documents and masterplans for identified local areas. The Council recognises the supporting role of neighbourhood plans such as that being prepared by the Highams Park Planning Group. However, in accordance with national planning policy, a neighbourhood plan must be in conformity with the Local Plan, delivering the strategic aspirations of the Local Plan set at higher level. The Council has declared its commitment to work with the Highams Park Planning Group to ensure a good relationship between both plans. € While we accept that the HP Plan is subordinate to the Council's Local Plan, we were not suggesting that policies in the HP Plan should drive policies Borough wide. As the draft Local Plan contains recommendations and policies that relate specifically to Highams Park, we were making comments on how those parts of the Local Plan that relate to the HP Plan Area could better reflect the aspirations of local people. These comments were made based on our knowledge of the area through our extensive consultations over the previous 5 years (at that time). Given the foregoing, we do not consider the Council's response in the Consultation report to have been adequate or appropriate. We appreciate that this is a long letter, so have summarised some of the key points below. Summary of Key Points: " The Site Allocation consultation documents are lacking in clear detail to the point of being misleading as to where development is likely to take place in the HP Plan Area. " Swingeing changes to the character of the HP Plan Area are both unwelcome and unwanted and do not accord with the SLP's stated objective to "Ensure Waltham Forest's network of cultural, inclusive and sustainable neighbourhoods are safe and diverse, celebrating their locally distinctive character and heritage €." The target of 400 homes (and most likely more) is an unsustainable target, as the HP Plan Area has already been subject to significant development over the past ten years and most of the remaining viable sites have been taken up. The site suggestions submitted by us in the</p>	

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					<p>first round of consultation in 2019 and in this LP2 Site Allocations should be considered as alternative locations to meet housing growth in the HP Plan Area. " The criteria used to the select the Opportunity Site Locations (Figure 4.1) in the HP Plan Area are not provided. It is our assessment that most of the sites in Fig 4.1 are not suitable for inclusion as Site Opportunity Locations in the SLP. " Sites 5, 6, 7 ,8, 9,10, 11 and 12 should not be included in the SLP, as they are not likely to become available or cannot be feasibly developed. It is also important to note that none of these sites are street facing and have limited access to the surrounding streets which means these sites would essentially be back garden developments! We do not believe that such sites will provide the appropriate amenity space or the high-quality homes and environment that the Council aspires to for incoming and existing residents in the SLP. " In view of the importance of the Highams Park Station building to the character of Highams Park District Centre, Site 3 should also be removed from the Site Opportunity Locations in Figure 4.1 and added to the Council's list of locally significant buildings (and our other suggestions also considered). " We suggest that the Council undertakes a thorough review of the uses throughout area BEA 1 and that some plots are taken out and allocated to housing. " Some parts of area BEA 1 could be better utilised for employment purposes. " Given that we are the Neighbourhood Development Forum for the HP Plan Area, we are very disappointed with the almost total lack of engagement that the Council has undertaken with us for those parts of the SLP and in particular the Site Opportunity Locations that relate to the HP Plan Area. We appreciate the need for the Council to press ahead with the new Local Plan but we respectfully suggest that the consultation should have been deferred given the limited ability to engage and meet properly with residents and businesses due to the COVID 19 pandemic. This would have allowed more in depth discussions with local people across the borough and a better informed outcome in the SLP.</p>	
1040	Gordon Turpin	Highams Park Planning Group			<p>This letter contains the response of the Highams Park Planning Group ( "HPPG €?) to the Council's consultation on the draft Local Plan "Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document €?.</p>	<p>The government Coronavirus (COVID-19) planning update on 13th may 2020 states that "It is important</p>

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					<p>This response has been prepared by HPPG in its capacity as the designated neighbourhood development forum for the Highams Park Plan Area.</p> <p>1. General Comments: " We appreciate the need for the Council to press ahead with the new Local Plan but given the limited ability to engage and meet properly with residents and business due to the COVID 19 pandemic , we respectfully suggest that the consultation should have been deferred. " Given the trend for people looking to move to less urban and built up areas due to the impact and "lack of comfortable living space €[?] for many people during the Coronavirus Lockdown we believe the Council should revisit and reduce its housing targets. The Council should also reconsider the parameters for the sites it is proposing to allocate in the Local Plan, in particular:</p> <ul style="list-style-type: none"> <li>o We do not agree with the high density proposed for the sites allocated across the Borough as such high-density development is not conducive to community cohesion nor will it provide the high quality homes and living environment that the Council should aspire to for its residents (both existing residents and newcomers to the Borough).</li> <li>o There is insufficient provision of amenity space in most sites due to the densification proposed.</li> <li>o The building heights that will be required to achieve the proposed densities on many of the sites allocated will be higher than that of buildings in the immediate vicinity. This is contrary to the headline statement in the emerging Local Plan that states that the Council wishes to retain the character of the historic town centres across the Borough.</li> <li>o The Council should seek to spread new development over a larger number sites with less intensive development on each site.</li> </ul> <p>2. Site Allocations in The Highams Park Plan Area There are only two sites allocated for development in the Highams Park Neighbourhood Plan Area ( "HP Plan Area €[?]), being sites SA62 and SA63. We assume from this that the Council is looking to make up the balance of the housing target in the HP Plan Area from windfall sites that become available over the life of the emerging Local Plan. It is our view that to allow such a large proportion of the housing target to be met from unallocated windfall sites in the HP Plan Area will lead to development that is:</p> <ol style="list-style-type: none"> <li>1. Unlikely to meet the housing needs for the area as outlined in the Highams Park Neighbourhood Development Plan ( "HP Plan</li> </ol>	<p>to keep the planning system moving as much as we can, so that it is able to play its full part in the economic recovery to come, at both national and local levels." The government had earlier in march 2020 advised that where the Statement of community involvement (SCI) cannot be complied with, suitable alternative arrangements must be made through online methods to ensure that plan-making and planning decisions can continue. Based on this, the SCI has been updated and there is an addendum that sets out the changes in effect as a result of COVID-19 which accommodates the continuity of the plan-making process. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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					<p>€2). 2. Unlikely to be in keeping with the character of the surrounding buildings as articulated in the HP Plan. A number of potential sites for development were identified during the HP Plan consultation process and these were included in the earlier drafts of the HP Plan. They were not included in the adopted HP Plan as Council planning officers suggested that strategic and environmental appraisals would be required, so HPPG's Committee decided not include them as HPPG did not have the resources for this exercise. At the site allocations workshop at Chingford Assembly Hall, we suggested to Council Officers that these sites be included in the Local Plan, however, none of these sites (with the exception of 470-510 Larkshall Road have been included in the consultation document. We have attached a listing of potential sites for development in the HP Plan Area together with headline development principles for each site. We appreciate that these sites may not be redeveloped, as they are in private ownership, however, we are aware that developers have already expressed an interest in some of these sites, so they could be redeveloped over the coming years. We believe it would be prudent to include these sites in the emerging Local Plan's Site Allocations document, so, if they are put forward for development, the principles for their use will have already been established and, therefore, allow for better outcomes for the HP Plan Area in terms of regeneration, character, height and density. 3. Comments on Specific Site Allocations: Sites SA62 and SA63 It is our view that the density of development proposed for both these sites is too great, as it will require buildings of 5 or 6 storeys. Buildings of this height will dominate Highams Park District Centre and will completely change the character of the heart of Highams Park. Such high intensity development is not supported by POLICY SET 6: CHARACTER, DESIGN &amp; PUBLIC REALM (CDP) of the HP Plan. Also, during our consultations for setting the policies for the HP Plan it was evident that a large majority of local residents do not support high intensity development in the HP Plan Area. In particular, POLICY CDP2: Character &amp; Design states: "Development shall be of high-quality design and should complement the existing character and appearance of the Area. In all development there shall be a presumption in favour of preserving the distinct</p>	

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Highams Park						
SA63 - Shell Garage						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					character and appearance of the Area, as well as the views across it. € <sup>2</sup> Headline parameters for these two sites are set out in the attached list of potential sites for development. We are aware that on 5th October a planning application (reference number no 203040) for development of a substantial portion of site SA62 by Atlantis Highams Park Ltd was made public by the Council. We shall be submitting our comments on this application in response to this application under separate cover but for the record we should like to state that the proposed development is too high. The other buildings in the immediate vicinity of the site are a maximum of four storeys which we believe should be used as a benchmark for the height of other developments, so as not to destroy the character of the centre of Highams Park. The proposed development does not respect the scale, height, mass or design of the surrounding streets or spaces and does not complement the distinct character and appearance of the area.	
511	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Green infrastructure to be embedded wherever possible.	This is noted.
669	Cllr John Moss				We are aware of a response on the SAD from the Highams Park Planning Group which addresses these sites and other opportunities in the Highams Park Neighbourhood Plan area. We support those comments in full.	This is noted.
928	Robert Tatam				Thirdly, anticipated developments on the proposed Site Allocations on Larkshall Road, Highams Park, being the James Yard site and the Shell Garage site, would seriously impact on the visual impact of the centre of Highams Park (especially when arriving by train from the Liverpool Street station direction, and using any one of the three station exits), together with the safety of pedestrians at those busy junctions, and the deterioration of infrastructure that follows from over-development. With regard to the planning application for 480-510 Larkshall Road, I object to this application, as a long-term resident of Highams Park and a regular user of Highams Park station, and I agree with the submission of the Highams Park Planning Group (HPPG) dated 10 November 2020: [accessed online	this is noted.

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Highams Park						
SA63 - Shell Garage						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p><a href="https://highamspark.london/community/news/planning-application-james-yard/">https://highamspark.london/community/news/planning-application-james-yard/</a>] I support the principle of redevelopment on this site only if tangible benefits to the local community can be demonstrated, including a sensitive and contextual design approach. However, I do not support the planning application by Atlantis for the erection of a five and six storey residential-led, mixed use development comprising 68 residential dwellings, a new station exit and commercial space, as it does not comply with the Highams Park Neighbourhood Plan.</p>	

Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1060	Charlotte Yates				<p>Dear Sir/Madam, I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						further opportunity for site specific matters to be identified and addressed.
325	Mrs Wendy Clements				We must not lose Larkwood Leisure Center as there is no other recreational facility in that part of the borough. I would like to see the restoration of the Lido here which attracted thousands from all over London in good weather. The North of the borough has suffered from shops closing down or relocating due to new housing being built over carparks. The more housing that is built will make more problems with parking and health providers such as GPs, dentists, opticians etc. and schools will not be able to cope. At the moment there is not a lot of crime in this area but it is increasing. Overcrowding will cause friction and cause people to act aggressively. Please reconsider developing so many sites in this area.	The Site Allocations Document does not propose the unsubstituted loss of any existing uses. The assessment of the capacity of any site to accommodate the proposed uses will take place at application stage where any site comes forward for development. Any application will be required to contribute to the provision of the infrastructure appropriate to support it.
1351	tanya gurung				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The reasons why I feel the land should be designated as a Local Green Space is as follows (summarised under the following criteria): a) The land needs to be "in reasonably close proximity to the community it serves € I live a few hundred metres from this area, and use the playing fields and woods directly behind the Leisure centres on a regular basis, even more since the beginning of lockdown. It is used for exercise and spending time with my children teaching them about nature and wildlife. b) The land needs to be "demonstrably special to a local community € Larkwood and the land denoted as Site A in the plan is a beautiful and natural place, with unique character including richness of wildlife (hedgehogs, birds, foxes all spotted) and wild flowers (bluebells, wild garlic mushrooms). It acts as a buffer land between urban area and Larks Wood. I attach some photos of the beauty of these woods, where I took my children for walks and these woods provided a place to escape from the chaotic beginning of lockdown. It is a special part of our area, providing a tranquil escape from the bustle of the surrounding	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					houses and busy roads of Chingford, and absolutely should not be developed on. The land is also a site of historical significance as a part of Larks Wood and prior to that the greater ancient woodland of Epping Forest. The land is on an incline, with beautiful views over London. Introducing more housing on the green area would spoil this and the tranquility it provides. Particularly in the current pandemic, where people's mental health is paramount, green space should be valued more than profit. The land is self contained with boundaries on all sides. Developing on it and removing this local gem is absolutely madness. The character is different to the green areas in other parts of borough (e.g. Epping Forest which is more vast, or Highams Park which has a woods that surround the lake but narrow walking paths). There is definitely a magic to the woods and feels unspoilt by human use although more and more people use it now than ever (dogwalkers, families, joggers) and by my children who had homeschooling lessons on wildlife and nature and building dens (see pictures). It is also not an extensive tract of land being only 2.94 Acres and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields). It also provides further buffer in it absorbing the pollution from roads nearby, being in an area of very high pollution levels (being next to the very busy North Circular) so it is obscene to suggest remove the green space which should be premium. Furthermore, I think it is absolute madness that development is being proposed on green land right next to the existing developed land, where there are two leisure centers offering exactly the same facilities (one has not fully reopened all their services and the other is privately owned with high membership fees - do we really need two sets of pools and gyms?), restaurants that have gone out of business (Frankie and Bennies) and an underutilised car park. We are in an economic downturn where leisure centres may not survive in the longer term. Surely we should be looking at the long view and repurposing any existing site that may become available if there is pressure on housing?	Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1323	Ms Harriet Dodd				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this	This is noted. The Council is considering its response to the application to designate the rear of

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1333	Ms Nicki Everitt				1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1360	Mr John Hasler				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Many thanks for consulting with the local community on this.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1356	Lykke Hansen				I am writing to let you know that I wish to respond to the consultation and I want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Please do not build housing or anything else there.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
1317	Gary Delbourg				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					consultation without proper consultation. Many thanks, Gerry Delbourgo 20 Warboys Crescent London E49HR	accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1319	Nadia Hartley				Dear Stella and the planning committee, I understand there is a current proposal, moving to phase 2 for one of the new development sites on New Road, site SA64: Larkwood Leisure Centre, nursery and Land to rear of Larkwood Leisure Centre (on page 196 of the plan). The destruction of this site would lead to the loss of green space contiguous with Larkwood - a biodiversity rich wildlife pocket, with many shrubs and semi-mature trees, loved by birds and walkers alike. If this should happen it shows that our borough is not really viewing climate change as an emergency, as it pledged to last year. I hope you will rethink and encourage others to rethink plans which negatively impact our health and environment. It's clear that all efforts should be focused on rewilding and not destroying what green space we have left. Best wishes, Resident of Waltham Forest: Nadia Hartley	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1321	Beatrice DiMichele				Dear Sir/Madam I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed."I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I would urge you to	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					reconsider any more development in the area. The loss of any more green space would be catastrophic for the existing already limited wildlife, as well as having huge impact on the well-being of new and existing residents. Larks wood played a vital role on our mental health during lockdown. Thank you for your kind consideration. Regards, Beatrice New road E4 resident	The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						for site specific matters to be identified and addressed.
1325	Alexis Doucy				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. a) The land needs to be "in reasonably close proximity to the community it serves €? During lockdown Larkwood which is at the back of our house has been a great escape for our family and a great learning hub about wilderness for our daughter. The land at the rear of the Larkwood Leisure Centre is an integral part of Larkwood nowadays. b) The land needs to be "demonstrably special to a local community €? " Beauty: Every year we look forward to the Bluebell season and have many great memories of our young daughter in the middle of the Bluebell patches in Larkwood. " Historic significance: We believe that historically this land has always been part of Larkwood as the level of this land suggests. " Recreational value: As mentioned before the learning and recreational value of Larkwood is undeniable for any kid growing up in London. " Tranquility: Having a buffer between our street and the back of the Leisure Center is a necessity. " Richness of wildlife: The incredible wildlife in Larkwood would be massively disturbed by any further construction and we need to preserve this patch of wild nature for the generations to come. c) The land needs to be "local in character and is not an extensive tract of land €? This land is a small extension of the larger Larkwood and act as a wilderness buffer between the ancient wood and the Leisure Center.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>
1329	Erica Corbett				<p>In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should NOT be developed.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						<p>loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						for site specific matters to be identified and addressed.
1331	Barbara Ertlova				<p>1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site Ain their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>
1335	Mark Feakes				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Please see the reasons below: The land needs to be "in reasonably close proximity to the community it serves €" This is a space I use on a daily basis for exercise and walking, as well as my elderly Father-in-Law as it's close to where we live. I think it's more important than ever to keep this space for the benefits it offers for physical and mental health. The land needs to be "demonstrably special to a local community €" " Beauty: There is a huge amount of nature, wildlife and views. It's a very welcome piece of nature within the surrounding residential areas. " Historic significance: The land is historically part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. " Recreational value: It's been of huge value to be able to walk in the woods and fields over the last few years and most recently to get the permitted exercise during the pandemic. It's a hugely important space to help with mental wellbeing. " Tranquility: The offers an peace and quiet in an increasingly busy and suburban area or that it is a truly unique area</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					due to its wild nature " Richness of wildlife: The space is home to many birds and other wildlife, as well as many mature trees.	Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1337	Michael Fletcher				I do not support the Council in the proposal to develop the Larkwood area in any shape or form for the following reasons. Larkwood is a Local Green space. Which should remain for future generations. The area is frequently used by many residents for different reasons. Walking their dogs, running, exercising, children learning to ride cycles. Young families in flats, who have no open space of their own. With current restrictions this is one of the only open spaces in this part of the borough. A lot of discussion has been about the upsurge of Mental Health, mainly because people are not able to have the advantage of open fields and the forest. Take away this area and it will	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					eventually accelerate this problem in the future!! Once building takes place, the area will never be the same. Concrete in any shape destroys forever. I don't think the next generations should be deprived of what has been enjoyed by their predecessors. There are too many reasons to object to this development to include in this short e-mail.	trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
1339	Lesley Follett				I strongly disagree with your proposed plans involving the Larkwood Centre and our lovely green woodlands. It has a variety of wildlife, as described on your introduction notice boards when entering these areas. It also has large areas of bluebells and other lovely wild flowers. It is very popular with our local community, which I thought this borough council would appreciate. I find this very sad that the council would consider taking this away from us, the rate payers. I the undersigned call upon the Council to 1) Not build on the green open space behind/adjacent to the Leisure Centre (Site A). 2) On the Leisure Centre site, the height of any new building should not exceed the height of existing buildings. 3) Allocate CIL <a href="https://www.walthamforest.gov.uk/content/NCIL">https://www.walthamforest.gov.uk/content/NCIL</a> to Larkwood to deal with Infrastructure. 4) Retain all existing facilities currently available on the Leisure Park site.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1341	Maria Galster				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This land is very close to where we live and the local community regularly uses the woods for walks, bird watching etc and it is a place of natural beauty. It has been a huge source of mental wellbeing during these difficult times for adults and children alike. It is historically part of Larkwood and therefore also of Epping Forest. There is a richness of wildlife within and forms a natural boundary between the woods and a developed site. It offers a	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					stunning panoramic view of the area which is not visible from Larkwood itself. The green area is not an extensive patch of land and should be considered as a local green space.	trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1343	Wayne Garner				<p>I am writing in regards to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask that the Council please designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. We live close to the land which we use as a local beauty spot several times a week for dog walks with our children as it links with and buffers Larkwood. We also frequent the land as a place to relax in the tranquility the site provides so we can peacefully enjoy nature &amp; the beauty of the flora and trees, we often watch the variety of birds and wildlife, even spotting bats on evening walks with torches. These things we have done for the last 18 years living in the area and will be deeply saddened to see it developed. The time we spend at the site is a vital part of our mental wellbeing &amp; that of our children (in times of lockdown &amp; restrictions we have been even more thankful for the use of it). We believe that the land was historically a part of Larks Wood and before that part of the greater ancient woodland of Epping Forest, to take this away will destroy the history attached to it. It is a small piece of locally used land (smaller than Larks Wood and Larkwood Playing Fields which are both designated as local green spaces). The land is completely unique as it is self contained, used very frequently by many locals for walking, relaxing, nature spotting and more, its borders provides a feeling of safety and it would terrible to see its beauty and history lost forever. Please designate this local beauty spot as a LOCAL GREEN SPACE and allow the many locals (human and wildlife) that use the land to continue to benefit from it.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>
1347	R Gibbons				<p>My husband and I would like to strongly protest against the proposal to build on the green space at the edge of Larks Wood, this green space has been enjoyed by hundreds of people over the years and still is greatly used, building on this land would also destroy vital habitat for the various wildlife that live there, we hope that you will safe guard our important green space for future generations and wildlife.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or</p>

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						<p>trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1349	Tara Glampson				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. It would be heartbreaking to the local area to allow building on this land. This green space is one of the reasons families like mine chose to live in Highams Park. Myself and many of my community have bought properties that have access to the Larks Wood green for that exact purpose, to use the green space. Not only is it beautiful and provides outdoor space for the community, but is a source of education and history of the local area. It is full of families playing, walking, walking dogs and has especially been vital during the 2020 lockdown. It is full of wildlife, trees and flowers that need protecting. The proposed building in space would be devastating to surrounding residents like myself, and the flora and fauna that inhabit it.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1358	Danielle Hart				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations

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						for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1364	Victoria Papworth				I was disturbed to hear that there has been a suggestion to build in Larks Wood. Could I please make my objection known to the council. As a local resident who makes use of this space almost every day, I feel it would be an immense loss to our community. I would prefer that this land to the rear of the leisure centre be designated a local green space. We appreciate the need for local housing, but this is a much used local resource - it is a space of beauty and calm in the middle of our urban lives, and it's a delight to step into it, even more so in these unsettling times. I walk my dog here, exercise there, watch the trees change through the seasons and see the wildlife move through it. It's a small piece of land, but it's loss would make a huge impact.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1345	Mr Peter Gaston				I write to object to the proposed development at the above address. The number of units proposed are far too many for the available site. Any development will have a detrimental effect on the wooded area known as Larkwood. An area supposedly under the care of the Local Authority who	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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					<p>take great delight in extolling the rich and varied wildlife therein on their Public Notice Board and no seek to destroy much of it. The precise legal ownership of the site is unclear, the original land was left to the Borough of Chingford for the benefit of its citizens and in 1987 was the basis of a 999 year lease granted under dubious circumstances to developers to facilitate the building of the notorious Fantaseas. Doubtless research of the British Museum would establish the true ownership. With the failure of Fantaseas and its covert liquidation the Council entered into an arrangement with Greenwich Leisure and Greens to run the leisure facilities. The outcome of this liquidation remains a mystery. I believe the number of units on the existing site exceeds the planning approval Land to the rear of the original Larkwood Swimming has already been covertly developed to provide low cost housing on the cusp of forest land. Previous Planning Applications for the adjacent site at Hurrans Nursery was rejected due to height restrictions being imposed by the Council Access to this development will be via New Road which is already chocked at rush hour due to the over development of Larkwood Primary School and traffic restrictions in Highams Park and Larkshall Road. At this moment traffic levels with attendant toxic emissions are dangerously high. The health provisions in this area are already oversubscribed together with school and nursery places. The development is opposed on the basis of destruction of wildlife habitats, home to a variety of birds and wildlife. Detrimental effect on the environment. Increased traffic use and loss of the right to peaceful enjoyment of green spaces.</p>	<p>Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for</p>

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						redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1352	Ms Nicola Haldane				<p>With regards to the above subject heading I wish to let you know that I: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals.</p>

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						Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1342	Ms Rebecca Wittler				<p>"I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I am a disabled person and this green space is visible from my back windows. Often I cannot get out, but at least I can see a green space from the window at the back of my house, and this makes me feel a bit better. And sometimes, if I can find somebody to go with me, I can actually get to this space. This is one of the few beautiful remaining wild spaces. It is part of an ancient woodland that is gradually being lost. " It is one of the few places where one can escape from the modern stresses and tensions to find a tranquil quiet place. " I used to live at the side of an orchard for many years, and then, sadly just weeks after my eldest son was murdered, the orchard was taken down, and high-rise buildings were built. I was devastated and I could no longer stay there, and I searched for many years to find another tranquil green place to live. Please help to protect this quiet and beautiful corner. There are already so few corners like this that now, even if I had the strength to move, I do not know if I would be able to find another quiet green place to live.</p>	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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1336	Lynn Ferguson				<p>2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the development of all the Station Road / Chingford sites.</p> <p>*There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed.</p>	<p>These points are noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
1324	Mr and Mrs L. Dodd				<p>I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of</p>

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					<p>consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should</p>

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						such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1320	Sean Dewey				<p>Dear Waltham forest council I wish to respond to the consultation and ask that the council to designate the land to the rear of larkwood leisure centre which you call site A as local green space. It's very special to our family and easily falls into the criteria in the national planning policy framework, namely:</p> <ol style="list-style-type: none"> <li>1. the green space is in reasonably close proximity to the community it serves.</li> <li>2. The green area is demonstrably special to the local community and holds a particular local significance for example because of it's beauty, historic significance, recreational value (including as a playing field) tranquillity and richness for wildlife.</li> <li>3. The green area concerned is local in character and is not an extensive tract of land You have implied that only the wooded area is lark's wood. In early maps it included Ainslie wood which reached northwards across where new road is placed. Maybe the proper term for lark's wood is Larks wood park; "Larks woods park comprises Larks wood playing fields and Larks wood, an area of semi-ancient woodland that once belonged to Epping forest. The wood is on hilly ground, with fine oak and hornbeam trees, and known for its bluebell displays, which in the early 20th century attracted crowds of visitors. Larks wood park was created by Chingford borough council in 1936, at which time an open-air pool 'with accommodation for 2,500 bathers' was provided, built on the site of larks wood farm at a cost of £24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on the 28th of July 1936 by Sir Kingsley Wood, Minister of health. However, in 1987 the pool was finally closed. The wooded area, including the stretch down to new road, still attracts many visitors especially at weekends. The Larks wood playing field seems to have been much wound down; the changing rooms have gone; cricket seems to be finished. It looks all set to be target for yet more building.</li> </ol>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF)</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>When Larks wood was sold along with other land in 1931 to the urban District Borough of Chingford (from ropers avenue to New Road) it came with a restrictive covenant; The following are details of the covenants contained in the Conveyance dated 5 October 1931 as referred to in the charges Register"the purchasers to the intent and so as bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the vendors hereby covenant with the vendors that the purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as larks wood for any other purpose than as a recreation ground but so nevertheless that the purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions, shelters, dressing rooms, structures, buildings erections and things including swimming baths, lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively"the important thing to remember about restrictive covenants is that they 'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser. Since the area has come under your control, you have slowly nibbled away at parts of the green space but the prospective plans of buildings and a tower block goes way over the top. In December 2017 your cabinet approved a conditional sale of its freehold interest in the land known as site A to developer Lindhill. This transaction is subject to Lindhill achieving planning permission. Lindhill want to build 100 homes across both sites which is Site A and Site B which you do not own. Site A is home to many different varieties of wildlife including endangered species like hedgehogs which are on the threat of extinction list. I ask as one of the many residents living in the area for you to not destroy this land but to designate the land rear to larks wood leisure centre as local green space. The three images i attached above are of an aerial view of Site A behind larks wood which you propose for development, the second is a view</p>	<p>rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					of London from Site A and third image is of Larks wood park back in 1945. Your sincerely Sean Dewey	
1316	Christine Cratchley				I wish to object to the council's decision regarding the loss of green spaces to the rear of Larkwood Leisure Centre. We need more than anything to ensure that we do not lose any green spaces which once gone can never be returned. We need fresh air from green areas and places to walk together with others away from roads. Mrs Christine Cratchley Sent from my iPad	
1359	Nadia Hartley				I understand there is a current proposal, moving to phase 2 for one of the new development sites on New Road, site SA64: Larkwood Leisure Centre, nursery and Land to rear of Larkwood Leisure Centre (on page 196 of the plan). The destruction of this site would lead to the loss of green space contiguous with Larkwood - a biodiversity rich wildlife pocket, with many shrubs and semi-mature trees, loved by birds and walkers alike. If this should happen it shows that our borough is not really viewing climate change as an emergency, as it pledged to last year. I hope you will rethink and encourage others to rethink plans which negatively impact our health and environment. It's clear that all efforts should be focused on rewilding and not destroying what green space we have left.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1326	Lisa Durrant				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I feel the request for designation meets this under the following criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves € The land is very easily accessible to local residents from a wide surrounding area. Residents from Highams Park are able to access the site from Anislee Wood end, residents from Chingford Mount area can access via Larkwood Rd and Normanshire Drive and residents from New Road and beyond are able to access from next to the Harvester Restaurant making it unique in its open access to most of the surrounding areas. This enables residents to walk through a natural/wooded environment almost daily in some cases. I currently live in Walthamstow and	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>am able to walk through the wood to visit my elderly parents in New Road which has been a godsend during the recent pandemic meaning that we can meet up without having to use transport of any kind. I would not be able to walk directly to them otherwise and would have to use transport, something I know lots of people do, particularly to access Highams Park Overground instead of driving to the station. b) The land needs to be "demonstrably special to a local community" The wood is on hilly ground, with fine oak and hornbeam trees, and known for its bluebells displays, which in the early C20th attracted crowds of visitors. Larkwood Park was created by Chingford Borough Council in 1936, at which time an open air pool 'with accommodation for 2,500 bathers' was provided, built on the site of Larks Farm at a cost of £24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on 28 July 1936 by Sir Kingsley Wood, Minister of Health. However, in 1987 the pool was finally closed." London Gardens' Trust. The land and wood are a particularly beautiful part of the borough and have a very different feel to any other open spaces, the wood is a beautiful enclosed space but with a pathway through the centre which means that parents with buggys and those in wheelchairs are able to access the area which is unique in Waltham Forest. It has an abundance of diverse wildlife and you often hear woodpeckers and see flora and fauna not seen in any other wooded area, even that of Epping Forest. Some of the wildlife particularly the birds are currently on the Red list for most endangered species. I currently live very close the A406 and given the increase in traffic noise even during lockdown when supercars have been racing along this stretch of road, the wood provides a tranquil escape that can't be found anywhere else as it is not touched by any major roads on its boundaries. This has meant so much to local people being able to escape and unwind during these very difficult times. c) The land needs to be "local in character and is not an extensive tract of land" When Larks Wood was sold along with other land in 1931 to the Urban District Borough of Chingford (from Ropers Avenue to New Road) it came with a restrictive covenant; The following are details of the covenants contained in the Conveyance dated 5</p>	<p>maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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					<p>October 1931 as referred to in the Charges Register"the Purchasers to the intent and so as to bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the Vendors hereby covenant with the Vendors that the Purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as Larks Wood for any other purpose than as an open space and as regards the land forming the remainder of the said property for any other purpose than as a Recreation Ground but so nevertheless that the Purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions shelters dressing rooms structures buildings erections and things including swimming baths lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively"the important thing to remember about restrictive covenants is that they'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser. Since the area has come under the control of the forever broke LBWF bits have been nibbled away at, but the prospective plans of buildings and a tower block goes way over the top. Local people have previously challenged the borough on the usage of the land back in the late 1980s when the local authority allowed the chain'Fantaseas' to build a water park on this site however this was still deemed as'recreational use' a housing development however is not. I really hope that the local authority listens to the voice of its residents and respects this ancient wood for the jewel of the borough that it is. Kind regards, Lisa Durrant Waltham Forest Resident of 50+ years</p>	
1328	Hilary Ebdon				To whom it may concern I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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						community engagement masterplanning approach to SA64.
1330	Elisabetta				<p>I'm writing to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Reasons :</p> <p>a) The land needs to be "in reasonably close proximity to the community it serves €" I live nearby and I use it frequently. It's part of a good quality life and the reason why we decided to live here.</p> <p>b) The land needs to be "demonstrably special to a local community €": this is for its " Beauty and wildlife and trees " Historic significance as this land was m part of Larks Wood and ancient woodland of Epping Forest. " Recreational value: there are many activities that we do with my kids and other families: walking, children's dens, views, bird watching and this affects our well being " tranquillity: the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature " Richness of wildlife: This acts as a buffer land between developed land and Larks Wood.</p> <p>c) The land needs to be "local in character and is not an extensive tract of land €" It is not an extensive tract of land being only 2.94 Acres and much smaller than other Local Green Spaces that have been designated. I hope you can do what you can to save this area from sad and unhelpful building.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward</p>

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						other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1332	Eugenie Rice				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The land needs to be "in reasonably close proximity to the community it serves €? €? I live nearby and use the forest land frequently The land needs to be "demonstrably special to a local community €? €? People of Chingford have chosen to live in an area with green space and ancient forestland. Larkwood is a site that needs to be preserved for future generations. This wood is used by many and is extremely valuable for recreational use and beneficial physically and emotionally. Eating into the forest is damaging and once gone, lost forever. The land needs to be "local in character and is not an extensive tract of land €?</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical</p>

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						illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1334	Ben Faulkner				I wish to respond to the Council's consultation on the 'London Borough of Waltham Forest Local Plan' and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I live on Underwood Road in Highams Park and very close to Larks Wood. My young family and I regularly visit Larks Wood and it provides a space for my two young children to explore and learn about the natural world around them. I would hate to see the development of housing impact the Wood and habitat of the animals that live there. It also provides me with a beautiful space to run in where I specifically use the full perimeter of the Wood.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future

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						development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1338	Tracey Foley				I am writing to ask that this beautiful space together rear of the swimming pool be left as a local green space as there is very little green space left.	This is noted. The Council is considering its response to the application to designate the rear of

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						the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
1340	Martina Gabrielli				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and

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						towards Strategic Access Management and Monitoring Strategies (SAMMS).
1344	Alex Garrick				<p>I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet</p>

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						specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1346	Grace Gerety				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Larkwood is within close proximity to both Chingford and Highams Park, providing a place to exercise, picnic and enjoy a part of the Epping Forest. In a world being ravaged by climate change it provides an open space and woodland which makes a contribution to our world as a whole. The land itself is part of Epping Forest, which is of historical significance and an area of great beauty that is loved by it's local community. During lockdown and since, the woodland and surrounding areas have been used by children for playing outside, making dens and exploring, and by adults for running, walking and general exercise. For some of the community this is a sanctuary for their mental health. Finally, the protection of woodland and green space should be considered given the amount of land that has already been given to the building of flats. As an area we are at risk of losing all of our beloved green space, which is a key attraction of Chingford and Highams Park as areas to live. I hope you take this in to consideration and deem the land as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as

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						included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1348	Ann Glampson				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I consider this area to be a very important green space which is extremely well used by local people. Sincere lockdown as well it has become a haven to many local people. Both the playing fields and forest is well used and a lovely haven in close proximity to the community. My son and his wife live backing on to the forest and we frequently walk their with their dog, both now and prior to Covid restrictions. At different times of the day it is always well used. It is so important to retain this area as it is historically part of Epping Forest. The different trees, bird and other wildlife are so important	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in

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					and it is a really peaceful area to walk near a busy community. I am a member of the gym which also backs on to the site and additionally walk their when I visit the gym I appreciate the need for additional housing but feel this area would be a great loss to the community.	development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
1350	Kath Goodwin				I am really disappointed to discover the earmarking of land for possible development for the space behind the leisure centre on New Road, Chingford. This green space is directly adjacent to ancient woodland and should therefore not be built on. There are so many different species of plants and creatures there that should be preserved, not destroyed. It is special to the community as it provides much needed, easily accessible green spaces for people to be able to exercise in and on, which is valuable considering we live in a built up city. Once one development is given the go ahead to build on a green space where will is stop? Green spaces like this are key to providing an escape and getting back to nature to help with mental health issues too. Seeing as the government keep cutting resources to provide help to those that suffer, my husband included, we frequently walk in this area to aid his depression when he is feeling very low and occasionally suicidal. This is one of the only things we are able to do that helps lift him. This area is on our doorstep and one of the main reasons why we chose to move from Walthamstow to the house we currently live in. We have a lovely view of the playing field and woods from the back of our house and building on that will spoil this wonderful vista needlessly. I am therefore asking you, the council, to designate this area as a Local Green Space to prevent it being built on and enable us to continue enjoying it as we currently are.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).
1355	Tahera Hammond				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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					part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for

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						redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1357	Jon Harrold				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed."This beautiful green space is an integral part of the local community and provides significant respite to many people. In the current uncertain times and with the growing concern about related mental issues in the community, it is more important than ever to maintain these green spaces for use by all.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals.

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						Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
26	Mr David Smith				Green land does not need to be built on - wildlife is to be protected above humans - they were here first. Once built on the land will never be green again, do not destroy this planet.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
83	Mr Adrian Stannard	Planning Watch Convenor Civic Society			Change minimum to maximum of 310 homes. Add in blocks no higher than 5 storeys to blend in with its surroundings. Majority of the site needs to be used for leisure as it currently is. This part of the Borough would be severely penalised if these leisure facilities were removed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
53	Mrs Karen McGill				I would please ask that the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I live in Larkwood Road and myself and my family frequently walk in this area. One of the reasons I moved into Larkwood Road was because the field, the woods and the	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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					adjacent area were so close by and it is one of the main reasons I love living in my road. Since March when the Covid-19 pandemic started, this area has been even more important as so many more people have been exercising here which is vitally important for their mental well being. My grandchildren also love it there and have spent many days building dens and having great fun. I feel it would be so sad to lose this peaceful, beautiful area as it has always been part of Larks Wood. I would be very grateful if you could give this your kind consideration.	Green Space as part of its community engagement masterplanning approach to SA64
75	Mrs Janet Dent				I am concerned about the loss of green habitat and also the density of housing proposed. There appears to be no consideration to the other amenities which will be required, such as schools and doctor's. It is also not clear from the plans how it will impact on the existing leisure facilities, Nuffield and Larkshall Gym and Pool. Both of these are well used in normal times and are vital for the area as are the open playing fields and forest adjoining this site.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
158	Ms Abigail Woodman				The boundary of the site should be redrawn so that all open green space is excluded from the site. If development went ahead with the current boundary, it would be an unacceptable loss of green space. If we are to tackle the climate emergency, we must work with nature and not destroy it. This land is rich in wildlife and a haven for local people and it must be preserved. Any development that does take place, even within a small footprint, should be mindful of its location and limit light pollution into Larkwood.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
115	Mrs Juliet Guinness				The reason people enjoy living in North Waltham Forest is because of the proximity to the forest and the amenities in the area, to take away those amenities and encroach on historical Forest land is anathema to that. I strongly oppose this plan.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
200	Ms Bridget Fox	Woodland Trust			SA64 Larkwood Leisure Centre The Woodland Trust objects to ancient woodland areas being included in sites allocated as suitable for development. We are concerned about the proximity of this site allocation (SA64 Larkwood	This is noted.

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					Leisure Centre) to the Larks Wood ancient woodland (ASNW) at grid references TQ38279277 and TQ38179267. Where development sites are adjacent to ancient woodland, we recommend that as a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase, unless the applicant can demonstrate very clearly how a smaller buffer would suffice. A larger buffer may be required for particularly significant engineering operations, or for after-uses that generate significant disturbance. Areas of natural woodland, in particular ancient woodland, are vulnerable to pollution, encroachment from development, and habitat fragmentation. It is important that any development is located and designed to avoid damaging ancient woodland, providing buffers for designated sites and protecting connectivity between wildlife habitats. Direct impacts that would lead to damage or loss of ancient woodland habitat or veteran trees must either be avoided or compensated for if the need is judged to be truly exceptional; there is no appropriate mitigation for the loss of irreplaceable habitats. We recommend that site allocations should apply the following principles to guide both site selection and the subsequent design of development: first avoid harm; provide unequivocal evidence of need and benefits of the development; deliver biodiversity net gain. Further information is available in the Trust's Planners' Manual for ancient woodland. <a href="https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/">https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/</a> .	
92	Mrs Bernadette Bergin				This site also houses Nuffield Health as well as Larkwood pool and gym. Are you seriously going to demolish these gyms? Where do you think people in the borough are supposed to swim and maintain their fitness? There are no other pools in the local vicinity In addition, the land to the rear is important green space used by existing locals and is effectively part of Larkwood.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
107	Rob Colley				The council does not have the legal rights to break the existing 1931 covenant for this land which sets it aside for specific leisure uses and not for housing.	This is noted. The Council is considering its response to the

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					Additionally some of the site is green land and in a council declared climate emergency there can be no valid reason to destroy scores of mature oaks and hornbeams which are outside the Larks Wood boundary and part of site SA64 and also cannot destroy 1000s of insects and animals and their habitat. Additionally the existing Larks Wood will be at risk of loss of fauna including several red status animals due to noise and light pollution from multi-floor tower blocks proposed for this site.	application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
141	Mr Malcolm Shykles				I would like to know when Larkwood Park became defunct. From: parksandgardens.org"Brief Description Larkwood Park includes part of the ancient woodland of Larks Wood, and has fine oak and hornbeam trees. History Larkwood was owned in around 1920 by Charles Roper, a dairy farmer who also owned Highams Park and Hale End cricket grounds. Larkwood Park was created by Chingford Borough Council in 1936, at which time an open air pool 'with accommodation for 2,500 bathers' was provided, built on the site of Larks Farm at a cost of £24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on 28 July 1936 by Sir Kingsley Wood, Minister of Health. However, in 1987 the pool was finally closed. Visitor Facilities Opening is unrestricted. "Source <a href="https://www.parksandgardens.org/places/larkwood-park-and-larkwood-playing-fields">https://www.parksandgardens.org/places/larkwood-park-and-larkwood-playing-fields</a> Here is my alternative plan: Surely workplaces should come before housing; otherwise we will have a high population with no local work obtainable. There is large demand for an outdoor Lido to replace the beautiful pool that we once had. The design should copy that Art Deco design; occupy the same site of the former pool and be heated. It would provide work for the demolition of the unhealthy indoor pool, for the landscaping of the land and for its construction. There are such pools around the UK and as Larkwood Park was one of the first, this would be the best place for it. Similar pools Portishead Somerset, Lido Bristol, Sandford Park Lido Cheltenham, Lido Ponty Pontypridd, South Wales, Tinside Lido Plymouth, Jubilee Pool Lido Penzance, Gourock Pool - Clyde Estuary, Shap Open Air Swimming Pool -Cumbria, Arundel Lido and Stonehaven Swimming pool Larks Wood was sold along with other land in 1931 to the Urban District	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					<p>Borough of Chingford. The following is a detail of a restrictive covenant contained in the Conveyance dated 5 October 1931 as referred to in the Charges Register "The Purchasers to the intent and so as to bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the Vendors hereby covenant with the Vendors that the Purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as Larks Wood for any other purpose than as an open space and as regards the land forming the remainder of the said property for any other purpose than as a Recreation Ground but so nevertheless that the Purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions shelters dressing rooms structures buildings erections and things including swimming baths lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively" The important thing to remember about restrictive covenants is that they 'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser. Also there is a LBWF document, which is rather long, so I am only quoting the beginning and end; "Sites of Borough Importance: Grade 1 (published by the LBWF) WF.B12 Larks Wood Grid ref: TQ 382 925 Area 19 ha The steep-sided twin hillocks of Larks Wood erupt from the surrounding suburban landscape -----</p> <p>--Bramble dominates many of the areas which are not bare earth, but wood melick, wood anemone and woodpoa, which are species more-or-less restricted in distribution to old woodlands, can also be found, together with tall brome and one or two patches of bluebells. € As well as being a site of Borough Importance Larks Wood, including the area chosen for building is classified as 'Green' on the map of Natural England's site assessments; meaning it is of importance for birds of conservation concern. The propose development is in the territory of at least one species of bird which is on the</p>	

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					Red list of birds for Conservation. There is a Sparrowhawks nest, almost adjacent to the proposed development. Birds at risk, that have been seen in the vicinity of Larks Wood include, on a list compiled by local members of the nhbs:- On the red list, the most endangered; Lesser redpoll, Spotted flycatcher, Grey wagtail, Lesser spotted woodpecker and Song thrush On the Amber list; Bullfinch and Willow warbler On the Green list; Sparrowhawk (was once on the Red list), Blackbird, Goldcrest and Lesser whitethroat The proposed development is within the territory of a Sparrowhawk, and there is no doubt that the development would be catastrophic for it and possibly for the other birds. There is also Lucanus cervus the Stag beetle they are also classed as 'priority species', listed on Schedule 5 of the Wildlife and Countryside Act 1981. These magnificent beetles are Red listed in many European countries and have undergone a decline across Europe. They have gone extinct in Denmark and Latvia. Extra people and their cats would not be beneficial to the woodland; it also increases the risk of fire. If a fire took hold in the wood it would devastate the wide variety of trees, the bats, the birds, the insects and all that nature lovers hold dear. Any building on high ground and heaven forbid a high-rise block would kill the view from its highest point and look appallingly awful from the distance. It beggars belief that plan could have ever been put forward. Kind regards Malcolm Shykles	
133	Ms Sarah Cooke				The proposal for the Larkwood Leisure Centre, Nursery and land to rear of Larkwood Leisure Centre appears to suggest building on part of the forest land here. While this may be privately owned land and not technically green land, this is a significant amount of forested land, and its eradication and decimation is contradictory to the Central Government's schemes to improve air quality in the city (cutting down mature trees and shrubs has a significant detrimental impact on air quality). In addition to this there will be disastrous impacts on wildlife populations currently inhabiting this land, some of which are endangered (hedgehogs) or protected (bats).	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
148	Catherine Tonkins		Cat Tonkins		SA64 - Another appalling plan from someone outside of the community... 310 homes that are not needed here and destroying more woodland and encroaching on green space in which to do it. Up to a further 600 cars to an	This is noted. The Council is considering its response to the application to designate the rear of

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					area that there is not enough room to support more traffic. And new homes to an area where you are proposing to remove the supermarkets to put more housing - how will the area support this. There is already not enough green in this area and to cut down more forest is unacceptable. The area needs leisure facilities more than the homes proposed.	the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
285	Cathy Pryor				I would like to point out as a matter of general principle that as the council knows a huge number of residents voted in favour of the Highams Park Neighbourhood Plan. The plan emphasized that residents value the culture, heritage and character of Highams Park, and its green spaces. I am sure that the council also knows that green spaces are very valuable, especially in big cities like London. Access to green space helps to improve mental wellbeing and to alleviate disorders such as depression and anxiety. Green spaces also improve air quality, which in London is vital. Green spaces in urban areas boost biodiversity and provide a vital habitat for wildlife, which in the case of Larks Wood includes a large number of bird species including birds of prey such as sparrowhawks and owls, and also other creatures such as hedgehogs, which are struggling and need all the help they can get. If anything we need to be planting more trees round the borough, not cutting them down. I've lived in Ropers Ave Highams Park for nearly a decade now and as someone who has suffered from anxiety and depression find the proximity of Larks Wood contributes enormously to my peace of mind. I walk in the woods often, as do many local residents. I can look out of my window and see the trees and it has a calming effect. I also find the wildlife of Highams Park to be a contributor to the character and appeal of the area. I would like to see the council implement plans that will support rather than attack the local wildlife. I am as a consequence appalled by the size of the proposed development on New Road and extremely opposed to it. Quite apart from the fact that it would tower over the woods it would also reduce the size of an already small wood, one that as I say is very important to local residents. It would alter the skyline for the surrounding streets and with it impinge on the character and heritage of the area. Most of Highams Park is no higher than two or three storeys. In my view any new developments need to adhere to this height. There was also	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					<p>some suggestion from the council at the latest public consultation that the space designated for development is not part of the wood. If that's really what the council was trying to suggest, I doubt any local resident would agree with the distinction. In terms of the impact the development would have, it most certainly is. During its public consultations the council has argued that the target for new homes comes from the government via the GLA and is non-negotiable. I don't believe that the current targets are realistic or justifiable post-Covid and its likely effects on long-distance working. My own employer, which used to insist that all employees almost without exception had to work from the office, has now sanctioned a long-term plan to allow people to work permanently from home. It's hardly likely to be alone in this. The pressure on residences in London itself and the need to cram people in is therefore likely to relax in the coming decade and beyond. The government needs to reassess its targets and generate an entirely new plan focussing on facilitating long-distance working, which could help ease London population pressures and contribute towards the government goal of regeneration of the North. The council should thus request that developments be put on hold while Covid is being dealt with and its long-term effects are assessed. I ask that the council reconsider any plans to build over green spaces to make way for developments and to restrict any development to the part of the site that is in effect already built on (by which I mean the car park, the gym, and the restaurants). I also strongly believe that any development needs to be restricted to two to three storeys at most.</p>	
185	Mr Michael Sullivan				<p>On published maps there is a proposal for development to the rear and adjacent to the car park / leisure &amp; retail buildings, which is currently a utilised green space by the public, sometimes labelled as site A on the maps published. The entire site, including the car park for as long as I recall (I've lived in Chingford all my life) has been used for recreational use and is the only area in the north of the borough that provides public baths for swimming, something that is enjoyed by all ages. As for Site A (the green space) this has mature trees including Oak and Hornbeam. The space offers a haven for wildlife and is indistinguishable from the Larkwood itself. The</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. Also the Council has in place Policy 81 - Biodiversity and Geodiversity in</p>

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					<p>space is often frequented by residents enjoying the space for what it is or to walk their dogs, it is much cherished. Waltham Forest claims to want to protect green land / woodland areas and be seen an environmentally aware, but when given the chance wishes to decimate the naturally formed woodland in this proposal. I feel that the green land must be protected for future generations to enjoy, for the wildlife that has now made this their home, to protect wooded species that grow on this land and for the environment as this site is part of the 'Lungs of London' improving the quality of air we breath. As for the remaining site (the car park and leisure centre), once again the council say they wish to build in keeping with the area and to nurture wellbeing in the borough; Chingford is mainly houses build the 1920-1940's and have gardens, if this site were to be developed then this is what we would expect would be build opposed to high rise or high density properties, someone where people can make roots and bring up a family, as I say I have lived all my life in Chingford, for this exact reason. Living here for long periods of times aids the building of communities, which would be lost with the development of flats. As for the leisure facilities, in the north of the borough there are few and far between public sports facilities available, in particular swimming. The loss of the lido was indeed a great loss and the development of fantasias (it's replacement) never met the need the Lido provided, thankfully the council pool and Nuffield centre established two functional pools, one private and one public. If the council were to remove these then there would be further erosion of health in the local population which would impact negatively the NHS services. Finally, on Crime, Traffic and Parking, I have been in attendance to many of the council meetings. The ambition to build without parking is short sighted as people with disabilities or mobility issues are reliant on private transportation. Not providing such facilities with the proposals I feel is discriminatory against these individuals. The public transport on the New Road or surrounding areas, especially in peak, is woefully inadequate. Buses do not stop at many stops in the morning / evening as they are too full, adding to this will make living in the area and commuting unbearable and will impact on mental health and erode valuable</p>	<p>the Waltham Forest Local Plan 1 which seeks to protect and enhance biodiversity and geodiversity resources in the borough as well as a Tree Strategy and a strong policy (LP1 Policy 82) for the protection and retention of existing trees in development. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>

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					<p>time we should be spending without families and loved ones. In the meetings I asked the council what impact assessment has been done Physical and Mental health living in high rise and high density buildings opposed to houses with gardens, I was directed to their policy which just stated about providing green spaces or areas for community gardens, though in the plan there is no reference where these will be, if at all provided. This does not answer the question, recent interdependent studies in Glasgow and New York, to name two, highlighted that residents in high rise and high density buildings are more likely to fall ill generally and more likely to have serious illnesses, opposed to those in houses with gardens. If the council has not done this assessment, how can they ensure that the NHS facilities will be able to cope, are the council building problems for the future regards public health? Likewise, crime, with recent developments we have seen an increase in crime in those areas that were developed as well as the surrounding areas, at the same time where policing was cut in those areas. Once again, I asked was assessment has been made to expected impact on crime in and around the proposed areas for development, I was again directed to their policy, which again did not answer the questions. As with health, if the assessment has not been done fully they will put a burden on the already stretched services in the area, increasing crime, which in turn will impact the local residents and naturally increase fear and apprehension which could also have an effect on individuals mental health. I personally run a Neighbourhood Watch Scheme and often speak with my neighbours regards how bad it is currently. To surmise, I oppose this application on the grounds of loss of vital and much cherished green space and nature's habitat, the proposals not providing adequate housing to promote family living and community building homes, the lack of assessments undertaken by the council on impact on physical and mental health, work/life balance (commuting), allocation of sports facilities in the north of the borough, access for disabled and reduced mobility residents and the impact of crime.</p>	

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192	Lee Fitzpatrick		Holly Mitchell		Fully support the proposed allocation of the site. The emerging policy should recognise that development is likely to be phased with the vacant land at the rear of the site likely to form the first phase of development which has the potential to unlock the site.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
335	Miss Joanna Moncrieff				It is unthinkable that land adjoining Larks Wood is being considered for development. This land should be designated as Local Green Space. Building homes here will have a detrimental effect on the wildlife and also users of Larks Wood. During the pandemic we have all realised how important walking in green areas is. We need more of them not less.	This response is noted. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
374	Jane Wheeler				I have the following comments on your consultation document referred to above: - I share the views expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. - I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. - I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I am concerned about the omission due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough, and believe these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application

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						consultation process would provide further opportunity for site specific matters to be identified and addressed.
262	Mr David Boote				The existing area of trees should be preserved, and public access improved, instead of this woodland being reduced to a minimal screening for short term commercial profit.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
282	Mr Steven Towers				We feel that this proposed site has two specific flaws. Firstly, it runs the risk of increasing congestion on the already very busy New Road and surrounding area; and secondly, the proposal will lead to the loss of key community facilities in the way of two gyms, two restaurants and a nursery. On the first issue, New Road is an extremely narrow road with cars parked on either side. It is a vital arterial road serving both the local area and acting as a byway to the A406. As a result, regardless of the time of day it can become almost unpassable, with buses and cars causing long delays in both directions. The addition of c.310 new homes will only increase this congestion leading to yet more delays, pollution and accidents. Further, the transport links in the intimate area are poor. Most will consider the walk to the Highams Park or Chingford stations as too far, and will therefore rely on the somewhat unreliable buses - the routes of which are not particularly helpful. Adding additional bus services to remedy these issues will only add to the New Road congestion problem as outlined above. Secondly, this site currently contains well used leisure and health facilities. These existing facilities are seemingly already utilised to a high degree by the local community. While the proposal does mention some provision of replacement facilities, the wording is vague and unhelpful. It seems unlikely that the existing facilities will be replaced in their entirety, leading to a net loss of vital public services. Higher quality eateries and leisure facilities are already in short supply in the Chingford	The site allocations proposals will not result in the loss of established provisions on site such as the pool and the gyms. The current site comprises large areas of open parking. In any new development priority will be given to access by active travel and public transport and the residential development will be largely car free.

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					Mount area - the prospect of further loss of such venues is deeply concerning. While adding new homes would of course serve 310 families will, the effect on the existing residents will almost certainly be detrimental. It is the needs of these existing residents that should surely be the local authority's primary responsibility. I would be happy to discuss further in person if so desired.	
290	Ms Caroline Petersen				I am very concerned by the plans to develop on an area which is host to wildlife, semi-mature trees and shrubs. London's green space is vital for our wildlife, our mental health and wellbeing. We are in the midst of a climate crisis and cannot afford to be destroying trees for the sake of development which could be done in a different way. The need for housing is understandable but this must be done in a way that preserves our wild space. Please reevaluate these plans with this in mind and come up with an alternative that does not encroach on this precious green space, home to animals, birds and an ecosystem.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
358	Prof Richard Iles				This site has deteriorated considerably at the Forest boundary where the concrete fencing has been breached and broken. A sensitive redevelopment would be welcome provided the perimeter complements the surrounding woodland.	This comment is noted.
281	Billy Reed		Billy Reed		We do not need more housing in the area. Why would you demolish restaurants, gyms, and nurseries to make way for housing when the area already has several housing projects. This area is important for the health and wellbeing of the community. There are no gyms nearby and removing these will impact local residents.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
941					Nursery and land to rear of Larkwood Leisure Centre - The site should be well integrated into local walking and cycling networks to facilitate active travel to	The Council is committed to the promotion of active travel (such as

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					key destinations. To support the quantum of development coming forward on this site, contributions will be required towards the delivery of key walking and cycling links and improvements to bus services. We hope that these comments prove useful and are taken into account, and we look forward to working with the Council to finalise the Site Allocations Local Plan.	walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
383	Ms Helen Papachristos				I wish to respond to the consultation and ask that the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. It's very special to my family and easily falls into the criteria in the National Planning Policy Framework, namely: 1. the green space is in reasonably close proximity to the community it serves; 2. the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; 3. and the green area concerned is local in character and is not an extensive tract of land.	The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development. All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning

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						Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1099	Howard J Green	FRICS			I do not have time to wade through hundreds of pages of documents but i agree with the HPPG's comments and am submitting their suggested observations as below which I support The fact that this standard reply will (hopefully) be submitted by many people should not diminish the opposition that I know a lot of people I talk to have to your proposals. Personally I am appalled by the idea of the land at Larkwood being designated for housing since I often walk there. 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
569	Mr Mathew Frith	Director of Conservation London Wildlife Trust			We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA64 Larkwood Leisure Centre, Nursery, land to rear, etc Site abuts on Site of Borough Importance for Nature	This response is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					Conservation (Borough SINC): WFBIO2 Larks Wood Object to the proposed loss of buffer zone to SINC already of biodiversity interest, and likely damage to Larks Wood.	
512	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Site abuts on Site of Borough Importance for Nature Conservation (Borough SINC): WFBIO2 Larks Wood. Object to the proposed loss of buffer zone to SINC already of biodiversity interest, and likely damage to Larks Wood.	This is noted
645	Mark Furnish	Sport England			" SA11 - Leyton Leisure Lagoon, SA23 - Cathall Leisure Centre and SA64 - Larkwood Leisure Centre, Nursery and land to rear of Larkwood Leisure Centre - These allocations do indicate that the leisure facilities would be replaced which is welcomed. The replacement facilities should, at least, be of equivalent quantity, quality and accessibility otherwise they would be contrary to the NPPF, paragraph 97, and Sport England's Planning Policy.	Noted. LP2 does not propose the loss of facilities in any site allocation.
627	Rosemary Langlands				Further to my 2 previous e-mails - I have now found out in addition to the proposed developments at Sainsbury's Hall Lane and Larks Wood you want to build 270 residential units at Morrisons and 55 homes in Albert Cres. So in total you want to install over 700 residential units in a tiny area of South Chingford from Morrisons to Hall lane and sideways to Larks Wood. This is in additions to the units at the car park adjacent to the Sainsbury's at the Billet and the development at Homebase Fulbourne Road. I am at a loss to understand why you are picking on this tiny part of Chingford! There is not the infrastructure to support the development - the roads are already over used and you want to introduce maybe 2 - 3 thousand more cars - each unit could easily produce 2-3 cars. The pollution would be awful and the roads even more overcrowded than they are now. Where are the schools, the GPs and the hospitals - where is the consideration of the current residents? You want to reduce the shopping at the Mount by taking away the car park - the buses are full - there are no trains in the area - the current residents have very little entertainment when there is no lockdown and what little there is may well go out of business because of this current cruel and wicked action of the Government and now you want to over populate the area. I am sorry there are homeless - but I would politely ask you to NOT put any more homes in the	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area. The Council does not prioritise car parking in development as new development is mainly "car free" in order to promote active travel within new 15 minute neighbourhoods. The indications in LP2 are not prescriptions for development and merely indicate potential site capacities etc. Accordingly details of height etc will form part of the planning application process.

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					Chingford Mount area including Sainsbury's and Albert Cres, that you DO NOT put any homes on the car park at the Mount - the lack of a car park will kill the area as a shopping centre - as I have previously stated - that you DO NOT build on any of the New Road Leisure park. Be satisfied with the construction already under way at the Billet Sainsburys and maybe Home base - but NOT high rise anywhere - high rise flats were all over the Chingford Hall estate and they were all demolished because they result in a no-go slum type area. Learn from past mistakes and DON'T repeat them!	
530	Josephine Vos	Transport for London- City Planning			SA64 - Larkwood Leisure Centre, Nursery and land to rear of Larkwood Leisure Centre - The site should be well integrated into local walking and cycling networks to facilitate active travel to key destinations. To support the quantum of development coming forward on this site, contributions will be required towards the delivery of key walking and cycling links and improvements to bus services.	This is noted.
681	Colin Setchfield	The Parish Church of Saint Edmund			SA64 - Larkwood Leisure Centre, Nursery and land to rear of Larkwood Leisure Centre 4.1 Historically, this site was part of Larks Wood, before its clearance for Larks Farm in the nineteenth century. It has been used for recreation and leisure since 1936 when the Larkwood Swimming Pool was opened. 4.2 Larks Wood is an ancient woodland, which historically extended on its northernmost side north of New Road following its previous former course, and is a remnant of the Forest of Essex. 4.3 The land to the rear of Larkwood Leisure Centre was open space behind the lido linking to the woodland and also providing a buffer zone to it. 4.4 The maps/plans in LBWF's document indicate that this development will result in the clearance of existing trees adjoining the ancient woodland. 4.5 Government guidance informs local authorities and developers that they should use Natural England and Forestry Commission guidance when considering development affecting ancient woodland, ancient trees and veteran trees. 4.6 By definition (as highlighted in the government guidance), veteran trees do not necessarily have to demonstrate particular age but rather significance in relation to proximity to ancient woodland and their contribution to biodiversity, and cultural and heritage value. 4.7 This guidance specifies that, "Ancient	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access

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					woodland, ancient trees and veteran trees are irreplaceable, €2 and therefore when planning development buffer zones should be used to protect the ancient woodland. 4.8 REQUEST FOR INFORMATION: In the light of the government guidance, and the proposed housing levels, we would wish reassurances from LBWF in its response that €1 " it is committed to following the principles in the government guidance as relates to ancient woodland, ancient trees and veteran trees " the trees and flora on the green land to the rear of Larkwood Leisure Centre are surveyed before any decision is made to proceed with development on this site in order to provide details of its biodiversity and value " in line with government guidance, all tree surveys and ecological surveys will be conducted in accordance with guidance in British Standard BS 5837 -'Trees in relation to demolition, design and development' and following guidance approved by the Chartered Institute of Ecology and Environmental Management (CIEEM), respectively. " any development will be required to provide a buffer zone between the built environment and the ancient woodland of Larks Wood.	Management and Monitoring Strategies (SAMMS).
697	Lynn Ferguson				1/ Consultation. I feel that this policy, this 15 year policy, has been rushed through during the pandemic. *Many members of the community have been completely excluded; by elderly parents, lifelong borough residents, have had no access at all through both shielding and not being commuter literate. *I tried commenting through the website. I am commuter literate. My degree is a first in English. I COULD NOT NAVIGATE THE SITE <a href="https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie">https://walthamforest-consult.objective.co.uk/portal/pp/newlp/lp1-strategicpolicie</a> . Having given up, I found mention of this email address on a local forum, not sure it is even valid, not sure how many people would be aware of it if is. *The set up with two different closing dates, two levels of what to comment on when, is beyond is difficult to understand which puts residents off of commenting. How many more have been excluded from the process? During the online consultation meeting fiasco even one of the presenters had the locations confused. This has not been a valid consultation exercise. 2/ Respect for forest and conservation areas. Sadly, I have little confidence that the plans for the sites will respect the character of the area and therefore have to object to the	These comments are noted. Consultation was carried out in line with the Councils reviewed Statement of Community Involvement and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. Consultation comprised both virtual meetings and face to face events where these could be arranged. Details of how to respond were given by officers at the meetings and both LP1 and LP2 consultations finished on the same date, 14th December 2020. These points are

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>development of all the Station Road / Chingford sites. *There only seems input from Sixty Bricks. Having seen the densities and stark designs elsewhere in the borough I can't support the plans to develop the Station Road sites. This is area is intrinsically different to the formally industrial areas elsewhere and needs to be treated sensitively which to my mind means no high rise (over four storey) buildings. Ironically, the middle of Station Road (bakery site) has been sensitively redeveloped to four storeys but I suspect the builder there would not even be permitted to tender. Is this even legal? *Are conservation &amp; heritage groups and departments supporting developments of the sites with densities as outlined? What rights of objection do they have? Is it accepted that the Blackhorse Road type design for example would not be a sensitive backdrop for either sites adjacent to Epping Forest or the Green Conservation area. A building on the Assembly Hall site not much shorter than the church tower is NOT sympathetic to the area and I was surprised that the architect attempted to defend it as such on the zoom meeting. * At the zoom meeting protection of Epping Forest was given a reason for the no parking space policy. Yet the council are planning to build on green sites including Larkwood and the golf clubhouse. What is the policy? Likewise residents report comparatively small alterations being turned down in conservation areas whilst demolition of a large public building, the Assembly Hall, is apparently allowed. 3/ Local businesses and infrastructure. * I can't get a doctor's appointment now; what added provision for services will there be. This needs to be contractual, not vague promises to be shelved at a later date. * Has the impact of the proposed cafe in the library on our local cafes been considered? Surely council sponsored facilities is contrary to the stated policy of thriving local businesses? Environmental and Health I am opposed to developments with no parking spaces. With two elderly parents and a disabled daughter I know how difficult it is to find parking even in disabled bays now. * Does this, 15 year, policy take into account the recently announced policy regarding halting sales of petrol vehicles? Surely building for the future should incorporate charging points etc for clean cars. I note from your figures (below) that the biggest population increases will be amongst the</p>	<p>noted. The indications shown in the Site Allocations Document are not final designs but a guide to development parameters informed by the Draft Skyline Study and the Character and Intensification Study. As such final design (which would include details of development and matters relating to open space and landscaping) would be determined prior to the application stage. Once applications are consulted in the public domain they are open to comment by statutory consultees and anyone else who may be interested. The points concerning infrastructure is noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. It should also be recognised that development will be required to contribute to the provision of infrastructure through CIL contribution payments. For clarity regarding comments on the environment and on transport, the Council's Habitats Regulations Assessment (HRA) has to screen in</p>

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					<p>elderly, sadly, there will be mobility issues. Chingford has hills, big hills, Chingford Mount, King Head Hill, Friday Hill. The no car policy discriminates against elderly and disabled residents. * The council does not want residents to own cars and yet is doing nothing to stop the masses of commuter cars driving through the borough every day (this can be witnessed by standing at the junction of Rangers Road and Station Road). No consistency in Council Policy. From the plans I've seen, local residents will not be tempted to downsize to live there but will stay put. The local larger housing stock will remain under occupied. I believe people need gardens, however small, for good mental health and this now seems backed by considerable research. The pandemic has strength the demand for outside living space. I would like the provision for private outside green space to incorporated into the Local Plan. Has the environmental impact of building badly and having to demolish and replace been considered? Like many, I saw Chingford Hall estate built and demolished, outlived by the 1930s Friday Hill Estate and the many Victorian/Edwardian (and older) properties typical of the area. The Warner estate in Walthamstow... I object to building a towerblock on the Motorpoint site. Short memories in the planning department? In short, I am opposed to the sites allocated for redevelopment as I have no confidence that the redevelopment plans I have seen will benefit the residents in the area; the conservation area and Forest borders are not suitable for the type of redevelopment planned which is overdevelopment and will be detrimental to the character of the area.</p>	<p>potential impacts of the Local Plan on the Epping Forest Special Area of Conservation (SAC). These impacts include air quality and recreational impacts. Mitigation for these will be addressed in a Mitigations SPD which will set the agreed parameters for contributions to the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access and Mitigation Measures (SAMMS). Taken together with London Plan and Local Plan transport policy and the actions taken by other London authorities, the Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car because of its spatial and environmental effects. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>
670	Cllr John Moss				<p>We are opposed to the inclusion of the open land behind the Nuffield Health gym and Larkwood Leisure Centre. This area was open grassland when the entire site was the Larkwood Lido and has been enjoyed, informally, by residents as part of the Larks Wood for many years since. We fully support the application for this part of the site to be designated as Local Green Space. We believe the number of units proposed is excessive for this site, even assuming that the application for designation of part of this site as Local Green Space is successful, and this figure is reduced. The site should be designated as</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. Other points are noted.</p>

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					"Reinforcement €2, respecting the established, suburban character of the area which is almost entirely made up of streets of two storey, semi-detached and terraced homes. Homes opposite in New Road are set lower than the leisure park and any taller buildings on this frontage are likely to have a significantly detrimental impact on privacy, daylight and residential amenity. If development does come forward it should be street-based, with a mix which includes a majority of houses with gardens for families, which should also have adequate parking given the very poor public transport accessibility of this site.	
797	Carol Woodward				I have reviewed your consultation document and would like to make the following comments: I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larkwood, referred to as Site A within Site SA64 in this consultation should be designated as Local Green Space for a number of reasons. These reasons include: - The green space is in very close to proximity to the community it serves. This includes people who live in the surrounding roads including, Larkshall Crescent, Larkshall Road, New Road, Mead Crescent, Normanshire Drive to name but a few, all of which are within a few minutes walking distance of the space. - The area is local in character, containing many mature trees of different varieties and an abundance of wildlife. It is not an extensive tract of land but believe a change in use of the space will result in a detrimental effect on the wildlife and plants/trees in Larkwood itself. - The area is of special significance to many local people. I personally have been walking in and using that specific area for at least the last twenty years and probably many more. It is a special place for me where I can go and watch the sunset and look at the views. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	
1227					2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	vThis is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1135	Roger Torode	Highams Park Forum			We are writing with our initial response to your consultation on Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. The important and perhaps urgent matter is that we want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This is a local green area which is in close proximity to the community, has long-standing use as a local green space - even when the swimming pool was there - and is a tranquil place with a variety of wildlife. It is important that this area is retained in its present form and we ask you to designate it formally in the plans Local green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
835	Howard J Green	FRICS			I agree with the proposal by the Friends of Ainslie and Larkshall Wood that tract of Land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
933	Mrs Emma Wightman				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I use this area regularly for recreation and want the land to be designated as a Local Green Space, with particular reference to the criteria in the National Planning Policy Framework, namely: 1. the green space is in reasonably close proximity to the community it serves; 2. the green area is demonstrably special to a local community and holds a particular local significance, for example because	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and 3. the green area concerned is local in character and is not an extensive tract of land.	
1141	Mr. Gordon Turpin				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1216	Mrs Janet McArthy				I would like to object to the whole of this site being put up for residential development. At present there are 2 gyms and swimming pools on the site and it has been used as a leisure or swimming pool site for at least 60 years. The facilities are the only reasonable ones in the north of the borough - one private sector and one run for the council. They are both popular, although obviously the usage has been low this year due to Covid 19. If this council is to be true to its word to encourage fitness and activity, why would they put up a site for development which has two facilities providing exercise and fitness opportunities? It is also meant to be committed to providing local facilities so that people don't have to travel far to access them, and it should be easy by public transport, walking or cycling. As a resident of Waltham Forest for most of my life, I am outraged that these facilities might disappear. To get to the nearest other provision, I would have a long walk of about 50 minutes there; or a 15 minute walk, a 15 minute bus ride in light traffic, and another walk; or an 8 minute walk, bus ride of 15minutes in good traffic, and another 8 minute walk. Is this really going to make it easy for me to go for a swim of 30 minutes? So, the journey there and back would be at least twice as long as the swimming session. I don't currently cycle - I am almost 66 and haven't cycled for a long time, and would not relish that journey. Also, if I were to cycle, I would probably then be too tired to swim! This journey for children and their parents would also be arduous, and if there is only the Walthamstow facility, there will not be sufficient capacity for all the swimming sessions, fitness	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.

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					<p>classes etc. and so people risk not being able to access activities as they will be oversubscribed. This will probably apply to school swimming classes too - I know these have always been very busy and popular at Larkwood. Giving whole classes of children longer journeys by coach to Walthamstow would be detrimental to the children, their time in education, air quality for them and the rest of us, and waste of time. Some schools might decide to take the lessons off of their timetable as a result, leading to more children unable to swim, with possible dangerous outcomes. I live in Highams Park, so nearer to Walthamstow than people who live in North Chingford - the journey times for them would be horrendous. As a council you need to be preserving and improving fitness facilities across the borough, not offering them up for profit and development, and not just in the centre and south. I also object to the number of properties you are looking to bring to this site - it is adjacent to precious woodland and this should be protected rather than face being affected by protracted building work and overdevelopment right next to it. If the need for housing is so great, it should surely be feasible to build on part of the site, while keeping a council pool and gym, and a less dense development which would be pleasanter to live in, and maintain the character of the area. Please do not destroy our borough!</p>	
1000	Mrs Gillian Poulter				<p>I have reviewed your consultation document and should like to comment as follows: I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
829	Ms Barбора Ertlova				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site Ain their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1131	Mr John Avis				I share and agreed with the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I also agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. It would appear that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. Surely this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation This proposal would be severely detrimental to the look and feel of Highams Park in years to come. I strikes me that this smacks of over development.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
595	Joyce Guthrie	Head of Sport and Leisure London			SA64, Chingford Leisure Centre currently Council owned Leisure Centre and the facilities available would need to be re-provided as part of any development.	This is noted. The proposal for the site includes reprovision of the existing facilities.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
		Borough of Waltham Forest				
1104	Maria Killick				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a designated local green space Please stop ruining this beautiful area with continued building. Start thinking about the quality of the Residence lives not the amount of money you can make	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
820	Ms Frances Russ				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
827	Mr Ian Hill				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1092	Mrs Judy Smith				I am writing to tell you how I feel about the land at the rear of Larkwood Leisure Centre. I am totally against any building taking place on this beautiful green area, to put a housing development, that would be a catastrophe. Many reasons , another lot of concrete being built in the area, hey where will our children learn about insects, wildlife, trees, most of all FUN, rather than playing on their phones or ipads all day. The local community being able to go for a quiet walk their meeting up with friends with their dogs, chatting passing the time away, we all know what its like to be in lock down with this Virus, for	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. This is noted. The Council is

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					all of us a field, forest, a small green area is a blessing for us to get out of our homes and going for a walk and not feeling shut up all the time. Site A has an amazing panoramic view across London, its such a shame to build on this site, Waltham Forest is a unique area with lots of green pockets for LOCAL people to walk too , please don't keep changing it , we want our area to stay as it is, for us all to enjoy our local facilities, don't keep taking them away from us, I love to walk over a park, a field, forest, how long will it be before I wont be able too. Once its gone we cant put it back.	considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1137	Mr Thomas Quigley				I have reviewed your consultation document and should like to comment as follows: I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
823	Mrs Maureen Paul				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1006	Ms Gina Matthews-Mesel				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. During the first lockdown I walked with my husband walked our children every day for daily exercise, and they named many of the trees and have grown to love their woods even more. They would on a number of occasions walk up to the ridge on the proposed Site A for the views, something our son was very excited about. Site A is very clearly a part of the Woods and allowing the development of this area would be a great shame. The function of the Larks Wood as the 'local lungs of the area' cannot be overstated, and an arbitrary line between Site A and the woodland cannot be drawn. The loss of the woodland included in the proposed site A will have a huge detrimental impact on the remainder of the Larks Wood. The woodland's flora, fauna and small animals rely upon it and this ancient and beautiful woodland would not recover from the inevitable pollution of the building works, and the resulting light and noise pollution from the new homes that are proposed to be built in to this woodland area. In an area that is increasingly built up, the need for this oasis is more crucial than ever. I note that a number of Site Opportunity Locations were included in your LP1	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					(Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1102	Ms Carmel King				I am writing as a resident of Larkshall Road who has lived in Chingford for nearly 40 years. I have appreciated the use, and seen many other families enjoy this area designated for redevelopment over the years for picnics, games etc and generally a haven of peace from a very busy area of London. This land historically is part of Larks Wood and before that part of the greater ancient woodland of Epping Forest and as such should remain. This site needs to be designated a Local Green Space. Please do not spoil this small tract of land when so much in Chingford and Highams Park has already gone for housing, which I agree is needed, but in these changing times people now working from home want to move away from big cities to more affordable and greener parts of the country. We have high pollution levels in London so precisely more green space generally. Please listen to residents and other users and leave this area for our future children.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1009	Qaiser Mazhar				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
805	Ms Poonam Parmar				My children attend larkwood leasure centre since they have been babies and to see that being knocked down is shocking and up setting for the local children and families. I have been a member of Nuffield gym for many years I go to keep fit and manage my health and to have that gone with high rise buildings replacing it will be very distressing for the locals which will have a detrimental impact on residents health and the youth that we have hanging around chingford mount I feel would rapidly increase... not for the good either. I feel this will driveway families away from chingford sadly!. Our young families today rely on Larkwood Leasure centre to encourage our children to keep fit with swimming and use of the gym facilities and once that is gone will have to travel far out, Larkwood brings the community together not just for the children but adults as well. The congestion will also have a negative impact on the environment as pollution will increase. I just want my voice as	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					well as other residents in the local community heard and taken seriously this new development is NOT GOOD FOR OUR COMMUNITY!!	
809	Ms Mandy Seeburn				I am writing to object to the proposed Waltham Forest plan to build flats at Larkwood and Chingford Mount sites. My objections are as follows - we will lose the special community feeling of Chingford - we need to protect the Chingford landscape and not turn it into a high rise over populated area -lack of parking -increased burden on already overstretched roads/traffic -air quality already so bad they want ulez -schools overcrowded.. -people need gardens! - Loss of existing shops -environmental impact re trees/air quality Leave Chingford and Highams Park alone - we need to preserve the areas before they are swallowed up by urban regeneration. We are Suburbia and need to be saved.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1101	Sonja Klug				Responding to the draft plan 'Shaping the Borough WF Local Plan LP2' I would like to make a case for the area behind the Chingford Leisure Centre to be designated a Local Green Space and protected from development. We moved to Warboys Crescent in part because of its proximity to this beautiful green space, including the area mentioned above as the Larkwood. We're in the forest almost daily - I go running there, take the dog for a walk and, especially, spend a lot of time there with my two children. It's our sanctuary: a place where we take a break from our busy lives, exercise, stay healthy and recuperate. There is increasing research how beneficial being in the forest is to our physical and mental health. It has shown to improve our immune response, ameliorate mental illness and even lessening the symptoms of ADHD. It's the most precious resource we have and must be protected. At the moment the Larkwood together with the area described above is big enough to feel completely away from the stresses of an increasingly urbanised area, hear the birds sing, build dens with children and teach them about the beauty of nature. It's only just about big enough to not see and hear the city if you're in the middle of it. However, the proposed development would significantly cut into it, towering over it, making it feel more like an urban park, rather than being in nature. The area behind the leisure centre itself is also full of	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					wildlife, flowers, mystery and beautiful, old trees. It's not just used by local families and dog walkers, but also a forest school as well as countless people who have found a new appreciation for nature during lockdown. This part of the forest has been there longer than London and probably civilisation - it's ancient woodland. Once the flats are built, we're never going to get the forest back. There seem to be far more suited places for building flats, such as industrial estate on the site of the former Halex factory, which is closer to the train station. There is also the pressing question, whether building an increasing amount of flats in London, will exacerbate the problems in this country, caused by its extreme centralisation and focus on London, which I believe is the root of many of the UK's deep problems.	
1116	Mr Colin Jenkins				I am writing in connection with the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document and in particular in respect of the land to the rear of Larkwood Leisure Centre, which I believe should be protected and designated as Local Green Space. I believe that for this designation to be assigned the land needs to be "in reasonably close proximity to the community it serves" and "demonstrably special" to that community. As a frequent user of that space myself, I can see that it clearly meets both these criteria. Many people from the local area use this space to walk, for exercise and as a recreation facility for their children. In the current times, this has become even more important for all of us. One of the reasons I moved to Highams Park in the first place was because of the beauty of the local woods and open spaces, so developing this site would do serious damage in that respect. The area contains many wild flowers and trees, and when walking through it, users feel relaxed by the sight and sounds of birds - it is a bit of the countryside in the city. In addition, of course, it is also part of the ancient woodland of Epping Forest, an area that has progressively shrunk over the years and needs to be preserved. In fact, given the loss of biodiversity worldwide, it would be an act of environmental vandalism to build on this site. This is a relatively small area, but one that is important to the local community, including myself. I would therefore be grateful if you could give serious consideration to this matter.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1038	Gordon Turpin	Highams Park Planning Group			<p>We note that a tract of undeveloped land between Larks Wood and Larkwood Leisure Centre has been allocated for development within Site SA64 (noted as Site A in attachment 3). We are aware that the Friends of Ainslie &amp; Larks Woods ( "FOAL €") have responded to the consultation requesting that this tract of land be removed from Site SA64 and designated as Local Green Space. We wholly concur with this proposed designation. HPPG's reasons for supporting the designation of Site A as "Local Green Space €" are contained in the Letter of Support (attached) that we provided to FOAL in support of their application. The COVID 19 pandemic has demonstrated how valuable green space is for the mental and physical well-being of people. In urban and suburban areas, green space was at a premium and the woods and parks were overcrowded as people sought fresh air and solace in our open spaces. This alone is a compelling argument to retain our pockets of green spaces as an important amenity for people and, as the population of the Borough continues to grow whilst the size of new homes and gardens become smaller, maintaining our greenspaces will become even more important.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>
952	Luke Tatam				<p>I support the request of the Friends of Ainslie &amp; Larks Wood to seek to have Site A within Site SA64 (Land to the Rear of Larks Wood) to be designated as Local Green Space, and thus to have Site A removed from Site SA64. This is because it is an important pocket of green amenity space for local residents and a buffer for the important ancient woodland in Larks Wood.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>
828	Ms Nicola Haldane				<p>I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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1046	Ms Lisa Reynolds				There are several viable businesses on this site with 100's & 100's of people employed who will lose their jobs & livelihoods. 2 gyms on this site play an important role in the health & well being of 1000's of members who belong to them. Nuffield gym in particular offers health MOTs to all its members taking the pressure off local GP surgeries & the NHS. This will be a massive loss to the community. No provision for parking spaces or school places. The site is a green space with much wildlife that needs protecting. This is just another attempt to squeeze in as many people into one area as possible with no consideration for the impact this development will have on the surrounding area & residents. Absolutely disgusted with these plans that fail to take into consideration the local community & its natural environment.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1049	Ligita Abazoryte				I wish to respond to the consultation Shaping the borough Waltham forest local plan LP2 draft site allocation document I would ask the Council to designate the land to the rear of Larkwood Leisure centre as a local Green space. The place is special to me because of the number of recreational activities such as walking, bird watching, exercises etc. It is an oasis of calm in an increasingly busy and suburban area. I would like the Council to consider to save our green spaces.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1051	Elisabeth Aggus				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Larks wood and this area between it and the leisure centre is surrounded by the local community myself included and is one of the few green spaces left in its natural state. This serves the community by giving us somewhere to walk rest and play with all ages of our families. Over the years and especially In these worrying times outside green spaces are increasing important for people's physical and mental health. Many residents have lived in the area for many many years and others have moved her because of the green spaces available to us. Many activities take place here. Dog walking, football, school sports, keep fit and social groups use this area to gather. Children have access to play safety building dens learning how to assess risk through problem solving while Climbing balancing and building. The benefits for all off being	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					close to nature are proven. We have wildlife on our doorsteps that would be lost if this site is developed. Birds small mammals some of which are becoming endangered due to over development and loss of habitat. Wild flowers are found in abundance within larks wood. The loss of any trees is just not acceptable. New trees can be planted yes but it takes decades to grow them to the size of older trees and the impact on the environment is obvious. Epping forest is an ancient woodland and has a huge part in the history of the area and LarksWood would have been part of this at some point. We should be preserving our historical woodlands not concreting over. This area offers a small piece of green natural tranquil Land where wildlife can live and thrive in an area of ever decreasing habitats. Hedgehogs and muntjac deer are often seen here along with many different birds amongst many others. This area is a small piece of land which I believe should be left to continue to enrich the lives of the local community.	
1086	Fred Adams				I strongly object to the proposed development sites in south Chingford. Especially any encroachment on to any of our few remaining green spaces (Larkwood).	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1088	John Aldridge				Dear sir/madam, In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed. Waltham Forest has very little green space and this decreases that green space still further.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1090	Rebecca Slisz				Please put my objection of more building on green space in chingford ,this is a important natural nature area,with very old bordering trees,that is for local residents to use,and when heavy rain is stored naturally,thankyou	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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						Green Space as part of its community engagement masterplanning approach to SA64.
1094	Ms Gillian Herbert				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed. I love larkwood and want to keep the green space around it. Please do not take this away or reduce it.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1096	Ms Angela Lenton				I write to you in response to the consultation 'Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document.' I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. My reasons for this are listed below: a) The land needs to be "in reasonably close proximity to the community it serves €" My family and I live very close to the land and use it frequently. The part of the land you plan to build upon is used by us for exploring nature, taking part in physical activity in the form of walking and providing my young children with the opportunity to be in the great outdoors, which is walkable from our house. b) The land needs to be "demonstrably special to a local community €" This piece of land provides recreational opportunities for us as a family, a green and tranquil site in a suburban environment. There are ample trees in the area and wildlife, as well as wild flowers growing. We have been lucky enough to hear the woodpecker within the woods. My children and I love to visit this area, it is especially beautiful in Spring when the Bluebells are blooming. My children and I enjoy building Dens in this area of land-this is great for our mental health and well-being, which is incredibly pertinent during this worldwide pandemic. Given the national drive to encourage the nation to become more active and fitter, by building on this land, you will be greatly impacting on our ability to do this and to live healthy and active lives with a good well-being. Please do consider the impact this development will have on the local	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					community, as well as the concerns I have raised here, when making your final decision.	
1098	Mr Martyn Herman				I am most disturbed by WF Council's wide ranging building/housing plans for Chingford. From the proposed Chingford Green development to the Chingford Golf club plans it appears you have a complete disregard for the wishes of local people and the suburban/rural feel of the area. Now I hear that you are proposing to remove Chingford Leisure Centre and build on green space behind it? If the COVID crisis has shown one thing it is that green spaces are vital to the mental wellbeing of humans. On a wider level we are living through an environmental global crisis and I believe WF Council declared a climate emergency. And yet you seem happy to remove green spaces in the borough. The site behind Larkwood borders an amazing segment of Epping Forest that is a beautiful and tranquil place offering a respite from city life and a habitat for birds and animals. The green space behind the leisure centre is a natural buffer offering open space and fresh air. I am proud of this borough because of its contraction to the forest as are most people who live here. We strongly object to the heavy handed approach of WF Council which seems to want to cram in housing developments on every conceivable space. The green space behind Larkwood might not be beautiful in your eyes but these spaces are vital. Remove them all and WF will become a concrete jungle. Please review your responsibilities to your residents and listen to their concerns. Or are you more concerned with the vested interests of developers?	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1100	Ms Jennie Ingrey				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. My garden backs onto the forest and I am in the forest for two hours, daily, with my Springer Spaniel, Sky. I meet friends that live locally and we walk our dogs together. This is essential for physical and mental wellbeing. There is a thriving community that would be left in tatters if this hideous proposal were to go ahead. During lockdown the value of this open green space became even more apparent as it provided an essential area for the community just to be. Larkwood is a beautiful forest, spectacular in the	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					spring, when the bluebells are flowering. There are very rare wild service trees that need to be protected, historically being part of Larks wood and before that part of the greater ancient woodland of Epping Forest. The forest is home to many different birds and animals , we must protect their home, especially the BATS that can be found in the area of the proposed development.	
1093	Mr David Smith				I am writing to tell you how I feel about the land at the rear of Larkwood Leisure Centre. I am totally against any building taking place on this beautiful green area, to put a housing development, that would be a catastrophe. Many reasons , another lot of concrete being built in the area, hey where will our children learn about insects, wildlife, trees, most of all FUN, rather than playing on their phones or ipads all day. The local community being able to go for a quiet walk their meeting up with friends with their dogs, chatting passing the time away, we all know what its like to be in lock down with this Virus, for all of us a field, forest, a small green area is a blessing for us to get out of our homes and going for a walk and not feeling shut up all the time. Site A has an amazing panoramic view across London, its such a shame to build on this site, Waltham Forest is a unique area with lots of green pockets for LOCAL people to walk too , please don't keep changing it , we want our area to stay as it is, for us all to enjoy our local facilities, don't keep taking them away from us, I love to walk over a park, a field, forest, how long will it be before I wont be able too. Once its gone we cant put it back.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1106	Miss Sammy Stevens				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1108	ms Kerry Law				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I regularly walk (and jog) around this part of Larks Wood (I consider it a	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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					part of the woodland), particularly as it affords great views across Chingford and north London. I also spent much time up there this summer taking part in The Big Butterfly Count (run by the Butterfly Conservation Society) as many different species of butterfly and moth are often spotted among the greenery. Birdsong is also particularly strong there. It is clear that the area is rich in wildlife and developing the land (or so close to this land) would be detrimental to local wildlife and the habitat. Once it's gone, it's gone for good. I also take my children for walks and wildlife spotting in Larks Wood, often ending up in this area (designated on the site plan). I've often seen families and individuals up there blackberry picking or enjoying the views. This whole area has been of great physical and mental benefit to local people, particularly during this difficult year of the Covid-19 pandemic. I urge the Council to designate this area as a Local Green Space to protect its wildlife, character and the oasis it offers the local community. It belongs to Larks Wood and is an important buffer for wildlife between the wood and the developed land around the leisure centre and nursery.	Green Space as part of its community engagement masterplanning approach to SA64.
1110	Ms Carol Kirkham				I am responding to the consultation on the London Borough of Waltham Forest local plan, I want the council to designate this well used and loved land at the rear of Larkwood Leisure Centre as a Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1112	Ms Monica Larsson				Re- the designation of land rear of Larkwood Leisure Centre. PLEASE designate this as local green space! Our community and our children need it. Green spaces help mental health.. This is so strained at the moment! Please don't take this beauty spot away. This is a space for calm, tranquility, regeneration, and a safe space for kids to explore nature and grow. Please don't take this away.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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1115	Highams Residents Association				Dear Council , with regard to the above consultation, we fully support the Friends of Ainslie & Larks Wood. That the land between Larkwood and the Leisure Centre be designated local green space. It is included site SA64.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1117	Jacqueline Heale				I would urge you to designate the Larks Wood as a protected green space. This area is mature woodland and contains many species of wildlife. It is also used by the local community as a place to walk, take children to learn about nature and be free from cars etc and where many dog owners walk their dogs. The community would be much poorer if it lost this mature woodland a much treasured amenity. I understand that houses are needed and I'm not against development at all costs but to use Larks Wood be too higher cost.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1119	Sue and Joel *				In response to the consultation "Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document: We would like to ask Waltham Forest Council to designate the land to the rear of Larks Wood Leisure Centre as a Local green space. The Land is historically a part of the Larks Wood and has been a part of the greater ancient woodland of Epping Forest before that. It became a part of our (as local residents) daily life. It has great recreational value, to us. We use it daily for walks, bird watching, exercising. Larks Wood is rich in wildlife and there are many creatures living there. It became important to everyone during the lockdowns. Many flats are being built and many more people will be in need of green spaces for recreation and wellbeing. Let's protect and save what we already have. Let's not destroy another piece of green space in Waltham Forest.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1121	Helen Thomas				I support the land at larkwood leisure centre to be kept as a green space for walking and leisure.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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						community engagement masterplanning approach to SA64.
1123	Adrian Thomson				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Please then give your reasons why you feel the land should be designated as a Local Green Space. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: 1. The land needs to be "in reasonably close proximity to the community it serves €? €? This probably speaks for itself - you may wish to point out you live close by and use it frequently. 2. The land needs to be "demonstrably special to a local community €? €? Please explain why you feel the land is demonstrably special to the local community e.g. " Beauty: Please explain why you think the site is beautiful for example you may wish to comment on the wild nature of the site, the wild flowers, the number of trees wildlife etc and how it links with Larks Wood. " Historic significance: You may wish to comment on the land historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. " Recreational value: You may wish to comment on the number of recreational activities e.g. walking, children's dens, views, bird watching and how this affects your own well being " Tranquillity: You may wish to draw attention to the tranquillity of the site and how the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature " Richness of wildlife: Please comment on any wildlife you are aware of in the area and how it acts as a buffer land between developed land and Larks Wood. 3. The land needs to be "local in character and is not an extensive tract of land €? Again this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Hectares and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields).</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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1125	Penelope Allier				<p>Dear Sir/Madam I am writing in response to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The land is situated in an urban area and is used regularly by residents of all ages to take exercise and spend some time in a natural environment enjoying the peace. Young people learn about our natural world, the seasons changes, climate and can explore and play away from immediate traffic dangers. It is a joy to spend time in the area and observe people of all ages and from different backgrounds participating in a variety of activities and being refreshed and enlivened by the experience. This is a natural amenity where residents can pursue healthy activities close to their homes without the need to travel and thus add to pollution. An open space such as this provides a facility where residents meet up informally and from their shared experiences and activities form a sense of community. This area of land has a wide variety of fauna and flora and is adjacent to Larks Wood providing a mixed environment for wildlife and plants which is both beautiful and precious. The land has historically been part of Larks Wood and would originally have been part of the ancient woods of Epping Forest. As a wider community we need to preserve these small natural habitats in urban areas to maintain a balance in our local environments.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>
1127	Maya Anaokar				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This land is a well-used local green area that is "in reasonably close proximity to the community it serves €2, one of the criteria for Local Green Space designation. As such it meets another of the criteria, being "demonstrably special to a local community €2 who have found it a lifeline during the current health emergency and who have always benefited from its recreational value. Additionally, the area has historical significance as a vestige of the greater ancient woodland of Epping Forest. My final point relates to this criterion - that the land needs to be "local in character and is not an extensive tract of land €2; you couldn't really get much more local or</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>

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					self contained that this piece of land. For these reasons I hope you will consider seriously designating this piece of land a local green space in order to preserve as an amenity for the community.	
1129	Nur Arkut				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Green spaces must be protected and must not be built on. Global warming is such a hot topic in the world right now with people and governments waking up to the fact that we must protect the earth. Yet waltham forest is planning to do the total opposite and ruin our area, ruin our green space and contribute to ruining the earth. It's preposterous.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1133	Mr Tom L'Estrange				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land

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						Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1139	Franco Triglia				I wish to respond to the consultation and ask that the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. It's very special to our family and easily falls into the criteria in the National Planning Policy Framework, namely: 1. the green space is in reasonably close proximity to the community it serves; 2. the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; 3. and the green area concerned is local in character and is not an extensive tract of land. Not only this but also object to the other plces LBWF have ear marked for horrendous flat building in Highams Park and Chingford area. This will cause over crowding on public transport and ruin the green area we are proud to live in.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1353	Irene and Stephen Halls				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed."	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1241	Mr Martin Chandler				"I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The space is effectively part of the Larkshall Wood and it can be seen that the land now offers a natural habitat for a large number of species that live in scrub land adjacent to woodland habitats. As is in the news and	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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					publicised by the notable David Attenborough, we need to preserve a range of habitats to encourage diversity in the plant, insect and animal populations. This area is very different from the woodland and offers habitats to butterflies, bees, and many other species. The land is also a resource for the local community which provides an area, different to the woodland, that is open and give spaces that families can play, picnic and enjoy the views over London. In these times of restrictions in movement and with whom families are able to meet, these open spaces are essential to help the wellbeing of the local population with a calm quiet space for people to escape the busy bustle of the shopping centres and main roads. We are constantly aware of the trend in obesity amongst the general public and more worrying in young people. This area of open space provides space for children to run around, but also an unstructured space that allows children to use their imagination in constructing their own games away from the formal playground structures. We desperately need children to have a freedom to play, to be able to explore, and be creative with their play as an essential part of their all round development. We must provide open usable space that gives children and adults an opportunity to interact and learn from their local environment and to appreciate nature on their doorsteps.	community engagement masterplanning approach to SA64
1309	Mrs TERESA WILSON				"I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. There are some suggestions between the square brackets below of issues you may wish to include in your email using your own wording! {Please then give your reasons why you feel the land should be designated as a Local Green Space. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves € This probably speaks for itself - you may wish to point out you live close by and use it frequently. b) The land needs to be "demonstrably special to a local community € Please explain why you feel the land is demonstrably special to the local community e.g. " Beauty:	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					<p>"Please explain why you think the site is beautiful for example you may wish to comment on the wild nature of the site, the wild flowers, the number of trees wildlife etc and how it links with Larks Wood. €" Historic significance: "You may wish to comment on the land historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. €" Recreational value: You may wish to comment on the number of recreational activities e.g. walking, children's dens, views, bird watching and how this affects your own well being " Tranquility: You may wish to draw attention to the tranquility of the site and how the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature " Richness of wildlife: Please comment on any wildlife you are aware of in the area and how it acts as a buffer land between developed land and Larks Wood. c) The land needs to be "local in character and is not an extensive tract of land € Again, this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Acres and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields).}</p>	
1259	Mr Michael Payne				<p>I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>
1143	Mr Michael Payne				<p>I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation	respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1192	Mr David Jennings				Dear Planning Dept, we are in full agreement with the Friends of Ainslie and Larks Woods that land to the rear of Larks Wood, referred to as site A in their letter should be designated as Local Green Space. This is a very important amenity for local people and should not be destroyed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1206	Mr Kelvin Mattock				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract	This is noted. The Council is considering its response to the application to designate the rear of

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					of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1243	Mrs Janet Charlesworth				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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					number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and that these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	community engagement masterplanning approach to SA64
1223	Mrs Fiona Merrick				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1255	Mrs Fiona Merrick				In response to your site allocations consultation please be advised that we support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
850	Colin Setchfield	The Parish Church of Saint Edmund			SA64 - Larkwood Leisure Centre, Nursery and land to rear of Larkwood Leisure Centre 4.1 Historically, this site was part of Larks Wood, before its clearance for Larks Farm in the nineteenth century. It has been used for recreation and leisure since 1936 when the Larkwood Swimming Pool was opened. 4.2 Larks Wood is an ancient woodland, which historically extended on its northernmost side north of New Road following its previous former course, and is a remnant of the Forest of Essex. 4.3 The land to the rear of Larkwood Leisure Centre was open space behind the lido linking to the woodland and also providing a buffer zone to it. 4.4 The maps/plans in LBWF's document indicate that this development will result in the clearance of existing trees adjoining the ancient woodland. 4.5 Government guidance informs local authorities and developers that they should use Natural England and Forestry Commission guidance when considering development affecting ancient woodland, ancient trees and veteran trees. 4.6 By definition (as highlighted in the government guidance), veteran trees do not necessarily have to demonstrate particular age but rather significance in relation to proximity to ancient woodland and their contribution to biodiversity, and cultural and heritage value. 4.7 This guidance specifies that, "Ancient woodland, ancient trees and veteran trees are irreplaceable, € and therefore when planning development buffer zones should be used to protect the ancient woodland. 4.8 REQUEST FOR INFORMATION: In the light of the	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					government guidance, and the proposed housing levels, we would wish reassurances from LBWF in its response that €! " it is committed to following the principles in the government guidance as relates to ancient woodland, ancient trees and veteran trees " the trees and flora on the green land to the rear of Larkwood Leisure Centre are surveyed before any decision is made to proceed with development on this site in order to provide details of its biodiversity and value " in line with government guidance, all tree surveys and ecological surveys will be conducted in accordance with guidance in British Standard BS 5837 -'Trees in relation to demolition, design and development' and following guidance approved by the Chartered Institute of Ecology and Environmental Management (CIEEM), respectively. " any development will be required to provide a buffer zone between the built environment and the ancient woodland of Larks Wood.	
1120	Deborah Taylor				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
926	Robert Tatam				Fifthly, I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1162	Maria Bertarelli and Paul Malcolm				We have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. In particular, please protect the current station building. In response to your site allocations consultation please be advised that we support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.</p>	<p>community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>
1327	Gary Dutton				<p>1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the</p>

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<b>Outside Strategic Locations – North Waltham Forest</b>						
<b>SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre</b>						
<b>ID</b>	<b>Full Name</b>	<b>Organisation</b>	<b>Full Name</b>	<b>Organisation</b>	<b>Comment</b>	<b>Council (Officers) Response</b>
					to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Yours truthfully Sheryl and Gary Dutton	loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						for site specific matters to be identified and addressed.
1257	Erik Mesel	John Lyons Charity			<p>I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. During the first lockdown I walked with my children every day for our daily exercise, the function of the Larks Wood as the local lungs of the area cannot be overstated. In an area that is increasingly built up, the need for this oasis is more crucial than ever. We would on a number of occasions walk up to the ridge on Site A for the views, something my son was very excited about. Site A is very clearly a part of the Woods and allowing the development of this area would be a great shame. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
825	Jane Wheeler				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1212	Jane Wheeler				#NAME?	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
932	Robert Tatam				Fifthly, I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
840	Mr Malcolm Shykles				I wish to respond to the consultation "Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document" and "Your chance to shape the borough". It comes out with ideas for housing yet little or none for workplaces. Surely workplaces should come before housing; otherwise we will have a high population with no local work obtainable. There is large demand for an outdoor Lido to replace the beautiful pool that we once had. The design should copy that Art Deco design; occupy the same site of the former pool and be heated. It would provide work for the demolition of the unhealthy indoor pool, for the landscaping of the land and for its construction. There are such pools around the UK and as Larkwood Park was one of the first, this would be the best place for it. Similar pools Portishead Somerset, Lido Bristol,	This is noted. Site by site targets have been set in accordance with the thresholds contained in the London Plan. However it would be contrary to the requirements if the NPPF to state what will be provided as this would be determined in the event of an application being brought forward. The Council is considering its response to the application to designate the rear of

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Sandford Park Lido Cheltenham, Lido Ponty Pontypridd, South Wales, Tinside Lido Plymouth, Jubilee Pool Lido Penzance, Gourrock Pool - Clyde Estuary, Shap Open Air Swimming Pool -Cumbria, Arundel Lido and Stonehaven Swimming pool	the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
826	Mr Malcolm Shykles				The LBWF Planning Department has implied that only the wooded area is Larks Wood. In early maps Larks Wood included Ainslie Wood and reached northwards across where New Road is placed. The proper term for Larks Wood is Larkwood Park."Larkwood Park comprises Larkwood Playing Fields and Larks Wood, an area of semi-ancient woodland that is a remnant of a much larger tract of woodland that once included Epping Forest. The wood is on hilly ground, with fine oak and hornbeam trees, and known for its bluebells displays, which in the early C20th attracted crowds of visitors. Larkwood Park was created by Chingford Borough Council in 1936, at which time an open air pool 'with accommodation for 2,500 bathers' was provided, built on the site of Larks Farm at a cost of £24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on 28 July 1936 by Sir Kingsley Wood, Minister of Health. However, in 1987 the pool was finally closed." London Gardens' Trust The wooded area, including the stretch down to new road, still attracts many visitors especially at weekends. The Larkwood Playing Field seems to have been much wound down; the changing rooms have gone, cricket seems to be finish. It looks all set to be the target for yet more building. Larks Wood was sold along with other land in 1931 to the Urban District Borough of Chingford. The following is a detail of a restrictive covenant contained in the Conveyance dated 5 October 1931 as referred to in the Charges Register"The Purchasers to the intent and so as to bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the Vendors hereby covenant with the Vendors that the Purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as Larks Wood for any other purpose than as an open space and as regards the land forming the remainder	These points are noted.

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					of the said property for any other purpose than as a Recreation Ground but so nevertheless that the Purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions shelters dressing rooms structures buildings erections and things including swimming baths lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively"The important thing to remember about restrictive covenants is that they'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser	
1160	Peggy Bennett				wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I feel very strongly about this should be designated as a Local Green Space. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: I live nearby and go there at least twice a week for walks as this is the only nearby green area you can enjoy with enough space even when busier, it is particularly nice that it is secluded and not near a busy road. It would impact my well being not being able to access a nearby green space easily, and would be saddened should it disappear. It is the only park my children are likely to walk to as it is big enough to play games together and we do not have a car. As it is more tranquil and cramped than other local parks. They also love walking through the woods and discovering the available paths. It has also offered a mid-way meeting point with friends who live on the other side of the area, encouraging us to walk rather than taking public transport or car for my friends It also offers a very practical shortcut to access the local leisure centre as it would add another 10 minutes to my journey should we not be able to walk through this area.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1204	Emma Pajarillaga				I am writing to voice my opposition to the development on Larkwood Leisure Centre and an area of Larkwood in the Local Plan (LP2). This is unnecessary destruction of green space, nature and woodland. I feel this is completely	This is noted. The Council is considering its response to the application to designate the rear of

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>unacceptable and will have a huge impact on then local area. I am also concerned about the impact on local services and infrastructure with the building of so many new residences. I appreciate the pressure to provide additional housing in the area but not at the expense of green space/cutting down trees that should be protected and celebrated. Developments should be in keeping with the local area and not a threat to local green spaces. Please add my opposition to the consultation.</p>	<p>the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In addition development is required to contribute to the provision of infrastructure in the locala ara through development contributions.</p>
1295	Mr Robert Liu				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Please then give your reasons why you feel the land should be designated as a Local Green Space. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: The land needs to be "in reasonably close proximity to the community it serves €? €? This probably speaks for itself - you may wish to point out you live close by and use it frequently. The land needs to be "demonstrably special to a local community €? €? Please explain why you feel the land is demonstrably special to the local community e.g. Beauty: Please explain why you think the site is beautiful for example you may</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					wish to comment on the wild nature of the site, the wild flowers, the number of trees wildlife etc and how it links with Larks Wood. Historic significance: You may wish to comment on the land historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. Recreational value: You may wish to comment on the number of recreational activities e.g. walking, children's dens, views, bird watching and how this affects your own well being Tranquillity: You may wish to draw attention to the tranquillity of the site and how the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature Richness of wildlife: Please comment on any wildlife you are aware of in the area and how it acts as a buffer land between developed land and Larks Wood. The land needs to be "local in character and is not an extensive tract of land €☐ Again this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Hectares and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields).	
1267	Ms Lorraine Musk				I am upset that more green and open space within the borough is being viewed as a suitable place to build on. I therefore am expressing my wish for you to designate the land as above as a Local Green Space. The area is a haven away from the day to day bustle of life and this is so important for local people's mental health and wellbeing especially in these uncertain times. It is also a lovely place to see wildlife in their natural habitat. This is all SO important. I live in Highams Park and run throughout Highams Park and Chingford and regularly run through this pleasant space. We often walk our dog here too. It is a pleasant and social space where when running, walking or with our dog you speak to other people there too as you don't tend to when walking through streets. It is therefore an important part of the community. I love the peacefulness of the area and it's link to the heritage of the area and within this specifically the old Larks Wood Farm and Epping Forest. It is so important to keep some reminders of the area's history and to build yet more flats on it is shameful. This area is a peaceful haven in the busy borough,	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					please do not take this away from local residents. The area is not an extensive tract of land to be built on, it is a special green space for local people. I therefore repeat my request that this land is designated as a Local Green Space.	
833	Mr Francis Baker				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1153	Mr John Barker				"Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document ¶ : I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1277	Mr Thomas Quigley				May i raise my objections to the proposed development on Larkwood park. This is an area of natural beauty and wildlife. The area is protected by a covenant .maps and records show the boundary as Larkshall Road and New Road ,on WF records and the records and maps of Epping Forest Corporation of London. The proposal of the alleged boundary being concrete posts /fencing in the forest is false. Different owners erected their own boundary fence immediately behind ,the GLL Leisure Centre Nuffield ,Gym along to The	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					Children's Nursery as well as the old Plant nursery site . The land behind this has been left to neglect ,vandalism. This has been staved off by the work jointly by Friends of Ainslie and Larkwood group with help from local residents and WF Council who helped supply tools and the removal of debris. This has enabled many users ,families , Dog Walkers ,wildlife /nature groups to enjoy the whole of the Park plus the views that this has offered for over 20 years. As such they are all entitled through rites of passage to carry on enjoying this area Myself a local resident who backs onto these woods have personally helped protecting the area , with information passed to WFstaff,Police and Epping Forest on any unlawful a or suspicious activities .	
1312	Wendy Quigley				I have reviewed your consultation document and should like to comment as follows: I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1303	Gwynne Pankhurst				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1370	Mrs Maureen Paul				<p>1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Yours sincerely.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further</p>

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Outside Strategic Locations – North Waltham Forest						
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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						opportunity for site specific matters to be identified and addressed.
1157	Mr Des Cunnane				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1168	Mr Kevin Bradley				Sir/Madam. I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	
1247	Mr Adrian Cogger				<p>Hello, I have reviewed the consultation document and should like to comment as follows: " I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation " I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. " A number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation which were NOT included in this LP2 Site Allocation Consultation, because they are not regarded as Key or Strategic Sites. This is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough. Accordingly, these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. As a Highams Park resident, I am keen that the character of the area should be maintained and that any proposals which threaten it should be opposed. I should be grateful if you would consider the above comments and those of other with similar views.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1251	Mr Martin Corbett				I would like to respond to the consultation stated above. I request that the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
824	Gwynne Pankhurst				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
821	Tom Quigley				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1001	Ms Luisa Gannon				1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					without proper consultation. Please do not turn Highams Park into an over populated area, it's busy enough as it is. I'm also concerned about more traffic and pollution which has a negative effect on our health.	the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
819	Alexandra Scanlon				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1362	Mrs Christine Hawkins				To Whom It May Concern In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed."	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1208	Ms Gina Matthews-Mesel				<p>" I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. " During the first lockdown I walked with my husband and our children every day for daily exercise, and they named many of the trees and have grown to love their woods even more. They would on a number of occasions walk up to the ridge on the proposed Site A for the views, something our son was very excited about. Site A is very clearly a part of the Woods and allowing the development of this area would be a great shame. The function of the Larks Wood as the 'local lungs of the area' cannot be overstated, and an arbitrary line between Site A and the woodland cannot be drawn. The loss of the woodland included in the proposed site A will have a huge detrimental impact on the remainder of the Larks Wood. The woodland's flora, fauna and small animals rely upon it and this ancient and beautiful woodland would not recover from the inevitable pollution of the building works, and the resulting light and noise pollution from the new homes that are proposed to be built in to this woodland area. In an area that is increasingly built up, the need for this oasis is more crucial than ever. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>
1231	Ms Samantha Lealman				<p>I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of</p>

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						the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1229	Ms Carmel King				2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1221	Janet McPartland				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools

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						including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1151	Rosemary Langlands				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1269	Ms Cheryl Lewis				As a customer of the Lesuire centre I am very disappointed that another public amenity and infrastructure is being lost and replaced with housing when we don't have another infrastructure to support existing housing. Furthermore the plans remove valuable green space for our community which during a period of climate crisis is unforgivable. I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space 1. the green space is in reasonably close proximity to the community it serves; 2. the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and 3. the green area concerned is local in character and is not an extensive tract of land.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1145	Larkwood Conservatives				We the undersigned (2221 signatories) call upon the Council to: 1) Not build on the green open space behind/adjacent to the Leisure Centre (Site A). 2) On the Leisure Centre site, the height of any new building should not exceed the height of existing buildings. 3) Allocate CIL	The strength of local feeling concerning this site is noted and the Council's responses follow: 1. The Council is considering its response to

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					<p><a href="https://www.walthamforest.gov.uk/content/NCIL">https://www.walthamforest.gov.uk/content/NCIL</a> to Larkwood to deal with Infrastructure. 4) Retain all existing facilities currently available on the Leisure Park site.</p>	<p>the application from the Friends of Ainslie and Larkwood (FoAL) to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. 2. This is noted as part of the masterplan for the site. This is process which presently involves the engagement of ward councillors and local residents. 3. All new development is required to contribute to the provision of infrastructure in the local area through the payment of CIL. 4. The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses .</p>
1147	Ms Ruth Hirst				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I live on Ainslie Wood Road and use this space a minimum of 4 times weekly for exercise and feel it is essential for my mental health. The beautiful wildflowers and trees within the area provide a sanctuary type feel which myself and my children enjoy. Historically this area was part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. The thought of this precious green area shrinking is heartbreaking in many many ways. Not least the urgent need for us to both protect and rejuvenate our planets green spaces in this current climate emergency. The area provides great recreational value to my (and I know many other) family. This includes bird watching, insect finding, hide and seek, learning about the seasons which we love to undertake all year round! The site is beautifully tranquill and offers</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>

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					a real and very important oasis of calm in an increasingly busy and suburban area. It is unique in the diverse range of wildlife and nature it offers which is very precious to my family. I feel passionately as a parent and resident of this planet that this area needs to be protected.	
1155	W.D. Farrow				Dear Sir, In response to your site allocations consultation. Please note that I fully support the application by The Friends of Ainsle and Larkwood for the land between Larkwood and Larkwood Leisure Centre (currently included as part of SA 64) should be designated as a Local Green Space and that this tract of land should therefore NOT be developed	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1164	Dr Hannah Blanchford				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I believe site A should be excluded from Site SA64. I believe site A should be designated as a local green space. This land is an invaluable green space and wildlife habitat. I live very close to the area. My family and I walk there often and enjoy the views it offers. It has one of the finest collection of blackberry bushes inside the M25. This year, we have enjoyed it more than ever. These local green spaces have been a lifeline in lockdown for me and my 5 and 2 year olds. If we have learnt anything in the pandemic, then surely it must be the importance of local green spaces. This green space is at the heart of our local area. It is close enough to be enjoyed by local residents without the need to get in a car. It would be madness to endanger this local green space when we are learning so much about the benefits of green spaces to reduce pollution (an exceedingly damaging variable linked to higher rates of mortality from covid-19). This land was historically part of Larkwood and before that, part of the ancient woodland of Epping forest. This Spring we have watched woodpecker chicks, built dens and learnt how to identify trees in Larkwood. The ability to escape into the calmness of the forest has improved our mental wellbeing. The elevation of the land gives the most glorious views.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1166	Lianne Sims				I am emailing you to express my grave concern at the proposal to build 300 residential units at the New Road Leisure park. As a resident of Grove Road for 17years I can see how incredibly busy New Road already is, with buses and cars battling to get along the congested road . This is especially bad at the school run time and it is only a matter of time before there is a serious accident. If there were to be 300 + new residents along here, chances are that a vast majority of them would also have cars. What impact would this have on the environment, especially the local school children at Larkwood Primary and anyone else living near? Secondly, I believe it would be devastating to build anything at all on the Green Space of Larkwood. I and many other people use the woods daily and have done for many years- dog walkers, people exercising, families with children of all ages, football teams and walkers- 300 properties built anywhere near the woods means more litter land dumping. The local residents regularly meet up at the field to clear rubbish and generally keep the woods looking their best but with building work going on what would be the point? Please protect our local woodland and reject this proposal.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1105	Jacqueline Stafford				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1097	Jacqueline Stafford				Sir or Madam I am deeply concerned about the planning of the above site encroaching on yet again more green recreation areas!! I moved into the area over 40 years ago and the building of new houses is now a joke, you cannot go out in a car over the weekend as the roads are full of traffic and petrol fumes ....you just sit in the car stationary expelling more gases into the air. The green areas are there for the wild life that is disappearing fast. It's also there to teach our children and grandchildren how to have fun without spending money, instead of sitting in front of the TV, thus making better adults!! The	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					trees also help the air quality!! We do not need anymore housing on our green fields!! I understand that some people will earn a lot of money in there pockets for ruining our suburbs That is the only possible reason that this proposal.	
1008	Homaira Mazhar				I have reviewed your consultation document and should like to comment as follows: I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further

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						opportunity for site specific matters to be identified and addressed.
1010	Mr Peter McPartland (OBE)				<p>I have reviewed your consultation document and should like to comment as follows: I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
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1170	Roz Brody				To whom it may concern:- I wish to respond to the recent consultation concerning Larkwood and think it is important for the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space so that residents can continue their enjoyment of the woods and wild life. This area has become particularly beneficial during covid enabling people living in Chingford the opportunity to get some fresh air. I look forward to your support in this matter	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1173	Carolyn Brown				Dear Sir/Madam "I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This beautiful piece of high land must be protected. In these current times of the massive impact of climate change we have a responsibility to do any thing, however small in this instance, to preserve trees, wildlife and green space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1175	Stewart Brown				To LBWF Planning It has come to my notice that there are plans to build or redevelop the area behind the two sports centres and the allotments/previous garden centre along New Road, Chingford. I disagree with any housing development as I think that it is the start of a creeping housing project, as with the small estate at the top of Normanshire Drive where taking away Larkwood swimming pool allowed a deal with developers to take part of the swimming pool plot to build housing, that was originally social housing, but is now predominantly private. The area behind the swimming pool should be preserved as an extension to the free forest land, which fits in with the local Larkwood field and forest and became a sanctuary for dog walkers, rambles, kids to hang out and play in a local free area during the terrible 2020 Covid lock down period, and gave all the other benefits a beautiful forest can bring to a community. Please think very hard you local counsellors and planning officers before you rubber stamp something that will take away from the beauty and special nature of that space. Please think creatively about open space, conservation and the environment before you destroy an area full of wildlife, special trees, blue bells and other types of flora and fauna. The area was a Park when we had the fantastic open air pool,	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					where I am sure many people who have lived in Chingford and neighbouring boroughs used to come and spend the whole day, picnicking up on the field and having a swim to cool off and have fun. Kids were off the street and having fun. At least they still have a forest to explore, climb trees, make rope swings, dens and time together away from adults. Do not act naively and destroy our natural habitat and forest, that once gone will never return and will give the green light for developers who work in very manipulative ways to get what they want with a local council with green space. Decimating green spaces changes the nature and local character of an area forever. Local people need to fight this and our local representatives need to fight this as well. The allotment and old garden centre could become a local park, with modern swings, pick-nick benches and grass area for families to meet, socialise where children play, as with Highams Park Lake, which would serve the residents of South, Middle and North Chingford much better than housing developers who are desperate to build on green spaces with a forest view, as we all know that equates to better profits and an abject loss to the local resident and community. Please think creatively with our green spaces.	
1177	Jean Buckee				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a local green space. This area is an important local green space frequently used by many local residents, families and children and should not be used for development. Site A should be designated as a Local Green Space and formally incorporated into Larks Wood, which historically it is part of. Without doubt it meets all of the criteria for local green space designation. Recent events have demonstrated how vital access to nature is to our mental and physical wellbeing. With a continually growing population in our borough we must preserve such a local oasis of calm.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1181	Rob Varney				.In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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						community engagement masterplanning approach to SA64.
1183	Ms Jo Kent				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and local green space and this tract of land should not be developed. I find it very concerning that LBWF want to build on every space that becomes available and on the green space where there is wildlife is in my opinion terrible. I have lived in Chingford all my life and have raised my family here. Lately I'm feeling very disappointed with the council and I feel the people of Waltham Forest aren't being thought about. Trying to build everywhere and putting high rise flats is very upsetting as this would also have a big impact on our schools and GP Surgery's.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses and all new development is required to contribute to the provision of infrastructure in the local area. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1185	Amanda Vlad				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The reason I am asking this is because the area has played a significant role in my family's life. We live on Larkwood Road, in close proximity to it. This is where my children grew up taking their very first walks through the forest and later on, their first bike rides. They love to play and observe nature and wildlife. That is the environment where they learned the importance of green spaces and biodiversity. Now they know these are essential elements for a healthy life. As part of the ancient woodland of Epping Forest, this land has also been part of the lives of the communities around it. All our neighbours use this recreational space to walk their dogs, jog, cycle, bird watch or simply admire the beauty of the place. This is also where I met some of my local friends, years ago when I moved to Chingford and I did not know anybody in the area. Back then strolling through the forest helped me connect to my new surroundings and adapt to the life I was starting here. I grew up	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					around forests and Larks Wood gave me the feeling of belonging, of taking a piece of my childhood here, in my new home. The importance of this green space for all the communities around it became evident during this year's Covid-19 lockdown. People turned to it more than ever before showcasing that in situations like this not only do we need the comfort of nature and wildlife but also we need more of them.	
1188	Jane Walker				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1194	Mohmadjee Lunat				I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The land needs to be "in reasonably close proximity to the community it serves" we live within walking distance to this space and use it frequently for our walks with our children The land needs to be "demonstrably special to a local community" and this is the beauty that attracted us to move to the area, the calmness the beauty of the wildness, the smell of freshness when rainfalls This land should be kept as it is as a green space, we do not need to spoil the beauty of green space to build for housing It will also have an impact on local schools, doctors, shops, roads, parking and pollution....how is this acceptable?	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1196	Mr and Mrs Pilar South				Relating to the project "LARKSWOOD SITE ALLOCATION", we would like to express our total objection to such a proposal. This land should be preserved for several reasons: -This area is a Local Green Area and it should be given the same protection as GREEN BELT LAND. -It is constantly used as a recreation for families with children, walking, running, etc etc -We must not forget the protection of wildlife and ancient woodland as well as a natural beauty. I hope you will take all these reasons into consideration and protect this land for future generations.	This comment is noted. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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1198	Ms Sandy Booker				"I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The land in question is on the doorstep of a very built up area. This historic areas, originally party of Larkseood Forest is greatly used by the community. A special place of wildlife and fauna that is directly opposite the direction of Government policy.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1200	Ms n Paganuzzi				We are primarily concerned with three issues on this site. First, increased congestion on the already very busy New Road and surrounding area; secondly, the proposal will lead to the loss of key community facilities and thirdly the loss of woodland. With regard to increased congestion, New Road is an extremely narrow road with cars parked on either side. It currently serves the local area and acts as a direct route to the A406. As a result, regardless of the time of day it can become almost un-passable, with buses and cars causing long delays in both directions. The addition of the proposed new homes will only increase this congestion leading to yet more delays, pollution and accidents. Furthermore, the transport links in the local area are already poor. There is currently unreliable bus service to Highams Park and Chingford stations. Adding additional bus services to remedy these issues will only add to the New Road congestion problem as outlined above. With regard to the loss of key community facilities, this site currently contains well used leisure and health facilities. These existing facilities are utilised to a high degree by the local community. While the proposal does mention some provision of replacement facilities, the wording is vague and unhelpful. It seems unlikely that the existing facilities will be replaced in their entirety, leading to a net loss of vital public services. Higher quality eateries and leisure facilities are already in short supply in the Chingford Mount area - the prospect of further loss of such venues is deeply concerning. With regard to the loss of woodland, this area is a beautiful haven amongst an already built up town. It houses a world of nature and is used in tantum by the local residents. It is would be criminal to lose this such a beautiful accompaniment to this area. The site is of historic significance and we should be protecting the	Comments on the transport aspects of the allocation are noted. The current site is given over to a large area of parking to support the onsite facilities. Development on the site would be mainly car free in line with London-wide and local planing policy and the need for car transport and parking much reduced to accommodate more beneficial uses of the land. Any application would be required to justify the level of parking at application stage. Development would be required to contribute to the provision of public transport and facilities to support active travel. Regarding the green space to the edge of Larks Wood, comments are noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					wildlife therein. While adding new homes would of course serve 310 families, the effect on the existing residents will almost certainly be detrimental. It is the needs of these existing residents that should surely be the local authority's primary responsibility.	
1202	Mr and Mrs Ian and Janet Hill				2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1210	Ms Margaret Russ				This Mature woodland is a beautiful area and is one of a few calming areas in this ever growing and bustling world. This land has historic ties and should be protected for future generations to enjoy and use as much as I have done for my adult life. My children and grandchildren have all grown up in the local area and have thrived off of this cherished land. It would be devastating if a developer built high rise blocks on this land and would most certainly take away many peoples place of tranquility. When mental health awareness is becoming more prominent in society I am shocked that you are even contemplating taking away this area from the community and families that has loved and cherished it for generations. I know my family has. In conclusion I implore you to consider giving this land the protection it deserves and designate it as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1214	Ms jodie hurn				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Having recently moved to New Road opposite the site in question we are devastated to see this green space is under threat of development. I would like to urge you to rec-consider the development of the area and instead designate this land as local green space. With reference to the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land needs to be "in reasonably close	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					<p>proximity to the community it serves €☐ We live opposite this space and use it at least once a day as part of our closest area of green space. b) The land needs to be "demonstrably special to a local community €☐ " Beauty: This site is our link to the wonderful Larks Wood and essentially is part of the wood itself. An area of beauty in its own right the site is home to wildflowers, wildlife and an amazing viewpoint across London to watch the sunset. " Historic significance: Historically this land was part of Epping Forest, then more recently Larkwood and should be protected in the same way as the aforementioned ancient woodland, all are of great historical importance. Once it's gone it's gone and we can never replace it. " Recreational value: The area is visited year-round by dog walkers, children playing and making dens. " Tranquility: We feel blessed to have this space on our doorstep, especially in 2020 the importance of being able to find a tranquil outside space cannot be underestimated. " Richness of wildlife: This area is rich with wildlife and acts as a buffer between Larkwood and the leisure complex. You cannot take away this area without causing extensive damage to the existing wildlife both here and within the wood. The natural world does not draw a line so easily. This rich area is home to many species of wildlife we should be protecting not driving away. c) The land needs to be "local in character and is not an extensive tract of land €☐ The is not a large area of land, being self-contained with boundaries on all sides. It is indeed local in character.</p>	
1218	Ian McGill				<p>I would please ask that the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I live in Larkwood Road and myself and my family frequently walk in this area. One of the reasons I moved into Larkwood Road was because the field, the woods and the adjacent area were so close by and it is one of the main reasons I love living in my road. Since March when the Covid-19 pandemic started, this area has been even more important as so many more people have been exercising here which is vitally important for their mental well being. My grandchildren also love it there and have spent many days building dens and having great fun. I feel it would be so sad to lose this peaceful, beautiful area as it has always been part of Larks Wood.</p>	<p>The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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1225	Mr Neil Iveson				<p>I am e-mailing concerning the above proposed development and wish to express my views and concerns in accordance with paragraph 100 of the National Planning policy framework. 1) The area proposed for development is very much part of the local woodland ( ie is a remnant of the greater ancient woodland of Epping Forest ). Its close proximity to the local community alone, serves as an invaluable green space, which as we know are constantly being lost, but which the general consensus is, that it is so important for peoples wellbeing. 2) Aside from the wellbeing of people, the area of land is also important for flora and fauna. The Council has provided an information board at the entrance to Larks wood, outlining species of wildlife, trees and plants which are endemic to the area and which will rely on the buffer land bordering the wood. I, as many of the local residents, frequently use the area for recreation, looking out for wildlife, and have seen the importance of the locality concerned, for enriching the diversity of wildlife in the area. 3) I understand the need for building much needed homes for people. However, the area proposed for development is not a huge extensive tract of land. It raises the concern of encroaching further into the forest and the removal of more areas of woodland and with it established trees and plants, and ultimately the loss of wildlife. I should also like to point out that many areas bordering forests, especially those that are quite hilly, act as a 'sponge' for absorbing rainfall directly, and also run-off from the forest. Localised flooding is becoming a bigger problem with two thirds of paved over front gardens in London and with more and more concrete developments.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>
1279	Mr Neil Iveson				<p>Dear Councillors, I have previously written to yourselves, Waltham Forest Council, Iain Duncan Smith and have signed the petition regarding the proposed building development on the New Road leisure complex area. I note from your letter - in touch, that the Council purposes to demolish the leisure centre complex. In the first instance I want to protect the green space and do not want over development of the area. I was wondering though, if the Council is going to replace the existing leisure complex with something else ( eg a smaller leisure complex ), or is the intention to just have residential properties. If so, this would also deprive many current users of the facilities</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>

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					including school children who use the swimming pool. Membership of the complex is also far cheaper than the Wellness centre. There's constant talk these days of how green spaces and fitness is the key to better overall wellbeing, yet this flies in the face of what this Council is proposing and is so hypocritical of theirs and the Mayor of this city's propaganda about protecting the environment and improving the welfare and health of the people of London residing in it.	
1233	Ms Kirsty Jones				I wish to respond to the consultation "Shaping the Borough Waltham Forest Local Plan LP" Draft Site Allocations Document. I would like to ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space because: - we live nearby and use it frequently - it is a beautiful site full of nature and wildlife and plays an important role in many of our (and many others) family activities, education and more critically now than ever, our collective wellbeing - the site offers an oasis of calm in an increasingly busy and suburban area that is truly unique due to its wild nature and as a buffer between developed land and Larks Wood - and given it is only 2.94 acres is not too extensive and in fact smaller than many other Local Green Spaces that have been designated (eg. Larks Wood and Larkwood playing fields).	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1235	Ms Tracey Kane				I wish to respond to the consultation and ask that the Council designates the land to the rear of Larkwood Leisure Centre as a Local Green Space. > It's very special to our family and easily falls into the criteria in the National Planning Policy Framework, namely: > 1. The green space is in reasonably close proximity to the community > it serves; 2. The green area is demonstrably special to a local > community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; 3. Also the green area concerned is local in character and is not an extensive tract of land. 4. My family live in Normanshire Drive and do not want to see any woodland destroyed to build houses. 5. When Larks Wood was sold along with other land in 1931 to the Urban District Borough of Chingford (from Ropers Avenue to New Road) it came with a restrictive covenant: > > The following are details of the covenants contained in the	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					<p>Conveyance &gt; dated 5 October 1931 as referred to in the Charges Register "The Purchasers to the intent and so as to bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the Vendors hereby covenant with the Vendors that the Purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as Larks Wood for any other purpose than as an open space and as regards the land forming the remainder of the said property for any other purpose than as a Recreation Ground but so nevertheless that the Purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions shelters dressing rooms structures buildings erections and things including swimming baths lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively"&gt; The important thing to remember about restrictive covenants is that they'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser.</p>	
1237	Jessica Bulman				<p>Dear Sir/Madam, I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Here I would like to highlight some of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves €? This speaks for itself - the land is surrounded by residential areas and provides a greatly loved and valuable space for all of the local community to enjoy. I personally live close by and use it frequently with my young family. These spaces enable our children to connect with the natural world, and improve mental health. At the time when we are all facing considerable life challenges, these spaces are more important than ever. b) The land needs to be "demonstrably special to a local community €? " Beauty: This site is one of great natural beauty and must be preserved. My</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>

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					family and I love to explore the wild flowers in the spring & summer, and to observe the rich variety of wildlife and trees. " Historic significance: You will know that this land is historically part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. Ancient woodland is under significant threat in this country- in large part due to the development of HS2. Woodlands are unique ecosystems that deserve to be protected. They are absolutely fundamental for biodiversity. It is shocking and deeply disappointing that WF would consider destroying this priceless environment. c) The land needs to be "local in character and is not an extensive tract of land €" Again, this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Acres and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields). I do hope the views and wishes of the local community will be taken into consideration when making your final decision. Kind regards,	
1239	Keeley Carr				To Who it may concern I am sending this email as I wish to respond to the consultation and want the council to designate the land to the rear of larkwood leisure Centre as a local green space. The land has been left for many years for nature to reclaim it back and in time become the home to many birds, bats and insects . Their are many established tree's which would need to be taken down and for new ones to grow to that height would take decades. Many houses that surround larkwood are suffering from movement problems caused by tree roots and being built on a hill with clay soil. By building on the above is just asking for future problems regarding movement.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1245	Paul & Clare Cleary				I would like to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. {Please then give your reasons why you feel the land should be designated as a Local Green Space. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves €" - the house we purchased 7 years	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					<p>agio on Bourne Gardens backs on to Larkwood fields and we regularly walk around the area to enjoy its beauty. We purchased our property on basis of this green space. This has become even more significant during periods of lockdown where we have been requested to travel not too far from our homes. b) The land needs to be "demonstrably special to a local community €" " Beauty: The area is rich in fauna and flora. Any plans to develop in this area would see the dispersion of this wildlife from this area. My wife and I find it stunning and would not want to see it blighted by a development "</p> <p>Recreational value: We regularly invite friends over to enjoy a walk in Larks Wood and don't wish to see it spoilt by a development. As I say it has been essential to both our mental and physical health during the pandemic. I have been working for the NHS throughout our National response and areas such as this provide me with great comfort I beg on behalf of my wife and I that you protect this area. We would be so upset to see it developed as know this would have a devastating effect on all its surrounding areas - Increased litter, damage to the fragile fauna and flora, increase in pollution and probably increased crime.</p>	
1249	John Coley				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. My family and I use this land for walks and to teach my daughter about the local wildlife. This area is slightly different to the rest of the woods as it is a more natural and wilder habitat and therefore has its own beauty, not forgetting the fantastic views. This land also is historically part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. It is a particular tranquil spot and great for bird watching. Please concentrate on the regal cinema development as this has been dragging on for years.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>
1253	Stephen Armstrong				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Please then give your reasons why you feel the land should be designated as a Local Green Space. Please reference some or all of the criteria</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its</p>

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					<p>for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: 1. The land needs to be "in reasonably close proximity to the community it serves €€ This probably speaks for itself - you may wish to point out you live close by and use it frequently. 2. The land needs to be "demonstrably special to a local community €€ Please explain why you feel the land is demonstrably special to the local community e.g. " Beauty: Please explain why you think the site is beautiful for example you may wish to comment on the wild nature of the site, the wild flowers, the number of trees wildlife etc and how it links with Larks Wood. " Historic significance: You may wish to comment on the land historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. " Recreational value: You may wish to comment on the number of recreational activities e.g. walking, children's dens, views, bird watching and how this affects your own well being " Tranquillity: You may wish to draw attention to the tranquillity of the site and how the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature " Richness of wildlife: Please comment on any wildlife you are aware of in the area and how it acts as a buffer land between developed land and Larks Wood. 3. The land needs to be "local in character and is not an extensive tract of land €€ Again this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Hectares and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields).</p>	<p>community engagement masterplanning approach to SA64.</p>
1261	Kared Williams				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. My reasons for this are as follows: The land is surrounding by housing and is a great space for the local community to make use and especially as it is in such a built up area. This area of land is a special area because of the habitat for wildlife and the beautiful number of various species of trees and</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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					flowers. I often walk in the woods and find it good for my mental health to be able to have the use of such lovely place as do many others in the local area.	
1263	Ms Pat Murrell				This document refers to SiteA, the strip of rewilded land adjacent to Larkwood. I remember this as part of the 1930s lido which predated the current leisure centres. I am asking if serious consideration for this strip of land to be allocated as 'Local Green Space' . Since the end of March 2020 when the lockdown began it has been noticeable that many more people were coming to Larkwood for recreation : dog walking, jogging etc. There are now elderly couples taking walks and families with quite small children regularly seen walking among the trees and playing games on the adjacent playing field. I have spoken to several people who have commented on how they were new to Larkwood and were happy to 'discover' it. If there is to be a housing development on New Road this strip of land would be of particular importance to such residents offering as it would such convenient open space for recreation. I have been a member of Friends of Ainslie and Larkwood since the group was begun in December 2004 with support from LBWF. It was a most welcome development. I was born at the address below and returned here 20 years ago after the death of my mother. Whilst I support the creation of new homes, I feel strongly that this piece of land could be such a valuable asset for the health and wellbeing of local people and should be valued as such.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1265	Christian Waugh				I write to you in response to the consultation 'Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document.' I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. My reasons for this are listed below: a) The land needs to be "in reasonably close proximity to the community it serves € My family and I live very close to the land and use it frequently. The part of the land you plan to build upon is used by us for exploring nature, taking part in physical activity in the form of walking and providing my young children with the opportunity to be in the great outdoors, which is walkable from our house. b) The land needs to be "demonstrably special to a local community € This piece of land provides recreational opportunities for us as a family, a green and tranquil site	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					in a suburban environment. There are ample trees in the area and wildlife, as well as wild flowers growing. We have been lucky enough to hear the woodpecker within the woods. My children and I love to visit this area, it is especially beautiful in Spring when the Bluebells are blooming. My children and I enjoy building Dens in this area of land-this is great for our mental health and well-being, which is incredibly pertinent during this worldwide pandemic. Given the national drive to encourage the nation to become more active and fitter, by building on this land, you will be greatly impacting on our ability to do this and to live healthy and active lives with good well-being. Please do consider the impact this development will have on the local community, as well as the concerns I have raised here, when making your final decision.	
1271	Ms Deborah Myers				Upon reading a local newsletter I understand that there is a proposal to build on the green space behind the leisure centre in New Rd, Chingford. This will take away an area of our precious green space, and will affect wildlife. During the recent pandemic, visiting green space in my area has been vital for my wellbeing. Additionally, there has been a large development off of Larkshall Rd, but local amenities such as doctors, dentists and schools have not increased. I would therefore ask that you protect our green space from development. Sender: Paul and Deborah Crane	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1273	Mr Roy Nash				I would please ask that the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This is a beautiful area and Since March when the Covid-19 pandemic started, this area has been even more important as so many more people have been exercising here which is vitally important for their mental well being. We have been shielding and the only thing safe for us to do when restrictions were eased, was walking in the nature. My granddaughter also loves it there and spends every weekend, winter or summer, building dens,collecting leaves, watching insects,birds and animals....learning about nature and having great fun. It would be so sad to lose this peaceful, beautiful area as it has always been part of Larks Wood. Air pollution is already a huge problem....and now more than ever we need clean air. Please protect our green spaces and leave the trees alone to do their job	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					of cleaning our air and keeping us safe. I appreciate you taking the time to give this your kind consideration.	
1275	Ms Tracy Nash				I want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space, we need to protect and preserve our green spaces and this particular space has become part of ainsley and larkwood. Removing it would be detrimental to the woods and what with climate change we need all the green spaces, not lose them	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1281	Jan Nicholas				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. I'd like to add that in all the proposed plans for all the building of new flats in Highams Park there has been no mention of the schools and GPs, parking facilities and general infrastructure which would be needed, to support all the extra families that the new flats would bring?	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning

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						Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1283	Rebecca Nieto				I am writing to register my objection to the above site being developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1287	Agnieska Whitaker				I wish to respond to the consultation and ask that the council to designate the land to the rear of larkwood leisure centre which you call site A as local green space. It's very special to our family and easily falls into the criteria in the national planning policy framework, namely: 1. the green space is in reasonably close proximity to the community it serves. 2. The green area is demonstrably special to the local community and holds a particular local significance for example because of it's beauty, historic significance, recreational value (including as a playing field) tranquillity and richness for wildlife. 3. The green area concerned is local in character and is not an extensive tract of land You have implied that only the wooded area is lark's wood. In early maps it included Ainslie wood which reached northwards across where new road is placed. Maybe the proper term for lark's wood is Larks wood park; "Larks woods park comprises Larks wood playing fields and Larks wood, an area of semi-ancient woodland that once belonged to Epping forest. The wood is on hilly ground, with fine oak and hornbeam trees, and known for its bluebell displays, which in the early 20th century attracted crowds of visitors. Larks wood park was created by Chingford borough council in 1936, at which time an open-air pool 'with accommodation for 2,5000 bathers' was provided, built on the site of larks wood farm at a cost of	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other

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					<p>£24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on the 28th of July 1936 by Sir Kingsley Wood, Minister of health. However, in 1987 the pool was finally closed. The wooded area, including the stretch down to new road, still attracts many visitors especially at weekends. The Larks wood playing field seems to have been much wound down; the changing rooms have gone; cricket seems to be finished. It looks all set to be target for yet more building. When Larks wood was sold along with other land in 1931 to the urban District Borough of Chingford (from ropers avenue to New Road) it came with a restrictive covenant; The following are details of the covenants contained in the Conveyance dated 5 October 1931 as referred to in the charges Register" The purchasers to the intent and so as bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the vendors hereby covenant with the vendors that the purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as larks wood for any other purpose than as a recreation ground but so nevertheless that the purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions, shelters, dressing rooms, structures, buildings erections and things including swimming baths, lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively" The important thing to remember about restrictive covenants is that they 'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser. Since the area has come under your control, you have slowly nibbled away at parts of the green space but the prospective plans of buildings and a tower block goes way over the top. In December 2017 your cabinet approved a conditional sale of its freehold interest in the land known as site A to developer Lindhill. This transaction is subject to Lindhill achieving planning permission. Lindhill want</p>	<p>sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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					to build 100 homes across both sites which is Site A and Site B which you do not own. Site A is home to many different varieties of wildlife including endangered species like hedgehogs which are on the threat of extinction list. I ask as one of the many residents living in the area for you to not destroy this land but to designate the land rear to larks wood leisure centre as local green space.	
1285	Dr Rebecca Redwood				I am writing to express my objection to the proposed development at Larkwood. It is not appropriate to remove green spaces and cut down trees in the current climate and ecological emergency. Please take these factors into account.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1289	Ms Diana O'Donoghue				I have lived in Chingford for 38 years and Waltham Forest for 48 years. I just cannot understand why there has been this sudden surge of planning applications being approved for high rise flat in this area? Why are these planning applications even being considered? it has been proven historically that it is to the detriment of the mental health of residents living in high rise flats. That is why building these horrors stopped so many years ago. It will totally destroy our green spaces locally - and there seems to be absolutely no consideration for the infra structure to support these thousand of flats that are being proposed. Why are we providing housing for other London boroughs and destroying our green spaces in the process? It's time this council actually thought about what they are agreeing to before it's too late. Stop this madness now	These comments are noted. The Council is presently working with stakeholders on a masterplan for the site in order to establish the optimal parameters for development on this site. This is process which presently involves the engagement of ward councillors and local residents. All new development is required to contribute to the provision of infrastructure in the local area through the payment of CIL. Finally the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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1293	Laurance O'Neill				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1299	Ms Keeley Alborough				I am concerned about the impact of such rapid growth of housing development in this area without a plan for developing further infrastructure such as dr surgeries, additional school and policing. I am opposed to the developments, more especially the larkwood swimming pool and retail area and the impact this would have on the forest, the schools, medical care and traffic. I addition to this, I believe you have no plan for parking. I fear street parking will be the residents only option which forces children and the elderly to cross roads between cars. The death rate will increase from road accidents. Please note my opposition to these plans and reconsider. I am one of many resident on Chingford who feel strongly against this.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1301	Vaida Osja				I would like to ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I live in Wood street and visit Larks Wood for the family walks often. We love the peace and tranquility of the woods and enjoy bird watching and spotting the mini beasts. I would like to point out that these woods gave us much needed mental support during the pandemic. And we did enjoy the spectacular views over North London from the hill on the top of Chingford Leisure centre. I would like the Council to take this email into the consideration when deciding on this particular Document.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1305	Mrs * Willcox				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Traffic is already of significant concern in Hall Lane, this will exarberate that matter. There isn't an infrastructure to support this local schools are oversubscribed- both primary and secondary. This will also impact doctors, dentists etc Chingford would no longer have a swimming pool, it is part of the	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					school curriculum to include lesson to primary school children. This would not be achievable if the pool was demolished. Senior citizens use yhis pool regularly to keep fit so as not to be a drain on the nhs - who are already in high demand. Waltham Forest appear to be targeting Chingford to build as many properties as they can to increase the Locsl Authority revenue, However I can't see any plans to rectify shortages in the infrastructure, schools etc.	The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The site allocations proposals do not involve the loss of any uses which must be reprovided in any new development. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. Regarding parking and transport, in line with the London Plan the Council is seeking active travel transport alternatives to private car use and the promotion of car-free development.
1307	Angela Wilson				I wish to respond to the consultation and very much want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I refer to the criteria in the National Planning Policy Framework, specifically; the green space is in reasonably close proximity to the community it serves; my family makes regular use of the space and my school aged	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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					children in particular love exploring the wood and surrounding green space. the green area is demonstrably special to a local community and holds a particular local significance as an area of natural beauty, habitat of birds and animals as well as its recreational value which my family makes regular use of. the green area concerned is local in character and is not an extensive tract of land; and it does serve a genuine purpose for local people such as me and my family.	community engagement masterplanning approach to SA64.
1314	Jacqueline Wright				I would like to oppose the use of the designated land at the rear of Larkwood Leisure Centre be used for housing.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
864	Mrs M Snook				I have received a newsletter from Valley Conservation outlining the plans of site allocations for Chingford. What will happen to the Leisure facilities and the open space of Lark Wood? It's always 'Walthamstow' that gets the lions share of publicity and expenditure, followed by Leyton and Leytonstone, all hailed as 'hip and vibrant' places to live, work and shop. Chingford has nothing to entice people to come, and is now a dying satellite of Waltham Forest. There will always be a need for housing, but why bother when there are no shops to cater for people needs, and no leisure facilities either!	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1372	Asta Peron				We wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. We would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. We are a family with two young children and we live at 10 Ropers avenue. We can see Larks wood through our windows. We moved to the area 7 years ago because of the amount of green spaces it has and of the possibility for our children to grow up close to nature. Larks wood is the most beautiful forest with its mature trees, wild flowers and wildlife. We've spotted a couple of hedgehogs, some bats and lots of birds there over the years. It is also home to a number of foxes and squirrels. We released a female stag	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					beatle into the woods a couple of years ago (we rescued it from the road nearby) and hoping that it lives there ever since. We have blue tits nesting in our garden every year and we especially enjoy birdwatching. Larks wood is special to us in many ways. It is a place that we visit daily - both with our children and a dog. It is a place of peace and tranquility. It was amazing to have it during both lockdowns for our daily walks and exercise. It helped us to keep fit and maintain our mental health. The wood is used by many of our neighbours, friends and other residents of Waltham Forest. We always say that we are so lucky to have this beautiful green space on our doorstep. Once a green space is lost, is lost forever.. So we would ask the Council to save it and to save the wildlife that lives there.	
1374	Anna Peters				I am writing to you today about the planning application to build on the green space between the leisure centres and Larks Wood. I truly hope that the council members will find that this application is not suitable for this area. We have very few green spaces in South Chingford and building on this site would endanger so much of the wildlife that we can enjoy seeing in Larks Wood. We can enjoy seeing hedgehogs, green woodpeckers amongst others that you rarely see these days, and the bluebells in the spring. All this would disappear and be gone forever from this area if this application were to be approved. I would like to believe that the council members that have been elected to serve Waltham Forest are here to stand up for what is best for our Borough and not just approve on monetary grounds. Several sites have recently been given permission to go ahead and build flats on and a huge part of these are now there half built as the contractors have run out of money. Improvements can be made throughout the borough without the need to ruin the few green spaces that we have left. I really urge you to not approve this application and I have faith in you all to do the right thing.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1395	David Roper				As much as I support the need for more housing, this beautiful area is home to thousands of wildlife creatures and originally forest trees and plants. Please do not let this proposal ruin this lovely area.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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						community engagement masterplanning approach to SA64
1413	Sara McDonnell Shacklock				I wish to respond to the consultation regarding the rear of Larkwood Leisure Centre, which is currently earmarked for development. I strongly object to the development of this area, which would encroach on a very beautiful and special area, namely Larkwood. I think this land should be designated as a Local Green Space; with reference to the criteria in the National Planning Policy Framework, it's clear that the green space: 1. Is in reasonably close proximity to the community it serves; 2. Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and 3. Is local in character and is not an extensive tract of land. I often go cycling around this particular green space with my young daughters and see that it is not only a haven for wildlife, it is used by local residents as a place to relax, exercise and dog walk. I urge you not to take this away from residents.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1380	John Poulter				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1389	Mr John Crafer				I attended the recent meeting with regard to the planning of North Chingford on I believe Monday 16th November this year. I thought that the meeting was not conducted very well, and it was not very easy to follow, bombarded with a	This is noted. The Council is considering its response to the application to designate the rear of

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					<p>lot of technical terms that a lot of people do not understand. There was not enough time allocated to this meeting, and it seemed to be rushed through. At the end of the meeting we were then told that we had to write in to express our views, as the views that were expressed at the meeting would not be registered or counted. The website I find (as I am not that technology minded) difficult to follow, and had to have help in trying to obtain a ticket for this meeting. I feel that this could be simplified. The Central Government have indeed given unrealistic targets for housing to every council, and indeed Waltham Forest is no different. The thought of high rise buildings is definitely not good for the environment or for people, and I believe this will be a disaster, and going back to to create "no go € areas in the Chingford area. I hope I have sent this to the right department, if not, perhaps you would forward it on to the right one.</p>	<p>the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>
1397	Ms Frances Russ				<p>I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of</p>

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						Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1387	Mrs Jennifer Raiman				I am most concerned to understand that consideration is being given to building on a tract of green space land In Larks Wood and towards Larkwood Leisure Centre. This site should be preserved, it is a much loved delightful area for wild life and trees , treasured by the community for its ease of access and the pleasure that it provides. In response to your site allocations consultation , please be advised that I support the application by the Friends of Ainslie and Larks Wood for the land between Lark Wood and Larkwood Leisure Centre ( currently included as part of site SA 64) to be designated as a Local Green Space , and this tract of land should not be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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1149	Kathy Unwin				<p>The development would mean loss of open space (and part of Larkwood?) Will the "provision of leisure facilities € include a pool? The pool is one of the few council facilities we have left and is an important resource which took many years of fighting to get. It is used by schools for lessons and there is no other pool in close proximity. So this would mean more schools having to hire coaches to travel to a pool instead of walking which some are able to do at present. What parking facilities will there be? The present car park would be better used as a park and ride for Whipps Cross which is difficult to get to by public transport from Chingford. What will happen to the restaurant and nursery school during rebuilding? Housing numbers suggested are far too dense, once again I will bring up the fact that schools and doctor's surgeries are overstretched at the moment and cannot deal with the numbers of new residents that the council are suggesting. Also, there is the question of public transport which is inadequate at present in Chingford in rush hour, not to mention water and electricity supplies. What arrangements have been made with the electricity and water boards to improve supplies? At present there are plenty of houses up for sale in Chingford as people want to move away from the borough. Is there really a need for so many new homes or is it just a money-making scheme? This site also includes a private health and fitness centre. This is a large building and includes a swimming pool. Surely this cannot be part of the rebuilding plan as this is a private business. The plan gives no mention of what is meant by provision of leisure facilities. Does this mean private only? Closing the nursery would also cause hardship to the many families using</p>	<p>The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.</p>
1047	Ms Sally Millard				<p>I very much enjoy walking up through the woods from Highams Park to the swimming pool during the summer. It is a beautiful area and I always think how lucky I am to have such natural beauty nearby. I know I am lucky and I know we need more housing, but to build 310 flats with no parking in this area will completely change the character , not just of the beautiful forest that will be destroyed, but of the wider area. The area needs houses, not flats. We need homes for families who can enjoy some outdoor space, not flats. We also need parking spaces for new developments. Do not expect everyone to</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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					stay at home or use an already busy public transport system that in normal times is overstretched. Please consider the wider needs of the community, and the natural beauty of this area you propose to destroy forever, and rethink this proposal.	
1050	Alex Littlefield				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I ask the Council to exclude Site A from from site SA64 and designate the land to the rear of Larkwood Leisure Centre marked as Site A as a Local Green Space and be formally incorporated into Larks Wood. Site A is mature wood and scrubland supporting a multitude of wildlife and biodiversity. I feel this should be protected to help combat climate change and because it is really part of Larks Wood. I am a local user of both Larks Wood and Ainslie Wood and have also walked in site A. These are invaluable and irreplaceable habitats full of wildlife in an otherwise very built up suburban area. This tract of land borders Larks Wood and to all intents and purposes is part of Larks Wood as the boundaries have been broken in many places for decades. The encroachment of buildings onto site A for housing is a slippery slope to over development and destruction of a diverse habitat. In this age, the local authority should be doing all they can to conserve important green spaces. This site is an important greenspace used by many local people who enjoy walking and exercising in the woods. It also affords a panoramic view across north London not visible from Larks Wood. I believe site A meets the following criteria of local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land is in reasonably close proximity to the community it serves, I live close by and use it regularly. b) The land is special to a local community as detailed above for the way in which it links to Larks Wood, the range of wildlife and biodiversity there, beautiful views over the city and local peoples access to green space for walking, running, outdoor play for children and bird watching and just as a quiet outdoor space. c) It is not an extensive tract of land, but it is a buffer between developed land and Larks Wood and should be protected. d) I am aware that this land also has historical significance as it was previously part of Larks Wood and before that part of	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					the greater ancient woodland of Epping Forest. Once it is gone, it is gone for ever and we can not let that happen. I would be in favour of this land being invested in as a green space and supported by the great work of Friends of Ainslie and Larks Wood.	
1053	Sheila Humphrey				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Larks wood and this area between it and the leisure centre is surrounded by the local community myself included and is one of the few green spaces left in its natural state. This serves the community by giving us somewhere to walk rest and play with all ages of our families. Over the years and especially In these worrying times outside green spaces are increasing important for people's physical and mental health. Many residents have lived in the area for many many years and others have moved her because of the green spaces available to us. Many activities take place here. Dog walking, football, school sports, keep fit and social groups use this area to gather. Children have access to play safety building dens learning how to assess risk through problem solving while Climbing balancing and building. The benefits for all off being close to nature are proven. We have wildlife on our doorsteps that would be lost if this site is developed. Birds small mammals some of which are becoming endangered due to over development and loss of habitat. Wild flowers are found in abundance within larks wood. The loss of any trees is just not acceptable. New trees can be planted yes but it takes decades to grow them to the size of older trees and the impact on the environment is obvious. Epping forest is an ancient woodland and has a huge part in the history of the area and LarksWood would have been part of this at some point. We should be preserving our historical woodlands not concreting over. This area offers a small piece of green natural tranquil Land where wildlife can live and thrive in an area of ever decreasing habitats. Hedgehogs and muntjac deer are often seen here along with many different birds amongst many others. This area is a small piece of land which I believe should be left to continue to enrich the lives of the local community.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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1291	Ms Mandy Seeburn				I am writing to object to the proposed Waltham Forest plan to build flats at Larkwood and Chingford Mount sites. My objections are as follows - we will lose the special community feeling of Chingford - we need to protect the Chingford landscape and not turn it into a high rise over populated area -lack of parking -increased burden on already overstretched roads/traffic -air quality already so bad they want ulez -schools overcrowded.. -people need gardens! - Loss of existing shops -environmental impact re trees/air quality Leave Chingford and Highams Park alone - we need to preserve the areas before they are swallowed up by urban regeneration. We are Suburbia and need to be saved.	These objections are noted .
1297	Ms Lisa Valen				I wish to write regarding the proposed development of 310 new flats on the larkwood leisure site for many reasons. - high rise buildings are ugly and not in keeping with the local area. It would ruin the outlook for many residents. - high rise buildings ruin the sky line and deprive surrounding dwellings of much needed natural light. -high rise buildings are unsafe (grenfell tower). -theres no provision for parking and the local roads are already overcrowded with no parking facilities.new road traffic is HORRENDOUS already. - air quality is already bad. So bad that the mayor wants to impose ULEZ. more residents will make it worse. -local schools are already overcrowded. The planning officer (on zoom )already admitted this, especially in Chingford, and said there were no plans to rectify the current situation, let alone if there were extra residents from a new development. -the retail site there is much loved and well used, we don't want to lose that. Even if it was rebuilt with the flats, it would be unusable for a long time while building work was going on. -fitness is of utmost importance right now with the virus, we need both gyny that are on this site. -if coronavirus has taught us anything. Its that we need less people, more space...not people crammed into tiny flats with no outdoor space. I OPPOSE THIS DEVELOPMENT	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1179	Ms Lisa Valen				I am writing with regard to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would please ask that the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I live in Larkwood Road and myself and my family	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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					frequently enjoy this area. My husband also has a daily run in this lovely green space. One of the reasons I moved into Larkwood Road was because the field, the woods and the adjacent area were so close by and it is one of the main reasons I love living in my road. Since March when the Covid-19 pandemic started, this area has been even more important as so many more people have been exercising here which is vitally important for their mental well being. My parents have been shielding and the only thing safe for them to do when restrictions were eased, was walking in the nature. My little girl also loves it there and spends every weekend, winter or summer, building dens,collecting leaves, watching insects,birds and animals....learning about nature and having great fun. It would be so sad to lose this peaceful, beautiful area as it has always been part of Larks Wood. Air pollution is already a huge problem....and now more than ever we need clean air. Please protect our green spaces and leave the trees alone to do their job of cleaning our air and keeping us safe.	Green Space as part of its community engagement masterplanning approach to SA64.
1399	Lesley Follett				I strongly oppose to the New Road/Larks Wood development proposed by Waltham Forest Council. I cannot believe the council are circulating, on page 22 in the Waltham Forest News - quote: "Parks are tried and tested great places to spend time whether on you own or with family and friends". Why do they propose to destroy part of our Larks Wood forest to build over 300 dwellings? In this natural woodland there are bluebells, wild flower, jays, woodpeckers, many common birds, squirrels and many insects which we don't always see. This natural beauty is cheaper to maintain than the council's developer's investing in green spaces (page 22 in the WF News). It is known that trees help with the environment and cuts back the pollution without chemicals. What is happening to the Harvester, Chingford Leisure Centre, Nuffield Centre and the Children's nursery? The swimming pool and gym facilities are the only local centres for Chingford residents. Once this natural woodland has gone, it will be gone forever. A good legacy for Waltham Forest Council to leave to our children, when they ask where is Larks Wood?"Oh it was a green oasis in the middle of Chingford which was destroyed by our council!"	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access

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						Management and Monitoring Strategies (SAMMS).
1376	Mr Peter Jones				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. 1. The land needs to be "in reasonably close proximity to the community it serves €? €? I and my family live very close by & we use it frequently every day walks etc.... 2. The land needs to be "demonstrably special to a local community €? €? its such a heathy tranquil place its a wild nature site, the wild flowers, and singing birds high trees & wildlife it has it all and should be left to grow and for all people to enjoy recreational activities e.g. walking, children's dens, views, bird watching Larks Wood and before that part of the greater ancient woodland of Epping Forest. We need to keep this open its part of chingford history it was once an open lido when i was young lad and now its a greens gym and council pool and gym also a lovely harvester resturant if you now build 310 homes and high rise flats you will kill the natual wellbeing of the area for all forms of life and nature animals foxes badgers birdes etc if you kill off these green belt areas they gone for good Thanks in advance for reading my letter	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1378	Virginia Pollard				I am e mailing to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I have frequently walked with my daughter and grandchildren in the area of Larkwood adjoining this land and looked over the view. We have both very much enjoyed the facility of the woods, as have my grandsons. I believe that it would be beneficial to merge this site into Larkwood, bringing it under the same green management and preserving it as a space for wild animals, trees and flowers. Although we as a country do have a need for more housing it is not beneficial to a city borough to see every bit of land have a development squeezed on to it. The residents have a right to enjoy green spaces and fresh air; also that their education and health facilities are not over stretched more than they already are. Therefore I hope that this land can be successfully integrated into Larkwood.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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1382	Neil Prime				I have become aware that there is a consultation going on about an area of land that sits behind the Larks Wood Leisure Centre. I visit Larkwood frequently to walk in it, while my daughter plays on the rope swings (it has a beautiful atmosphere and loads of wildlife) and as a way of getting to the swimming pool in the leisure centre. It is a brilliant and beautiful remnant of how forests used to be and anything that can be done to protect and develop it would be great. Thus I would strongly urge the council to make it a Local Green Space and incorporate it into Larkwood itself.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1385	Sara Gregory-Brown				I am requesting you to protect the Green Space behind the Leisure Centre Site in Larkwood, by not building residential units.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1391	Mrs Joan Watkins				Refreshing to your proposal to build 310 residential units in New Road, bordering Hacks Wood, I am writing to ask you to protect the Green Space on this site. In these uncertain times it is paramount for resident to have these green spaces for exercise and relaxation when there is little ese for them to do. Apart from the human aspect, with the Environmental Crisis upon us with Climate Change, wildlife, flora, and fauna disappearing due to the loss of habitat it seems inconceivable that this has not been taken into consideration. Surely there are disused factory and retail sites available to use for building. Although more expensive to dismantle, the beneficial impact on the environment would be enormous. It's a resident of Hawkswood Ward for 94 years and a Ratepayer for 70. I ask you to seriously consider the about before coming to a decision.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1393	Leslie Rogers				I wish to respond to the consultation and ask that the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. It's very special to our family and easily falls into the criteria in the National Planning Policy Framework, namely: 1. the green space is in reasonably close proximity to the community it serves; 2. the green area is demonstrably special to a	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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					local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; 3. and the green area concerned is local in character and is not an extensive tract of land.	community engagement masterplanning approach to SA64
1401	Andy Johns				I wish to register my opinion regarding the proposed development of the Larkwood Leisure Complex, New Road E4, into housing. I object to the development on the following grounds: 1) It will see the destruction of an area adjacent to Larkwood, behind the gym and leisure centre, that has been left to become wilded over recent decades. It has never been built on and its destruction would have an adverse effect on wildlife and the local environment. I regularly use the woods and this area for exercise and recreation. 2) The large number of properties proposed would negatively impact the local area. Local services are already stretched and this development would bring numerous extra people who would need health, social and educational services, which can barely cope with the existing demand. The local bus and rail services often operate at capacity and could not cope with the extra demand. 3) I live opposite the proposed development and would see daylight in my residence blocked by high rise buildings over the road. 4) The current facilities provide valuable health and recreational facilities for local residents. Their loss would be detrimental to the community. 5) The increase in the number of people living in the locality would damage the feeling of community in the area by flooding it with hundreds of new residents. Please register my objections in your consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1403	Clare Thomas				I'm writing to note my objection to the current proposal for housing development for one of the proposed sites as part of the local plan, on New Road, site SA64 ' Larkwood Leisure Centre, nursery and Land to rear of Larkwood Leisure Centre' on page 196 of the Plan. This would lead to the loss of green space contiguous with Larkwood - a biodiversity rich wildlife pocket, with many shrubs and semi-mature trees, loved by birds and walkers alike. It undermines Waltham Forest's otherwise impressive commitment to the environment - green spaces are precious in London and I am concerned that	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					the local housing development plans are not replacing green spaces at the same rate they are building over them.	
1405	Jenny Salvatore				I object to the over development of the whole site as not being suitable for the area surrounding it. It will affect surrounding properties and the main road, namely New Road which is already very busy especially between Larkwood school and the Mount crossroads. How will the drainage, water and power manage with such a large, high density development. These properties are likely to be lived in by families, will there be enough school places? I also most strongly object to part of the ancient woodland and/or current green space proposed to be included in the project as this has been green land forever and has never been built on and should NEVER be built on. It has been used by children to play for generations, myself my son and my grandchildren included. It is also area that has bats living in it which are a protected species not to be disturbed. The woodlands have already lost some wildlife and flowers that were present in the 1960s/1970s, I used to hear owls and cuckoos and see wood anemones. These are no longer there. We need to preserve what remains for future generations. The proposed site acts as a buffer between built up areas and the peace of Larks Wood. High density housing right up to the edge of the woodland would disturb the all wildlife living there. The whole of Larks Wood and the attached playing field is an oasis of calm in a very busy area which all the community and wildlife can enjoy. Please consider all of the above before agreeing to build new high density housing on this site. Any development must and should be in keeping with the local area and not encroach on any woodland. We are not an inner city area.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1407	Mrs Katty Sanders				I am writing with regard to the proposal to build houses and flats on the site of New Road and Larks Wood. As a resident of Larkshall Crescent for thirty two years and an every day user of Larks wood I strongly object to any such plans that will undoubtedly cause harm to the wildlife and spoil the outstanding natural beauty of Larks Wood. Larks Wood is the most beautiful forest through out every season . It is a place of peace and calmness where you can always find solitude, a place to enjoy nature. I feel that this would	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>sadly disappear if the local community was to increase by 310 homes. Larks Wood is not a big site and it would become overcrowded. The use of heavy machinery to build the proposed new homes would most definitely cause harm to the wildlife and destroy the peace and tranquillity of our much loved forest. The proposed new homes would also put further strain on our already overstretched local resources such as G.P. surgeries and schools and increase the traffic especially as there has already been many new homes built on Larkshall Road . The extra traffic so close to Larks Wood will also cause noise pollution which will have a detrimental effect on the wildlife. Larks Wood is a BEAUTIFUL SANCTUARY never more so than during lockdown this year. I actually believe that it had a direct positive effect on mine and my son's mental health and we have never been more grateful to have Larks Wood directly behind our house. The area where you plan to build has breathtaking views across North London, this is unique to Larks Wood and it would be a very sad loss if this was to be built on. I propose that this area should be saved and incorporated into the rest of Larks Wood by removing the broken and disused concrete panels that used to mark the boundary of Larks Wood Swimming pool. I believe it would be a worthwhile and invaluable investment to reinstate the pathway and add a couple of benches so that local residents and users of the forest could sit and really enjoy the views thus creating a special viewing point ,possibly'Larks Wood View' I moved to Larkshall Crescent thirty two years ago and chose my house because of the direct access to the forest . I have never tired of it and I can honestly say that every day when I'm in the forest I take a moment to stop and be grateful for being surrounded by such natural beauty. I truly believe that Larks Wood has a direct positive effect on mine and my son's physical and mental wellbeing . Larks Wood brings so much pleasure to our local community it would be so very sad to see it change in any way. If you have not already done so I would please ask your team to visit Larks Wood so that you can experience for yourselves it's beauty and tranquillity. PLEASE DO NOT BUILD ON OUR BEAUTIFUL FOREST . Please instead consider naming Larks Wood an area of outstanding natural beauty and preserving it for many more generations to enjoy.</p>	

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1409	Angela Mak				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I feel the land should be designated as a local green space. This is one of the reason I enjoy living in this area, and the major reason South Chingford has had plenty of green making it attractive to local residents. This probably speaks to itself that the land needs to be in a reasonably close proximity to the community it serves. Infact I live close by and I am a regular user of the Larkwood green and wood area. I feel the land around us is very special to me and to my local community. It bring about a healthy way of living where there is harmony with wild nature and built up spaces. there is beauty in it with wild flowers, trees and for me plenty of blackberries to pick up when in season. Also the wood around has an historical significance as being part of Larks Wood and before that of the greater ancient woodland of Epping Forest. A few years back when our young family, we used to go a lot for walks and now we enjoy views, bird watching and jogging. This has a very much effects on our own well being. Moreover lately new road has become increasingly caotic and the wood behind that main road offers a space for tranquillity and calm, much needed in a busy suburban area, while being also a truly unique due to its wild nature, right in the midst of the noises. Infact the wood acts as a buffer land between developed land and Larks Wood. Again this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Hectares and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields). In conclusion, I say no to the over development of new homes for the sake of protection of what is there and must be preserved and not in favour of the greedy continuous over development.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>
1411	Amber Schild				<p>I wanted to comment on the proposal on page 196 of the document, which proposes that development could take place on a piece of land next to Larkwood. Given the proximity to the wood, I disagree with this proposal. It is so important that we maintain as much continuous green space as possible</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					to support biodiversity, and help engagement with nature. This site shouldn't be developed on. More broadly, there should be more affordable housing requirements for all of the sites proposed.	Green Space as part of its community engagement masterplanning approach to SA64
1415	Tibor Silva				<p>I wish to respond to the consultation - Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. With reference to the criteria in the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves €" We have just moved into a house on Larkshall Crescent so we are relatively new arrivals. We fell in love with the area as soon as we visited and daily feel the benefits of Larkwood and the adjacent land (Site A). We moved away from a very busy and built-up area and tried to get the best of both worlds being close to the city and have a small patch of woodland close by. Our garden backs directly to Larkwood and we are concerned about how the development of Site A might affect the local wildlife and wellbeing of the community in general. We have never step foot beyond the paneled fence but as a photographer by profession, I would very much like to document the continual rewilding of Site (A) should it be designated as a Local Green Space. b) The land needs to be "demonstrably special to a local community €" " Beauty and Richness of Wildlife: From the aerial photographs which are circulated within the community and from what we could have seen over the broken panel fence the area shows amazing diversity in flora and would serve as an amazing space for wildlife to congregate. Since we moved in we spotted at least 15 different species of birds for which Larkwood might not be a sufficient habitat due to regular dog walking. I believe that adding Site A as a Local Green Space and limiting access to dog walkers would benefit the wildlife even further. " Historic significance: Undoubtably this site formed a part of Larkwood and Epping Forest Before it was cut off from its main body. Moreover, when the site was sold off and developed in 1931 it was sold with a restrictive covenant:"The purchasers to the intent and so as bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Friday Hill Estate which are now vested in the vendors hereby covenant with the vendors that the purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as larks wood for any other purpose than as a recreation ground but so nevertheless that the purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions, shelters, dressing rooms, structures, buildings erections and things including swimming baths, lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively"" Recreational value: This brings us to the fact that this space has recreational value to the local community and it is in your power to expand it " Tranquility: Developing Site A will cause the irreversible loss of another green space which will narrow Larkwood to only 100 yards across from Larkshall Crescent and the new development. Even now you have to be in the center of the woof in order to enjoy the calm and not hear any of the roads running around the wood. " Richness of wildlife: as well as the aforementioned birds I strongly suspect the area might serve as a sanctuary for endangered hedgehog and bat species which are now a very rare sight in London. c) The land needs to be "local in character and is not an extensive tract of land € Considering the size of the space and its close proximity to an existing Local Green Space(Larkwood) I believe there is nothing that should prevent Site A to be added to and considered as an integral part of Larkwood.	
1087	Geoff Alderman				Dear sir or madam, I believe that the land noted down as site A is valuable green space that cannot be built on. I recently spotted a small pond there which had several newts. I believe these are endangered. I'm currently speaking to the amphibian and reptile conservation organisation about my sitings.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1089	Lykke Hansen				Please do not build on the land behind Larkwood leisure Centre, also known as site SA64. It is the only play space in Highams Park on the west side of the tracks. My children are small so the walk to the park is too far for them, they are exhausted by the time we get there. Please do not take away the only play space near our house, especially considering all this time they will spend in lockdowns.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1091	Mr Marc Smith				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1095	John Smith				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Please then give your reasons why you feel the land should be designated as a Local Green Space. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: 1. The land needs to be "in reasonably close proximity to the community it serves €? €? This probably speaks for itself - you may wish to point out you live close by and use it frequently. 2. The land needs to be "demonstrably special to a local community €? €? Please explain why you feel the land is demonstrably special to the local community e.g. " Beauty: Please explain why you think the site is beautiful for example you may wish to comment on the wild nature of the site, the wild flowers, the number of trees wildlife etc and how it links with Larks Wood. " Historic significance: You may wish to comment on the land historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. " Recreational value: You may wish to comment on the number of recreational activities e.g. walking, children's dens, views, bird watching and how this	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					affects your own well being " Tranquillity: You may wish to draw attention to the tranquillity of the site and how the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature " Richness of wildlife: Please comment on any wildlife you are aware of in the area and how it acts as a buffer land between developed land and Larks Wood. 3. The land needs to be "local in character and is not an extensive tract of land €☐ Again this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Hectares and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields).	
1103	Me John Kirkham				> It is important that this area is retained as green space. >> It's perfect walking territory for people in Waltham Forest, and especially in the proximate areas there is no other close-by green space. >> You may not know that in addition to Bluebells the area is excellent to see Wood Anenomes, in fact far better there than anywhere else in East London.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1146					I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1169					In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1161	Colin Berry				<p>Thank you for acknowledging my email. I can see that I wish to respond to both and will do so through 2 emails. I have reviewed your consultation document and should like to add to my thoughts below, the following: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1222	Mrs Sheree Mear				With regard to the above proposal, such a high-density development will not be beneficial to the community and will not provide the high quality homes and living environment that the Council should aspire to for its residents. There is insufficient provision of amenity space in most sites due to the density of housing. The building heights that will be required to achieve this density will be considerably taller than existing buildings in the area which will destroy the character of the town centre. Also the area does not have the infrastructure to cope with such a large influx of residents, and it will add to the already busy and congested roads. The COVID 19 pandemic has demonstrated how valuable green space is for the mental and physical well-being of people. In urban and suburban areas, green space was at a premium and the woods and parks were overcrowded as people sought fresh air and solace in our open spaces. This alone is a compelling argument to retain our pockets of green spaces as an important amenity for people and, as the population of the Borough continues to grow whilst the size of new homes and gardens become smaller, maintaining our greenspaces will become even more important.	These comments are noted. The Council is presently working with stakeholders on a masterplan for the site in order to establish the optimal parameters for development. This is process which presently involves the engagement of ward councillors and local residents. All new development is required to contribute to the provision of infrastructure in the local area through the payment of CIL. Finally the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1406	Mrs Yvonne Sanders				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					land should not be developed. COVID has shown how important it is that green spaces are preserved to allow people to get out of their homes and in to nature for the sake of their mental health - in the summer months the spaces were used intensively and therefore it is important to maximise, not reduce the green space available. Residents in Chingford & HP appreciate the need for some new housing in the area but not at the heights or intensity proposed and not on land that would be better utilised as Green Space for the benefit of the community. With COVID meaning that so many people now wish/are encouraged to work from home, surely there needs to be a pause in developments in the suburbs, to see whether unused office space in the City would be available for conversion to housing?	Green Space as part of its community engagement masterplanning approach to SA64
1150	Ms Debra Kohana				I have lived in Highams park for over 15 years, and Waltham Forest for over 45. My sons have enjoyed cycling in the forest by Anslie Wood and I have found the woods and leisure centre invaluable for my mental wellbeing. The green space in our area are a vital resource for the residents and visitors to the area and and such I deeply oppose the development of the site around the leisure centre on New Road.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1130	Mr Jon Ashley				The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed. I played in this part of the wood as a child in the 60s and 70s and consider it part of Larks Wood. The loss of this part to development would deplete the sustainability of this woodland and negatively impact on the local community.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1228	Mr David Jennings				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1205	Mr Kelvin Mattock				In response to your site allocations consultation pleased be advised that I support the application by The Friends of Anslie and Larks Wood for the land between Larks Wood and Larkwood leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space - and this tract of land should not be developed but kept as a hugely valuable green space for the all of the local community.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1244	Mr and Mrs Chiswell				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 27th November 2020 that some policy statements in the Submission Version of the Local Plan (SLP) are unsound and/or the Council has failed in its duty to cooperate. 2. Due to the heavy reliance on Site Opportunity Locations in the SLP to meet the Council's housing targets, a more rigorous and thorough consultation, as part of the LP2 Site Allocations Consultation, should have been undertaken regarding Site Opportunity Locations in Highams Park and across the Borough before their inclusion in Figure 4.1. in the SLP.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the

## Waltham Forest Local Plan (LP2) Draft Site Allocations Document (Reg 18) October 2020. Consultation Report Schedule of Comments

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
830	Gary Dutton				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1232	Gillian James				2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1300	Rachel Griffin				"In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed."	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1274	Russell Wellard				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The main reasons being " Beauty " Historic significance " Recreational value " Tranquility " Richness of wildlife This is a local area where I like to go walking. It represents a transition area between the ancient Larkwood and the highly developed area where the leisure centres are. Essentially it is a part	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					of Larkwood, it is rich in biodiversity. Many of the animals in Larkwood will be making use of this area to move about. If this site is developed it will damage and degrade Larkwood. Too many of our open spaces are being built on. We need to protect and preserve the remaining ancient woodland which we have left. It will be a disgrace if this land is built on.	
1276	Russell Wellard				This is not my work but I agree entirely with it: I wish to respond to the consultation and ask that the council to designate the land to the rear of Larkwood leisure centre which you call site A as local green space. It's very special to our family and easily falls into the criteria in the national planning policy framework, namely: 1. the green space is in reasonably close proximity to the community it serves. 2. The green area is demonstrably special to the local community and holds a particular local significance for example because of its beauty, historic significance, recreational value (including as a playing field) tranquillity and richness for wildlife. 3. The green area concerned is local in character and is not an extensive tract of land You have implied that only the wooded area is Lark's wood. In early maps it included Ainslie wood which reached northwards across where new road is placed. Maybe the proper term for lark's wood is Larks wood park; "Larks woods park comprises Larks wood playing fields and Larks wood, an area of semi-ancient woodland that once belonged to Epping forest. The wood is on hilly ground, with fine oak and hornbeam trees, and known for its bluebell displays, which in the early 20th century attracted crowds of visitors. Larks wood park was created by Chingford borough council in 1936, at which time an open-air pool 'with accommodation for 2,5000 bathers' was provided, built on the site of larks wood farm at a cost of £24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on the 28th of July 1936 by Sir Kingsley Wood, Minister of health. However, in 1987 the pool was finally closed. The wooded area, including the stretch down to new road, still attracts many visitors especially at weekends. The Larks wood playing field seems to have been much wound down; the changing rooms have gone; cricket seems to be finished. It looks all set to be target for yet more building. When Larks wood was sold along with other land in 1931	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals.

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					<p>to the urban District Borough of Chingford (from ropers avenue to New Road) it came with a restrictive covenant; The following are details of the covenants contained in the Conveyance dated 5 October 1931 as referred to in the charges Register "The purchasers to the intent and so as bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the vendors hereby covenant with the vendors that the purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as larks wood for any other purpose than as a recreation ground but so nevertheless that the purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions, shelters, dressing rooms, structures, buildings erections and things including swimming baths, lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively" The important thing to remember about restrictive covenants is that they 'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser. Since the area has come under your control, you have slowly nibbled away at parts of the green space but the prospective plans of buildings and a tower block goes way over the top. In December 2017 your cabinet approved a conditional sale of its freehold interest in the land known as site A to developer Lindhill. This transaction is subject to Lindhill achieving planning permission. Lindhill want to build 100 homes across both sites which is Site A and Site B which you do not own. Site A is home to many different varieties of wildlife including endangered species like hedgehogs which are on the threat of extinction list. I ask as one of the many residents living in the area for you to not destroy this land but to designate the land rear to larks wood leisure centre as local green space.</p>	<p>Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1203	Wendy Mathers-Ford				<p>I would ask the Council to designate the land to the rear of Larkwood Leisure Centre ("the Proposed Local Greenspace") as a Local Green Space. I consider that the requisite elements for such a designation set out in paragraph 100 of the National Planning Policy Framework are met: The land is both in reasonably close proximity to the community it serves and is demonstrably special to the community. Countless locals, myself and my young family included regularly use the Larks Wood for walking and recreation. The Proposed Local Greenspace is immediately adjacent to the Larks Wood and is unquestionably in a symbiotic relationship it. Development of the area would have a deleterious effect on the local amenity of the Larks Wood and be a shameful waste of an area which provides valuable recreation to families. The Larks Wood (and, by extension, the Proposed Local Greenspace) is a refuge for various species of wildlife and flora that would be jeopardised by any development of the Proposed Local Greenspace, which acts as a buffer between the heavily developed New Road area and the Larks Wood. The Proposed Local Greenspace, together with the Larks Wood make up a valuable community resource. This has been particularly the case in the light of the current pandemic, the calm tranquility of the site would be destroyed by any development occurring on the Proposed Local Greenspace. This in turn would have a knock-on effect on both the mental and physical health of the community which use it. Designation of the Proposed Local Greenspace as such would in fact be a restoration of the historical position, the land in question having historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. Development would adversely affect the views from the Larks Wood, the aesthetic of the area, the feeling of calm and peaceful isolation one experiences wandering in the Larks Wood which, together with the Proposed Local Greenspace is only just large enough to make one forget they are in London for a moment. The roads and infrastructure of the Chingford Mount/New Road area is already at capacity further development can only diminish residents' quality of life, particularly if the Proposed Local Greenspace is sacrificed, thereby causing an irreparable diminution in the utility of the existing greenspace in the Larks Wood. Further,</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					the Proposed Local Greenspace is wholly local in character and is by no means an extensive tract of land. The land is self-contained, has boundaries on all sides and is a modest 2.4 acres.	
1189	Robert Tatam				<p>I would urge that the Council join with other Councils to resist the government's specified housing numbers, and 'only' plan to permit building of homes for local people in appropriate locations. According to the Local Government Association, more than a million homes across the country have received planning permission but have yet to be built; national proposals do not recognise or address this gulf. There are also many flats and other homes within Greater London that were apparently purchased as investments by persons resident outside UK, and, if these were occupied rather than largely remaining empty, the perceived housing deficiency would be much reduced. I would also trust that Councillors and Officers are making representations against the White Paper 'Planning for the Future', which will undermine local democracy and impair future planning processes. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) second consultation 'at the last minute' (in timing), and without any similar hardcopy notification to residents as was provided for the 'Allocations'. These 'Opportunity' sites, if to be considered holistically, should have been included at the same time as the LP2 Site Allocation Consultation. The 'Site Opportunity Locations' list of sites should therefore be withdrawn, pending a more rigorous and thorough consultation (at least of those in the neighbourhoods of each), as part of the LP2 Site Allocations Consultation, and their inclusion in Figure 4.1. in the SLP be removed. Finally, I strongly request that the Council withdraws the second draft Submission Local Plan, and reconsiders its contents in response to residents' feedback, prior to the first presentation of this Plan to the Secretary of State. I am aware that there will be an amended Submission based on 'final consultation' during 2021, but it is not appropriate to wait for that stage prior to making significant changes in response to residents' strongly held concerns.</p>	<p>The Council has based its housing targets on its Objectively Assessed Need (OAN) which has been determined through its Strategic Housing Market Assessment (SHMA). The OAN is aligned with the GLA housing targets expressed in the London Plan 2021. Accordingly the Local Plan is in conformity with the London Plan. Comments in relation to SA64 are noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						<p>sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1167	Delia Born				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1318	Mrs Janet Dent				There has been so much development across the borough. I feel you must have reached your quota by now. I am concerned that much of the housing is in high rise blocks and very dense. In the 1980's such developments were replaced as being unsuitable for families. There is also a lack of amenities such as schools and medical centres being provided alongside the homes. I am pleased that, in the main, Waltham Forest have built on brownfield sites, but the development in Larkwood will destroy an area that supports local wildlife. I urge you to reconsider these plans. Janet Dent	The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						development of the site, whilst having an acceptable impact on area character. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. In bringing forward sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. Policy 81 - Biodiversity and Geodiversity in the Waltham Forest Local Plan 1 seeks to protect and enhance biodiversity and geodiversity resources in the borough.
1136	Ms Liz Baker				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation,	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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Outside Strategic Locations – North Waltham Forest						
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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Please listen and act accordingly, to the local concerns. This is a strong community and we feel we have been side-lined and wish to have our opinions noted. I wish to object specifically to any proposals to redevelop the garages between Handsworth Avenue and Castle Avenue. Kind regards,	
1264	Mr Francis Baker				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. Please listen and act accordingly, to the local concerns. This is a strong community and we feel we have been side-lined and wish to have our opinions noted. I wish to object specifically to any proposals to redevelop the garages between Handsworth Avenue and Castle Avenue.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning

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Outside Strategic Locations – North Waltham Forest						
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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1213	Mr Michael May				As a member of the HPPG, I confirm that I agree with the views expressed in their letter to you of 03 November 2020 in response to this consultation. I also agree with the proposal by the Friends of Ainslie and Larks Woods that the tract of land to the rear of Larks Wood referred to a Sit A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local plan consultation without proper discussion and consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						process would provide further opportunity for site specific matters to be identified and addressed.
1282	Emre Kucuk				<p>2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. 4. Building on this land is also at detriment to the health and wellbeing of individual people around the surrounding areas with reduced wildlife and trees, where these directly contradict the vision and strategic objectives [six golden threads] of "protecting and enhancing natural environment €? and "building on the strengths of the borough €?. 1. How does chopping heritage oak woodland promote the protecting of the natural environment? 2. One of the key USP's of the Chingford area is its greenery. How does replacing greenery build on this core attribute of building on the strengths of the borough?</p>	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1184	Mr Ian Hill				<p>Although I now live in Woodford Green (in the LBWF part) I previously lived in Lynton Road and in New Road - both very close to Larks Wood and Ainslie Wood. I chose to live in these roads partly because of the local green spaces. I now understand that the Council is considering building on a piece of green space land between Larks Wood and Larkwood Leisure Centre. I strongly disagree with this course of action. This piece of land should not be used for building. We need green spaces, especially trees, so as to promote better health in the residents of the Borough.</p>	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1298	Ms Cheri Ormsby				<p>I wish to respond to the consultation and designate the area at the back of larkwood green space all of our green space needs to be protected we do not want Chingford to become part of Walthamstow nor part of the inner city</p>	This is noted. The Council is considering its response to the application to designate the rear of

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1140	Lorna Heald				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further

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Outside Strategic Locations – North Waltham Forest						
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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						opportunity for site specific matters to be identified and addressed.
1126	Mr Luis Almau				I have reviewed your consultation document and should like to comment as follows: I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Many thanks,	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1144	Mr Brett Banks				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1238	Mr Christopher Burns				Dear Sirs, I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	Green Space as part of its community engagement masterplanning approach to SA64
1322	Mr Geoff Dockerill	Compay Production Manager Classified Central Media Ltd			Dear Sir/Madam. In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1361	Mrs Christine Hawkins				I have reviewed your consultation document and should like to comment as follows: 1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. These are the green lungs of our borough and should be preserved and protected as they are an incredibly valuable resource for residents and wildlife. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Such lack of transparency is of great concern to me and other residents and must be addressed so that a	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					comprehensive consultation with residents can take place before proceeding further.	inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1191	Ms Luisa Gannon				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Please do not turn Highams Park into an over populated area, it's busy enough as it is. I'm also concerned about more traffic and pollution which has a negative effect on our health.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1209	Arthur / Monica Mattock				<p>1.We share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation.</p> <p>2.We agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3.We note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. We believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land</p>

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						Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1230	Ms Carmel King				2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1215	Mr Ben Mayfield				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1262	Natalie Murray				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1236	Mr Eamon Walsh				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1258	Stevie Mesel				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. During the first lockdown I walked with my daddy and sister Astrid every day in the woods and we still go every weekend now that I am back at school. We gave names to many of the trees including the 'Bendy tree', the 'Toffee tree' (where we would stop for a treat) and we really love our woods. We would sometimes walk up to the hill to look at the view over the leisure center, I liked that a lot. Please don't build on our woods as we really like it a lot and we would be sad if it isn't there anymore. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					the Local Plan consultation without proper consultation. Stevie (aged 5, my daddy helped me write this)	document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1256	Astrid Mesel				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. During the first lockdown I walked with my dad and brother Stevie every day in the woods and we still go every weekend now that I am back at school. We gave names to many of the trees including the 'Bendy tree', the 'Toffee tree' (where we would stop for a treat) and the 'Spider tree' and we really love our woods. It would be great shame if other children couldn't experience the same as us in the future. My friends and I would sometime go on our bikes in the woods as well. If there are too many houses next to the woods it will ruin the feel of the woods as somewhere to be free and in peace. The woods are full of small animals who would be disturbed by the development, their habitat would be disrupted. Please don't build on our woods as we really like it a lot and we would be sad if it isn't there anymore. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council

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Outside Strategic Locations – North Waltham Forest						
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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Astrid (aged 10, my dad helped me write this)	intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1152	Rosemary Langlands				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1219	Lynda McGowan				I would ask the Council to designate the land to the rear of Larkwood Leisure Centre (Site SA 64) as Local Green Space for the following reasons: The land was historically part of Epping Forest given to the people of London for recreation and should be used solely for this purpose. The land is of importance for conservation and wild birds. Building on this land (especially high rise properties) would also have a detrimental impact on the wildlife in Larks Wood itself and on the tranquillity of the area for local residents. It is an area I visit for walks as a local resident and this has become even more important for the mental and physical well being of residents during the Pandemic.	The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1252	Ms Poonam Parmar				My children attend larkwood leasure centre since they have been babies and to see that being knocked down is shocking and up setting for the local children and families. I have been a member of Nuffield gym for many years I go to keep fit and manage my health and to have that gone with high rise buildings replacing it will be very distressing for the locals which will have a detrimental impact on residents health and the youth that we have hanging	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. The assessment of the sites capacity to accommodate existing and proposed uses will take place at the

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					around chingford mount I feel would rapidly increase... not for the good either. I feel this will driveway families away from chingford sadly!. Our young families today rely on Larkwood Leisure centre to encourage our children to keep fit with swimming and use of the gym facilities and once that is gone will have to travel far out, Larkwood brings the community together not just for the children but adults as well. The congestion will also have a negative impact on the environment as pollution will increase. I just want my voice as well as other residents in the local community heard and taken seriously this new development is NOT GOOD FOR OUR COMMUNITY!!	application stage where any site comes forward for development. Any future application will be decided in line with the requirements of the Council's adopted Local Plan.
1195	Mr Tim Boyle				I object to rushed planning proposals for a much needed retail area providing jobs for local people. The current people on the planning committee have no right to destroy for ever the environment for future generations. Consideration has to be given for the benefits of more housing for the current influx of people from the EU for which we are no longer a member. Consideration has to be given to all the job losses, in the region of 100 people will loose their jobs. New Road is a narrow road which will not cope well with increased traffic. It's a silly scheme and unfair on locals and unwanted in Chingford.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1186	Kay Voller				I write in response to the above consultation and request that the council designate the land to the rear of Larkwood Leisure Centre as a local green space. This area is a five minute walk from my home and somewhere I walk most days. It was enjoyed by my children when younger and I now enjoy walking there with my grandchildren at weekends. There are always an abundance of dog walkers, and children enjoying the area in all seasons and the area is home to do much wildlife. As part of Epping Forest this area has historic links and as a relatively small area it should be left for future generations to enjoy. I really hope you will reconsider developing this area.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1254	Ms Jennie Ingrey				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green	This is noted. The Council is considering its response to the application to designate the rear of

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					Space. My garden backs onto the forest and I am in the forest for two hours, daily, with my Springer Spaniel, Sky. I meet friends that live locally and we walk our dogs together. This is essential for physical and mental wellbeing. There is a thriving community that would be left in tatters if this hideous proposal were to go ahead. During lock down the value of this open green space became even more apparent as it provided an essential area for the community to just be. Larkwood is a beautiful forest, spectacular in the spring, when the bluebells are flowering. There are very rare wild service trees that need to be protected, historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest, The forest is home to many different birds and animals, we must protect their home, especially the BATS that can be found in the area of the proposed development. I look forward to hearing from you.	the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1111	Me John Kirkham				It is important that this area is retained as green space. It's perfect walking territory for people in Waltham Forest, and especially in the proximate areas there is no other close-by green space. You may not know that in addition to Bluebells the area is excellent to see Wood Anenomes, in fact far better there than anywhere else in East London.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1107	Mr Stephen Stocker				We are losing too many green spaces in Waltham Forest, so please protect the green space behind the Leisure Centre Site in New Road, E4.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1109	Mr Brian Joslin				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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						community engagement masterplanning approach to SA64.
1113	Mr Richard Hutchinson				Larkwood and the surrounding green space is at the heart of Chingford Mount and surrounding area. I walk around the woods and field daily as do countless other local residents. Children can be seen regularly playing with parents and is a haven for bird watchers rThroughout the COVID period it has been a huge lifeline for me and and countless others, offering much needed tranquility and place to escape to when a lot of other elements of ordinary life have shut down. We need to protect these spaces more than ever. It is an extremely important local wild space ecologically for the borough and community. The woodland has many well established and mature trees and is home to an abundance of wildlife from hedgehogs to Owls. It is an important part of the local eco system. The land adjacent to the wood historically was a part of Larkwood and before that connected to the ancient woodland of Epping Forest	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1118	Caroline Stretton				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I use the land regularly on walks. I feel that it has a special significance as part of Larks Wood (historically) and due to the wildlife there. Having green space locally to enjoy really adds to my sense of well-being, as it has a sense of tranquility.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1122	Sarah Thomas				I'm writing to respond to the consultation 'Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document'. I really urge the planning team and Council members to confirm this area as a Local Green Space, which is what it is. It would be hard to find somebody who thinks that the South Chingford area is attractive. With Tottenham's incinerator on the horizon, it's surprisingly unattractive considering how close it is to beautiful Epping forest. It's almost like the people who keep allowing planning permissions for huge warehouses and ugly developments don't have to live here and use them. As somebody who does live here in a block of flats, I would urge you to let us keep the Site A part of the Larks Wood Leisure Centre	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					as a piece of rugged woodland rather than turning it into another soulless block of flats. Larks Wood is really rather nice. It has a plethora of wildlife; it helps to purify the air from the traffic-clogged A1009. It even has historical significance. Once lost to flats, the land can never be reclaimed. I'm sure most of you live in houses with gardens, but I live in a flat with small children and outside space matters more to us than your average person. It especially mattered during Lockdown. Walking in Epping Forest and in local green spaces had a hugely beneficial effect on my mental health. Having greenery - or even wild scrubbery - helps. I understand the need for more housing - trust me, I do - but let's keep the Larks Wood in its entirety. Let's wait until one of the huge warehouses in Highams Park goes out of business and build London's newest hidden 'village' there instead. You probably won't want to live there, but hey ho. Destroying the last vestiges of greenness seems like a pretty poor legacy, if you ask me, but you have to live with yourselves.	
1124	Duncan Todd				I wish to respond to the consultation and ask that the council to designate the land to the rear of larkwood leisure centre which you call site A as local green space. It's very special to our family and easily falls into the criteria in the national planning policy framework, namely: 1. the green space is in reasonably close proximity to the community it serves. 2. The green area is demonstrably special to the local community and holds a particular local significance for example because of it's beauty, historic significance, recreational value (including as a playing field) tranquillity and richness for wildlife. 3. The green area concerned is local in character and is not an extensive tract of land You have implied that only the wooded area is lark's wood. In early maps it included Ainslie wood which reached northwards across where new road is placed. Maybe the proper term for lark's wood is Larks wood park; "Larks woods park comprises Larks wood playing fields and Larks wood, an area of semi-ancient woodland that once belonged to Epping forest. The wood is on hilly ground, with fine oak and hornbeam trees, and known for its bluebell displays, which in the early 20th century attracted crowds of visitors. Larks wood park was created by Chingford borough council in 1936, at which time an open-air pool 'with accommodation for 2,5000	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					<p>bathers' was provided, built on the site of larks wood farm at a cost of £24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on the 28th of July 1936 by Sir Kingsley Wood, Minister of health. However, in 1987 the pool was finally closed. The wooded area, including the stretch down to new road, still attracts many visitors especially at weekends. The Larks wood playing field seems to have been much wound down; the changing rooms have gone; cricket seems to be finished. It looks all set to be target for yet more building. When Larks wood was sold along with other land in 1931 to the urban District Borough of Chingford (from ropers avenue to New Road) it came with a restrictive covenant; The following are details of the covenants contained in the Conveyance dated 5 October 1931 as referred to in the charges Register" The purchasers to the intent and so as bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the vendors hereby covenant with the vendors that the purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as larks wood for any other purpose than as a recreation ground but so nevertheless that the purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions, shelters, dressing rooms, structures, buildings erections and things including swimming baths, lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively" The important thing to remember about restrictive covenants is that they 'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser. Since the area has come under your control, you have slowly nibbled away at parts of the green space but the prospective plans of buildings and a tower block goes way over the top. In December 2017 your cabinet approved a conditional sale of its freehold interest in the land known as site A to developer Lindhill. This</p>	

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					transaction is subject to Lindhill achieving planning permission. Lindhill want to build 100 homes across both sites which is Site A and Site B which you do not own. Site A is home to many different varieties of wildlife including endangered species like hedgehogs which are on the threat of extinction list. I ask as one of the many residents living in the area for you to not destroy this land but to designate the land rear to larks wood leisure centre as local green space.	
1128	Ed Andrews	Director Ed Andrews Film			I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I'm deeply concerned at the plans to develop part of Larks Wood into residential housing. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The concrete walls around this site have long since decayed and it clearly has been recaptured as woodland as part of Larks Wood and is used as such by local people, as well as by much of the Larks Wood fauna. It's also a great spot for views across north London. It is as much part of this wood as any other part. On a personal note, I deeply treasure Larks Wood and was a huge comfort for my family during lockdown; the ancient woodland, the bluebells, the squirrels, the birds and children's dens scattered around. I pick up litter and have put out wildfires there on a number of occasions. It would be horrifying to see the council disregard such a beautiful part of the borough. I would like to see Waltham Forest reclaim and rewild more land to help in the fight against climate change, not look to tarmac over any bit they can find. I hope you will reconsider and save this wonderful woodland which the community clearly treasures.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1132	Lesley Baber				I need to voice my great concern over the proposed development of high rise flats (or any flats at all for that matter) on our local leisure complex, and particularly the destruction of the green space behind the complex which borders on Larks Wood. As a nearby resident I use this precious space almost daily and would be totally heartbroken to see it covered in yet another housing development. This specific area is abundant in wildlife due to the nature of its low growing shrubs and peaceful surroundings. Foxes, squirrels, hedgehogs, birds and butterflies have made their homes there and it should,	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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					it must, be protected. This very special green space also has a lovely variety of wild flowers and trees not seen in other parts of the woods, and, as an added bonus, the views over Chingford and Enfield are some of the most spectacular in the borough. The thought of not being able to walk there and enjoy that view, the peace and the tranquility, and instead see a building site fills me with dread. The impact of more housing here would be totally devastating. Tall flats looming over the forest, never out of eyesight. More cars, more noise, more people needing more facilities. The infrastructure in Chingford can't deal it. The traffic is appalling and dangerous along New Road already. Are we to see our remaining leisure facilities and open spaces eroded into concrete, bulldozed for yet more flats, squeezed onto any and every available space. The future should not be about shoe horning more and more people into a fast becoming overcrowded neighbourhood, but preserving that neighbourhood for the residents who already live there, and the generations to come. Surely, if this year has done anything at all it should make us aware that we must preserve and protect our wildlife, our green spaces and our leisure facilities as fiercely as we have ever done before. They are so vitally important to mental health, well being and happiness. Once they've gone it will be too late, we'll never get them back, ever. Yours, with deep concern,	Green Space as part of its community engagement masterplanning approach to SA64.
1134	Ms Cheryl Lewis				I wish to respond to the consultation and ask that the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. It's very special to our family and easily falls into the criteria in the National Planning Policy Framework, namely: 1. the green space is in reasonably close proximity to the community it serves; 2. the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; 3. and the green area concerned is local in character and is not an extensive tract of land.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1138	Ms Holly Georgia Ling				I want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I oppose any building on the land behind the leisure centre that is currently Larkwood. It's so important to our community that we keep the borders of this ancient woodland in tact for whatever	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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					reason. We live just bordering Larkwood and almost daily use the woodland for walks in our family. We feel extremely strongly about this matter. We have a duty to protect wildlife and the ecosystems in place there, we've seen such amazing birds and our daughter is learning so much about nature by living so closely to the land. It's an enclosed space and should be named as a local green space as the area in question is local in character not simply an extensive tract of land.	Green Space as part of its community engagement masterplanning approach to SA64.
1142	Mr Gary Baldwin				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. It needs to be protected and not be developed. We are losing too much green space and wildlife habitat in this day and age. Thank you for taking note of my and many others concern.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1148	Jurgita Tvysaite				I wish to respond to the consultation Shaping the borough Waltham Forest local plan LP2 draft site allocations document. I would ask the council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I don't live in this specific area, but I pass there with my dog few times a week and have noticed on numeral occasions existence of wild life such as birds, foxes, bees. It is important to keep it as it is, to maintain and preserve it. Also it is a place with flowers and berries, old oak trees. Why would anyone want to loose such a tranquil spot of existing forest and disturb wild life. I hope this will be considered.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1180	Ms Jacqueline Langlais				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space;	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1154	Jennie Barratt				Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document I wish to respond to the consultation and want the Council to	This is noted. The Council is considering its response to the

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					designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. It's very special to our family and we have a tradition of seeing the bluebells there every year. It easily falls into the criteria in the National Planning Policy Framework, namely: 1. the green space is in reasonably close proximity to the community it serves; 2. the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and 3. the green area concerned is local in character and is not an extensive tract of land.	application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1156	Daria Baskina				I wish to respond to the consultation - Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. With reference to the criteria in the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves" We have just moved into a house on Larkshall Crescent so we are relatively new arrivals. We fell in love with the area as soon as we visited and daily feel the benefits of Larkwood and the adjacent land (Site A). We moved away from a very busy and built-up area and tried to get the best of both worlds being close to the city and have a small patch of woodland close by. Our garden backs directly to Larkwood and we are concerned about how the development of Site A might affect the local wildlife and wellbeing of the community in general. We have never step foot beyond the paneled fence but as a photographer by profession, I would very much like to document the continual rewilding of Site (A) should it be designated as a Local Green Space. b) The land needs to be "demonstrably special to a local community" Beauty and Richness of Wildlife: From the aerial photographs which are circulated within the community and from what we could have seen over the broken panel fence the area shows amazing diversity in flora and would serve as an amazing space for wildlife to congregate. Since we moved in we spotted at least 15 different species of birds for which Larkwood might not be a sufficient habitat due to regular dog walking. I believe that adding	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					<p>Site A as a Local Green Space and limiting access to dog walkers would benefit the wildlife even further. " Historic significance: Undoubtably this site formed a part of Larkwood and Epping Forest Before it was cut off from its main body. Moreover, when the site was sold off and developed in 1931 it was sold with a restrictive covenant:"The purchasers to the intent and so as bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the vendors hereby covenant with the vendors that the purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as larks wood for any other purpose than as a recreation ground but so nevertheless that the purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions, shelters, dressing rooms, structures, buildings erections and things including swimming baths, lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively"" Recreational value: This brings us to the fact that this space has recreational value to the local community and it is in your power to expand it " Tranquility: Developing Site A will cause the irreversible loss of another green space which will narrow Larkwood to only 100 yards across from Larkshall Crescent and the new development. Even now you have to be in the center of the woof in order to enjoy the calm and not hear any of the roads running around the wood. " Richness of wildlife: as well as the aforementioned birds I strongly suspect the area might serve as a sanctuary for endangered hedgehog and bat species which are now a very rare sight in London. c) The land needs to be "local in character and is not an extensive tract of land € Considering the size of the space and its close proximity to an existing Local Green Space(Larkwood) I believe there is nothing that should prevent Site A to be added to and considered as an integral part of Larkwood.</p>	

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1159	Ben Glampson				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I live on Larkwood Crescent and use the area daily as a dog walking space and also an area to meet friends due to social distancing COVID rules. It has become a common meeting place for a large number of locals. It is used widely for recreational uses and many children use the land to play and spot wildlife. The land is beautiful and contains a habitat that is totally different to the rest of the forest. I have seen many species of animal in the area and it includes a very inaccessible section of trees to the south that I have seen rare bats in that part. It has many areas with wild flowers that are also not found in the part of the forest. I also consider this part of Epping forest as historically this would have been part of the greater woodland that needs to be preserved at all costs. This is a small area of land and is less than 3 acres that provides great value to the community. I would also argue that any development of this bit of land would also impact the forest due to the steep nature of the land itself. To remove and flatten this area to the level of the rest of the plot would require huge earth works and damage the roots of the trees in the existing forest. It would also impact the many species of animal that live in the area. Many thanks</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>
1163	Dr Hannah Blanchford				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I believe site A should be excluded from Site SA64. I believe site A should be designated as a local green space. This land is an invaluable green space and wildlife habitat. I live very close to the area. My family and I walk there often and enjoy the views it offers. It has one of the finest collection of blackberry bushes inside the M25. This year, we have enjoyed it more than ever. These local green spaces have been a lifeline in lockdown for me and my 5 and 2 year olds. If we have learnt anything in the pandemic, then surely it must be the importance of local green spaces. This green space is at the heart of our local area. It is close enough to be enjoyed by local residents without</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>

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					the need to get in a car. It would be madness to endanger this local green space when we are learning so much about the benefits of green spaces to reduce pollution (an exceedingly damaging variable linked to higher rates of mortality from covid-19). This land was historically part of Larkwood and before that, part of the ancient woodland of Epping forest. This Spring we have watched woodpecker chicks, built dens and learnt how to identify trees in Larkwood. The ability to escape into the calmness of the forest has improved our mental wellbeing. The elevation of the land gives the most glorious views.	
1165	Janet Blythe				To whom it may concern. I wish to respond to the above consultation. I request this land to the rear of Larkwood Leisure Centre, Chingford, be designated as a Local Green Space for future generations.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1171	S M Brooker				"I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The land in question is on the doorstep of a very built up area. This historic areas, originally party of Larkseood Forest is greatly used by the community. A special place of wildlife and fauna that is directly opposite the direction of Government policy.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1174	Lesley Brown				Please do not go ahead with any building on the edge of Larks Wood. The wood is so lovely and we need as much green space these days. Once it goes it never comes back!	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1176	Victoria Bruce				I extremely object to the mentioned above housing development. Some of the reasons why are below: -overshadowing of surrounding buildings -loss of	This is noted. The Council is considering its response to the

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					<p>natural light on surrounding dwellings -lack of parking -increased burden on already overstretched roads/traffic, especially New Road. I am a staff member at Larkwood Primary and I see first hand the traffic that we currently experience and it cannot cope with anymore demand. Our parents already used the car parks at the leisure centre to park when collecting their children, where are they going to park when they don't exist? You may suggest they use public transport, but when lots of families don't even live in the borough and we have an awful and over-stretched public transport system, this is not an option. -air quality already so bad they want ulez -high rise buildings are ugly and unsafe (grenfell) and ruin the skyline. -virus taught us we need less people, more space.. and gardens! - Even if existing shops are rebuilt along with the development we would lose them while the building work goes on - the environmental impact re trees/air quality I hope you take the above points into consideration. I am actually shocked that this is even being considered as a development. The council seem to really want to ruin Chingford. It is such a shame to see. I know this is most likely due to Chingford voting Conservative, against the Labour Waltham Forest council, but even Labour voters see all these building works as a travesty and will not vote Labour again. Kind regards,</p>	<p>application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>
1178	Mr Bjarte Valen				<p>I am writing with regard to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would please ask that the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I live in Larkwood Road and myself and my family frequently enjoy this area and I have a daily run in this lovely green space. One of the reasons we moved into Larkwood Road was because the field, the woods and the adjacent area were so close by and it is one of the main reasons I love living in my road. Since March when the Covid-19 pandemic started, this area has been even more important as so many more people have been exercising here which is vitally important for their mental well being. My parents in law have been shielding and the only thing safe for them to do when restrictions were eased, was walking in the nature. My little girl also loves it there and spends every weekend, winter or summer, building</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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					dens,collecting leaves, watching insects,birds and animals....learning about nature and having great fun. It would be so sad to lose this peaceful, beautiful area as it has always been part of Larks Wood. Air pollution is already a huge problem....and now more than ever we need clean air. Please protect our green spaces and leave the trees alone to do their job of cleaning our air and keeping us safe.	
1182	Mr Allan Knight				I don't think it is a wise move to eradicate green spaces, don't you ever listen to David Attenborough? I have enjoyed this space for over 40 years it was my children's first experience of a wooded area. I will continue to enjoy it, hopefully. Redevelop existing developed sites in a sensible manner please and have some respect for the natural world on which we all rely.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1193	Mr Anthony Kneller				I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1197	Ms Shiela Macleod				I support Friends of Ainslie and Larkwood for the land between Larkwood and the WF Leisure Centre (SA64) to be designated a local Green Space , and should NOT be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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1199	Ms Lauren Paget				I have recently heard about the outrageous plans to build on Larkwood leisure centre site. I cannot quite believe that this is even being considered. The congestion zone is being expanded (To reduce pollution) only to use more concrete and create more traffic pollution, killing plants and wildlife with proposed plans like this! Very contradictory!!! I am speaking as a local resident and am please Insisting that permission not be given. Removing wildlife and green land is not the answer. The only thing that would be achieved, Is that a grotty concrete jungle would be created, with no space in schools or in all ready stretched doctors surgery's. Not to mention traffic and pollution. Please count this area as greenbelt it is important to our community and history, after all the site once housed the iconic Larkwood Lido. Do not destroy wildlife.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1201	Kristina Matekon yte				We would like to ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. We are the residents of Waltham Forest and have been living here since 2006. Green spaces are very important to us as a family. We spend lots of time outdoors and we especially like Larks Wood and Epping Forest. Larks Wood is particularly important to us as we can cycle there from home and there are lots of activities for our boys - from running in the field to building the dens and exploring. Over the years we've spotted lots of wildlife there and would love this little spot of nature to stay untouched. We never realised that the land behind the broken down fencing was not a part of the Larks Wood. We're sure wild animals and birds consider it their home too.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1207	Ms Natasha Niccolls				I wish to respond to the consultation and ask that the council to designate the land to the rear of larkwood leisure centre which you call site A as local green space. It's very special to our family and easily falls into the criteria in the national planning policy framework, namely: 1. the green space is in reasonably close proximity to the community it serves. 2. The green area is demonstrably special to the local community and holds a particular local significance for example because of it's beauty, historic significance, recreational value (including as a playing field) tranquillity and richness for wildlife. 3. The green area concerned is local in character and is not an	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					<p>extensive tract of land You have implied that only the wooded area is lark's wood. In early maps it included Ainslie wood which reached northwards across where new road is placed. Maybe the proper term for lark's wood is Larks wood park; "Larks woods park comprises Larks wood playing fields and Larks wood, an area of semi-ancient woodland that once belonged to Epping forest. The wood is on hilly ground, with fine oak and hornbeam trees, and known for its bluebell displays, which in the early 20th century attracted crowds of visitors. Larks wood park was created by Chingford borough council in 1936, at which time an open-air pool 'with accommodation for 2,5000 bathers' was provided, built on the site of larks wood farm at a cost of £24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on the 28th of July 1936 by Sir Kingsley Wood, Minister of health. However, in 1987 the pool was finally closed. The wooded area, including the stretch down to new road, still attracts many visitors especially at weekends. The Larks wood playing field seems to have been much wound down; the changing rooms have gone; cricket seems to be finished. It looks all set to be target for yet more building. When Larks wood was sold along with other land in 1931 to the urban District Borough of Chingford (from ropers avenue to New Road) it came with a restrictive covenant; The following are details of the covenants contained in the Conveyance dated 5 October 1931 as referred to in the charges Register"The purchasers to the intent and so as bind (as far as practicable) the property hereby conveyed into whosesoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the vendors hereby covenant with the vendors that the purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as larks wood for any other purpose than as a recreation ground but so nevertheless that the purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions, shelters, dressing rooms, structures, buildings erections and things including swimming baths, lavatories and conveniences as may appear to them to be necessary for the enjoyment of</p>	

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					<p>the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively" The important thing to remember about restrictive covenants is that they 'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser. Since the area has come under your control, you have slowly nibbled away at parts of the green space but the prospective plans of buildings and a tower block goes way over the top. In December 2017 your cabinet approved a conditional sale of its freehold interest in the land known as site A to developer Lindhill. This transaction is subject to Lindhill achieving planning permission. Lindhill want to build 100 homes across both sites which is Site A and Site B which you do not own. Site A is home to many different varieties of wildlife including endangered species like hedgehogs which are on the threat of extinction list. I ask as one of the many residents living in the area for you to not destroy this land but to designate the land rear to larks wood leisure centre as local green space. I live almost directly opposite the field and woods. It was one of the main reasons I purchased my house in 2003. I and my family utilise the space almost daily. My 3 children have all attended Larkwood Primary school and have had sports days and sponsored walks in the field. Our community is proud and privileged to have the benefit of living in London and have the benefit of such wonderful green spaces on our doorstep. Using the green space to build tower blocks will be detrimental to the community &amp; wildlife in existence. The local community understands the need for affordable housing but you also have to be sympathetic to the areas you are building in. The local community must be involved in any proposals for development on this land and our views must be taken into account.</p>	
1211	Jo Mawer				<p>I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The National Planning Policy Framework stipulates that a Local Green Space must be in reasonably close proximity to the community it serves as well as being demonstrably special to a local community and holds a particular local significance. As a local resident, I can vouch that it has huge importance, not just for me and my family but plenty of</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its</p>

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					my neighbours and local families who regularly use and visit this area. Certainly this year more than ever, our local forests and green spaces have proven invaluable as recreational spaces to take exercise in, find peace and re-balance mental health and wellness, as well as instil a love of outdoors in our children. With more and more land being developed for residential building locally, we need to maintain spaces for recreation as well as protect the nature and wildlife that's existed here alongside Larks Wood and the Ancient woodland of Epping Forest for generations. To lose this spot and all its wildlife, trees and flora/fauna would be a complete travesty. The land in question can not be considered not an 'extensive tract of land' given that it's only 2.94 Acres and much smaller than other Local Green Spaces that have been designated, such as Larks Wood and Larkwood Playing Fields.	community engagement masterplanning approach to SA64.
1217	Mr Peter Macfarlane				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space;	The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1224	Ms Katie Payne				I wish to respond to the consultation and ask that the council to designate the land to the rear of larkwood leisure centre which you call site A as local green space. It's very special to our family and easily falls into the criteria in the national planning policy framework, namely: 1. the green space is in reasonably close proximity to the community it serves. 2. The green area is demonstrably special to the local community and holds a particular local significance for example because of it's beauty, historic significance, recreational value (including as a playing field) tranquillity and richness for wildlife. 3. The green area concerned is local in character and is not an extensive tract of land You have implied that only the wooded area is lark's wood. In early maps it included Ainslie wood which reached northwards across where new road is placed. Maybe the proper term for lark's wood is Larks wood park; "Larks woods park comprises Larks wood playing fields and Larks wood, an area of semi-ancient woodland that once belonged to Epping	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					<p>forest. The wood is on hilly ground, with fine oak and hornbeam trees, and known for its bluebell displays, which in the early 20th century attracted crowds of visitors. Larks wood park was created by Chingford borough council in 1936, at which time an open-air pool 'with accommodation for 2,5000 bathers' was provided, built on the site of larks wood farm at a cost of £24,000. Designed for racing and water polo, it was considered one of the finest open-air pools in the country and was opened on the 28th of July 1936 by Sir Kingsley Wood, Minister of health. However, in 1987 the pool was finally closed. The wooded area, including the stretch down to new road, still attracts many visitors especially at weekends. The Larks wood playing field seems to have been much wound down; the changing rooms have gone; cricket seems to be finished. It looks all set to be target for yet more building. When Larks wood was sold along with other land in 1931 to the urban District Borough of Chingford (from ropers avenue to New Road) it came with a restrictive covenant; The following are details of the covenants contained in the Conveyance dated 5 October 1931 as referred to in the charges Register" The purchasers to the intent and so as bind (as far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the remaining parts of the said Friday Hill Estate which are now vested in the vendors hereby covenant with the vendors that the purchasers and their successors in title will not use or permit to be used the property hereby conveyed as regards that part thereof known as larks wood for any other purpose than as a recreation ground but so nevertheless that the purchasers shall bear liberty at any time and from time to time to erect construct and maintain such pavilions, shelters, dressing rooms, structures, buildings erections and things including swimming baths, lavatories and conveniences as may appear to them to be necessary for the enjoyment of the said Wood as a place of public resort and the use of the said land as a recreation ground and for the management and control thereof respectively" The important thing to remember about restrictive covenants is that they 'run with the land'. This means that they are applicable to all future purchasers of the property and not just the original purchaser. Since the area</p>	

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					has come under your control, you have slowly nibbled away at parts of the green space but the prospective plans of buildings and a tower block goes way over the top. In December 2017 your cabinet approved a conditional sale of its freehold interest in the land known as site A to developer Lindhill. This transaction is subject to Lindhill achieving planning permission. Lindhill want to build 100 homes across both sites which is Site A and Site B which you do not own. Site A is home to many different varieties of wildlife including endangered species like hedgehogs which are on the threat of extinction list. I ask as one of the many residents living in the area for you to not destroy this land but to designate the land rear to larks wood leisure centre as local green space.	
1226	Ms Marta Salamono wicz				" I wish to respond to the consultation Shaping the London Borough of Waltham Forest's Local Plan LP2 Draft Site Allocations Document. " Please can the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. " It is critical to ensure that our local communities have a place of respite to relax with their families as well as serving the local wildlife habitat too. And especially during these COVID-19 times, we have seen the absolute benefit of having gardens, parks and accessible green spaces so that the local community can relax, and have a safe place to call their own, and for future generations to enjoy too. " This plot of land is only 2.94 hectares in size and should really be left to be enjoyed by the local community and as a part of the local ecosystem, helping wildlife to survive in these turbulent times. I hope that you can reconsider your decision and decide to leave the Larkwood Land as part of the local community to enjoy and also consider it as a future site for future generations to enjoy the local wildlife and ecosystem.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1234	Ms Mandy Keigher				Why, why, why is this council hell bent on building high rise tower blocks on any scrap of land! Where is the infrastructure- schools, doctors, transport .... oh yes and the depletion of beds for Whipps Cross Hospital! What about the destruction of biodiversity! No.No.No!!!!!! You're destroying our beautiful borough!!!! Hope you don't ignore this email like the last.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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						community engagement masterplanning approach to SA64
1240	Jill Carter				<p>I refer to the area of land to the rear of Larkwood Leisure Centre, and wish to express my view that this beautiful, ancient piece of local land should be designated a protected green space. This little area adjoins Larkwood, and was formerly part of Epping Forest. As a member of the Epping Forest Consultative Committee, I know how much local people treasure their local forest, and indeed the parcels of green space which still exist within within our Forest borough. Larkwood and this land adjoining it are spaces well used by local people of all ages for fresh air, recreation, exploration, appreciation of wildlife and the stunning views over London from this high vantage point. It also serves as a view and backdrop for many residents of the borough, myself included, rising as a wooded hill beyond the centre of Highams Park. Residents of Waltham Forest love our forest land, and as more and more building occurs around the major roads of the borough it seems increasingly important to preserve the borough's lungs, its views and its open spaces for the benefit of all residents and for wildlife. Please ensure that this area is safe from development and grant it the Local Green Space status it deserves, Kind regards,</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>
1242	Victoria Chapman and Gareth Ellmer				<p>I am writing to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. My partner and I bought our first property in Highams Park in 2018 because of the area's character and close proximity to Epping Forest and resulting green spaces. This area of land should be designated Local Green Space due to the current crisis that our natural world is in, as highlighted by the Living Planet report and The State of Nature Report. Both show dramatic declines in the abundance and distribution of UK species since 1970, with direct habitat loss due to development as a major cause. The land meets the following criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves € This area of land is</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64</p>

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					<p>used frequently the local community, it is in walking distance of where I currently live, and many others in the Larkwood ward of Waltham Forest. b) The land needs to be "demonstrably special to a local community € The land is demonstrably special to the local community in the following ways; " Beauty: This area of land is a beautiful wild area with numerous species of wild flowers, fungi, trees and wildlife. " Historic significance: The land is historically part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. " Recreational value: We regularly walk in this area, linking up Ainslee Woods and Larkwood and it has been a lifeline during lockdowns imposed by the Coronavirus restrictions. Exercising in the woods and being in nature is essential to my wellbeing. " Richness of wildlife: I swim at Larkwood leisure centre and have enjoyed watching the wildlife, including foxes, playing in the area behind the leisure centre. We need to keep this corridor to the woods clear for wildlife. Such areas are extremely important for urban wildlife, particularly hedgehogs, classified as Vulnerable to extinction on Great Britain's new Red List for mammals - the main reason cited as habitat loss. c) The land needs to be "local in character and is not an extensive tract of land € The land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Acres and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields). We need to protect wild spaces such as this to support biodiversity, not contribute to its further decline by destroying them. It is unacceptable that the UK will not achieve the Convention of Biological Diversity Aichi targets and by designating this as Local Green Space you are in a position to do something about it locally.</p>	
1246	Spencer & Heather Cleminson				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document, and would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. My wife and I are both retired and live locally and since the beginning of the pandemic have felt the need to obtain open air exercise for our physical as well as mental health. We have therefore been frequent users of this area of land and the adjoining Larks wood. We feel it would be an irretrievable loss</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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					to the local community if it were not to be designated a Local Green Space. The land itself has many mature trees, shrubs, wild flowers and fungi and is habited by both birds and many small animals. It is a delight to watch the changes which occur to the area during the different seasons. If one looks back at the history of the area it once formed part of the ancient woodland of Epping Forest and subsequently part of Larks Wood itself. We enjoy our walks through this site where we encounter others who are also participating in the benefits of this peaceful environment who include parents with children, dog walkers, cyclists and ramblers of every age. It is good that this area acts as a buffer between the local houses and noisy roads and makes one feel more in touch with nature. On behalf of myself and my wife I urge the council to designate this small area a Local green Space which can be appreciated for generations to come.	
1248	Debbie Cowling				I would like to respond to the consultation regarding the above redevelopment. My understanding is that the proposal would mean loosing some land from Larkwood - a wild space full of wildlife. In light of the climate emergency I feel strongly that areas such as this should be protected for both residents quality of life and the health of the borough. I would therefore like to object against the planned proposal.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1250	Ella Goldsworthy				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The reasons for this are as follows: 1. The land needs to be "in reasonably close proximity to the community it serves €€ €. I live in Lynton Road and frequently (and even more so during the Lockdown) have used this space for walking as it is nearby to me and I value it greatly. 2. The land needs to be "demonstrably special to a local community €€. This piece of land is easily accessed by our local community and such spaces are so precious in London. In a borough that is seeing so much development and infilling, it is land that needs to be preserved. " Beauty: The trees and wildlife of this site in particular give it a wild nature feel and is so close to Larks Wood. " Historic	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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					<p>significance: This land is historically part of Larks Wood and before that part of the greater ancient woodland of Epping Forest and, as such, needs to be protected for now and the future. " Recreational value: As well as walking, this space offers opportunities for bird watching and enables children the space to be creative in ways such as den-building. Because it is not a dense wood it feels a 'safe' place to be. It also affords great views. All these activities are so vital and important for ours and my own mental wellbeing. "</p> <p>Tranquillity: This site offers an oasis of calm and tranquillity in an increasingly busy and suburban area and is unique due to its wild nature. 3. Richness of wildlife: This piece of wood acts as buffer land between developed land and Larks Wood and for all the reasons above needs to be protected at all cost with ever encroaching development. The land needs to be "local in character and is not an extensive tract of land €☐. This is certainly the case with regard to this particular piece of land.</p>	
1260	Mr Mark Tabet				<p>During lockdown, my wife and I made frequent use of all the parks and green spaces in our borough, including Larkwood. During our daily exercise time outside of our house, we took long walks and were pleased that we are fortunate to have a variety of options where to walk to help with mental and physical health during these trying times. We were surprised and disappointed to learn about the proposed development being planned for Larkwood, which will include 310 (!) dwellings on existing commercial and green space. We would like to record our objection to this proposal on the following grounds: - further erosion of public space - loss of green space and the impact on wildlife that would ensue - concerns about the extra traffic that would inevitably be caused by 310 new homes with potentially over 600 cars and commercial vehicles - concerns about parking for potential 600 cars and vehicles - concerns about pollution generated by the the 600 extra cars and vehicles - concerns about pressure on local services - GPs, dentists, hospitals etc... - concerns about pressure on local schools We understand the desire for more housing, but we feel the development needs to be much much smaller - both in terms of its footprint (to reduce the impact on the environment) and the number of dwellings (to reduce the impact on local services). A reasonable</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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					compromise would surely be to leave the green space untouched, redevelop only the existing commercial space, limit the vertical expansion to two stories and ensure that there is sufficient parking (two bays per dwelling).	
1266	Chris Musk				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1268	Christine Webb				In response to your site allocations consultation please be advised that I support the application made by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre ( currently included as part of site SA 64)to be designated as a Local Green Space and this tract of land should not be developed. Me and my husband have lived in Highams Park for 40 years and obviously seen many changes and many improvements. However nibbling away at this valuable land in terms of the numerous benefits for wildlife and future generations enjoyment is totally unacceptable. Once these historic areas are gone they can never be reinstated.By designating this area as a Local Green Space it will be saving it forever.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1270	Ms Margaret Vincent				Please preserve our land behind new Rd Lesiure centre for recreation protection of wildlife not everyone has a garden to work through	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1272	Mrs Jean Nash				I am writing with regard to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would please ask that the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This is a beautiful area and Since March when the Covid-19	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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					<p>pandemic started, this area has been even more important as so many more people have been exercising here which is vitally important for their mental well being. We have been shielding and the only thing safe for us to do when restrictions were eased, was walking in the nature. My granddaughter also loves it there and spends every weekend, winter or summer, building dens,collecting leaves, watching insects,birds and animals....learning about nature and having great fun. It would be so sad to lose this peaceful, beautiful area as it has always been part of Larks Wood. Air pollution is already a huge problem....and now more than ever we need clean air. Please protect our green spaces and leave the trees alone to do their job of cleaning our air and keeping us safe. I appreciate you taking the time to give this your kind consideration.</p>	<p>Green Space as part of its community engagement masterplanning approach to SA64.</p>
1278	Mr Ray & Natalie Marshall				<p>I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council</p>

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						intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1280	Ms Danielle Newman				I am writing to request that you designate the land behind Larkwood Leisure Centre as local green space. I live very near by in Flaxen Road in an area of housing which is for accessible living. We also have a care home next door. Many of the tenants around here cannot travel far but we value getting out and seeing greenery and woodland. It's hugely important to our mental well being and physical health to have a green space to enjoy. It's somewhere close by we can take our children or dogs which isn't too far to manage. The local school and leisure centre are named after the wood. Please don't destroy it. With climate change as a huge problem we need to stop turning London into a concrete jungle and protect its green spaces. We need all the trees we can get with the pollution we have. Children in London need protected green spaces to enjoy and learn in. We must stop taking away their opportunities to learn in the natural world. Please consider protecting this land.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1284	Agnieska Whitaker				Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document I wish to respond to the consultation and ask that the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. It's very special to our family and easily falls into the criteria in the National Planning Policy Framework, namely: 1. the green space is in reasonably close proximity to the community it serves; 2. the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					wildlife; 3. and the green area concerned is local in character and is not an extensive tract of land.	
1286	Mr and Mrs Michelle and Demetri Demetrio u				I strongly oppose the redevelopment of the Larkwood Swimming Pool & Retail Area. I have lived in Chingford for 20 years. I have 4 children, 3 of them have all attending and still attend swimming lessons at Larkwood swimming pool, we also attend as a family on a Sunday for a family swim. Since my daughter turned 12 years old she was able to walk herself to use the gym which is very important to keep her fit, healthy and strong. If this happens it will cause a serious disruption to hundreds/ thousands of local families. It is taking away one of the few places families are able to visit together for a fun Sunday afternoon followed by a meal at the local Harvester. I am also absolutely disgusted that the idea of removing part of the wood land is even being discussed considering everything we are trying to do to encourage nature and protect local environment and air quality. This will ruin our local community spirit.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1288	Mr and Mrs Yacine and Victoria Yebda				I am writing to inform yourselves that your plans for redevelopment of the Larkwood Swimming Pool and Retail Area is very upsetting and I wish to oppose such proposals of this going ahead. I have lived in Chingford for over 20 years and my whole family have used the Better Health Centre on Larkwood Road for many years since both my older children were in primary school attending the swimming lessons and now my younger son attends the swimming lessons as well. The gym is also important for youngsters to attend for their wellbeing and health so having this close to home for my children is also very important so they get there themselves. It would be detrimental to all local families in the area to demolish the facilities on this site and take away a place that is beneficial to the community and our young children and adults. It is also unreasonable and unjustified to destroy part of the woodland since this protects nature and our local environments quality of air This redevelopment plan has dampened local community spirit and this will also cause major disruption on New Road as well as surroundings roads and not to mention overcrowding in our schools.	The Site Allocations Document does not propose the unsubstituted loss or diminution of any existing uses. In relation to the land adjacent to the Larks Wood, the Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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1290	Ms Angela Woolgrove				Im am a resident of new rd. I have recently been made aware of there are plans to build homes on larkwood woodland and make it into concrete Jungle. I am utterly devastated you are planning to destroy a well established forest, which as you know will kill trees and wildlife as well as destroying the beauty and well needed fresh air we need in todays world. New rd is busy enough as it is, so be even more air pollution and noise pollution. It saddens me so much how someone can think this good thing. I pray this absolutely doesn't go ahead.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1311	Ms Angela Woolgrove				Im am a resident of new rd. I have recently been made aware of there are plans to build homes on larkwood woodland and make it into concrete Jungle. I am utterly devastated you are planning to destroy a well established forest, which as you know will kill trees and wildlife as well as destroying the beauty and well needed fresh air we need in todays world. New rd is busy enough as it is, so be even more air pollution and noise pollution. It saddens me so much how someone can think this good thing. I pray this absolutely doesn't go ahead.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1292	Gina Whitehead				My household are against the development of the land behind Larkwood leisure centre, and would like this land to be incorporated into Larkwood local green space. The concrete boundary fence has been knocked down in places for over 15+ years, meaning this land has been utilised long term by dog walkers and locals and considered by tradition as part of Larkwood. There are established pathways through this land which are routinely used - and developing this land would be detrimental to the local community. There will be an environmental and social cost of developing this land, if you view this over the long term and future generations, this cost will not be balanced out with the short term economic gains of building and developing this land. We need to take a long term view of this historic site. At one time people came from all over London to swim in the open air pool that was originally on this site. The subsequent development has never been beneficial to the area. The fantasies swimming pool was a disaster and already this location has lost so much of its beneficial nature and environmental aspects by being concreted over and built upon. Please do not further destroy this location,	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					and incorporate this into Larkwood instead so the slope and views can be enjoyed by humans and animals long into the future	
1294	Mr Robert Woolgrove				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to reconsider and stop any plan's in redeveloping and adding new homes to the Larkwood Leisure Centre site and surrounding land and to keep it as a Local Green Space. The land and surrounding woodlands are used by many of the local residents and schools which adults and children use for recreational use with exploring, playing, exercising and wildlife spotting. By introducing new homes on the larkwood site is of great concern as you will be destroying well established forest land which is a lovely natural area to enjoy an once removed we will never get it back. This will also cause a detrimental affect on the local wildlife, birds, plants and trees as you would be reducing their habitat which could lead to wildlife being pushed out and most probably end up dying. Also another major concern is the impact of having more people introduced to the area which will contribute to more Noise and Air pollution with more cars, rubbish and emissions being but into the environment and not to mention more pressure on the local schools, GP services and transport infrastructure as they're already overcrowded. We need to do all we can to preserve this area for future generations to use and enjoy and not to build on this site.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1296	Ms Ruth Wright				I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Please then give your reasons why you feel the land should be designated as a Local Green Space. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: The land needs to be "in reasonably close proximity to the community it serves €? €? This probably speaks for itself - you may wish to point out you live close by and use it frequently. The land needs to be "demonstrably special to a local community €? €? Please explain why you feel the land is demonstrably special to the local community e.g. Beauty: Please explain why you think the site is beautiful for example you may wish to comment on the wild nature of the site, the wild	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					flowers, the number of trees wildlife etc and how it links with Larks Wood. Historic significance: You may wish to comment on the land historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. Recreational value: You may wish to comment on the number of recreational activities e.g. walking, children's dens, views, bird watching and how this affects your own well being Tranquillity: You may wish to draw attention to the tranquillity of the site and how the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature Richness of wildlife: Please comment on any wildlife you are aware of in the area and how it acts as a buffer land between developed land and Larks Wood. The land needs to be "local in character and is not an extensive tract of land € Again this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Hectares and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields).	
1302	Mr Sam Owen				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This is a space I and many local residents use regularly and is inhabited by wildlife and trees which are unique and beautiful. I often see people walking their dogs, running or walking and enjoying the views from this viewpoint. As a tax paying resident of Waltham Forest and Highams park/chingford mount I ask that you reconsider your plans to this effect	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1304	Ruth Wiggins				I wish to respond to the consultation 'Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations' document. I would ask that the Council designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I feel this is important because of the impact that development of this area would have on the precious wildlife habitat there, and on the local residents too. Although now in Highams Park, I used to live at 28 Mead Crescent, which is about 500m from the site (as the crow flies). I still own this property but my sister in law now lives there. We have both raised families at	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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					<p>this address and one of the key pleasures of living here has always been the easy access to a wonderful green space. We have always walked here, and our children grew up with it as their playground. Our children are adults now, but I can well imagine the terrible loss it would be for other generations of children. We also have friends and neighbours who walk their dogs there. It is a little oasis, in an otherwise built up area. I would also add that the area now threatened with development is an important buffer zone for the more densely wooded area of Larks Wood and the various species/creatures that live within it, and should be preserved as such. Removing the buffer will effectively shrink the wood, but also impact on the invertebrates and other small life forms that live within the buffer; species which should be protected in themselves but which also offer vital food sources for things like hedgehogs and woodpeckers, and larger birds like owls and sparrowhawks, both of which I have seen here. Blocks of flats would have a hugely negative impact on this precious space. On a human level, it is my understanding that the original covenants for the land known as Larks Wood (which this stretch was originally considered a part of) should not be used for anything other than recreational purposes. Walking in the woods is a popular form of recreation and, crucially, it is one that allows us to coexist with wildlife and not drive it into the dust. At a time when we are being encouraged to plant more trees and to cherish our wildlife, I urge you to please preserve this little oasis from future encroachment.</p>	
1306	Tracey Willcox				<p>Regarding the proposed development of the Larkwood site. I would strongly urge that you reconsider and designate this land as a local green space. The Larkwood constituency is already densely populated, to build more homes would be foolish as the infrastructure isn't there to support this development. Schools and health services are already oversubscribed.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>
1308	Simon Wilson				<p>I wish to respond to the consultation and very much want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I refer to the criteria in the National Planning Policy Framework,</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of</p>

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					specifically; the green space is in reasonably close proximity to the community it serves; my family makes regular use of the space and my school aged children in particular love exploring the wood and surrounding green space. the green area is demonstrably special to a local community and holds a particular local significance as an area of natural beauty, habitat of birds and animals as well as its recreational value which my family makes regular use of. the green area concerned is local in character and is not an extensive tract of land; and it does serve a genuine purpose for local people such as me and my family.	the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1313	Wendy Wright				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This land is fairly small but it is special to the local community. It needs to be formally part of Larks Wood, which is a beautiful site with lots of trees and flowers and is a very peaceful place. It is part of ancient woodland of Epping Forest and is well used by local people for walking, cycling through and playing. There is a considerable amount of wildlife there and it needs to be preserved. We need this buffer land between the development in the area. It is very important to me, if fact so important that on 29th November when cycling into the Swimming Pool Car Park, I was so busy looking around at the land in question, being enraged about the thought of possible development, that I was not concentrating on the road and cycled into the posts for the barrier and fell off my bike, and 5 weeks later, still recovering from my injuries. Please consider this as we can never recover green spaces again once they are gone, there is so little left as it is, we the people and the wildlife too need them, Think of the planet.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1363	Mike Hayward				Please accept this email requesting that the land known as Green Space by Larkwood, be designated as "Local Green Space €?	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						community engagement masterplanning approach to SA64.
1379	Martin and Lesley Pollington				<p>I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. There are some suggestions between the square brackets below of issues you may wish to include in your email using your own wording! {Please then give your reasons why you feel the land should be designated as a Local Green Space. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves €? This probably speaks for itself - you may wish to point out you live close by and use it frequently. b) The land needs to be "demonstrably special to a local community €? Please explain why you feel the land is demonstrably special to the local community e.g. " Beauty: "Please explain why you think the site is beautiful for example you may wish to comment on the wild nature of the site, the wild flowers, the number of trees wildlife etc and how it links with Larks Wood. €? " Historic significance: "You may wish to comment on the land historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. €? " Recreational value: You may wish to comment on the number of recreational activities e.g. walking, children's dens, views, bird watching and how this affects your own well being " Tranquility: You may wish to draw attention to the tranquility of the site and how the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature " Richness of wildlife: Please comment on any wildlife you are aware of in the area and how it acts as a buffer land between developed land and Larks Wood. c) The land needs to be "local in character and is not an extensive tract of land €? Again, this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Acres and much smaller than other Local Green Spaces</p>	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					that have been designated (such as Larks Wood and Larkwood Playing Fields).	
1369	Martin and Lesley Pollington				<p>"I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. Please leave the green space as it is which is good for the environment and building big flats will only ruin everything and will be polluted. Please reference some or all of the criteria for Local Green Space designation as set out in paragraph 100 of the National Planning Policy Framework: a) The land needs to be "in reasonably close proximity to the community it serves €" This probably speaks for itself - you may wish to point out you live close by and use it frequently. b) The land needs to be "demonstrably special to a local community €" Please explain why you feel the land is demonstrably special to the local community e.g. " Beauty: "Please explain why you think the site is beautiful for example you may wish to comment on the wild nature of the site, the wild flowers, the number of trees wildlife etc and how it links with Larks Wood. €" " Historic significance: "You may wish to comment on the land historically being part of Larks Wood and before that part of the greater ancient woodland of Epping Forest. €" " Recreational value: You may wish to comment on the number of recreational activities e.g. walking, children's dens, views, bird watching and how this affects your own well being " Tranquility: You may wish to draw attention to the tranquility of the site and how the site offers an oasis of calm in an increasingly busy and suburban area or that it is a truly unique area due to its wild nature " Richness of wildlife: Please comment on any wildlife you are aware of in the area and how it acts as a buffer land between developed land and Larks Wood. c) The land needs to be "local in character and is not an extensive tract of land €" Again, this probably speaks for itself clearly as the land is self-contained with boundaries on all sides. It is not an extensive tract of land being only 2.94 Acres and much smaller than other Local Green Spaces that have been designated (such as Larks Wood and Larkwood Playing Fields).</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1412	Aileen Scoular				<p>1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. As a local resident, I would like my response to be recorded and my views to be taken into consideration before any final decision is made.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>
1375	fiona Pickett				<p>I wish to respond to the above consultation. I sincerely want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. This is a small site but is valuable as a buffer to increasing urbanisation. We need to retain barriers to pollution.</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.</p>
1414	Mrs Ann Shykles				<p>I have read your consultation document above and have the following comments:- 1. I share the views expressed by the Highams Park Planning Group in their letter dated 3rd November 2020 in reply to this consultation. 2. I agree with the proposal by the Friends of Ainslie &amp; Larks Woods that the tract of land to the rear of Larks Wood (Site A) in their letter should be designated as Local Green Space. 3. It has come to my attention that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation consultation, as they are not seen as Key or Strategic Sites. This omission is misleading due to the impact development of these sites could have on the character of Highams Park and these sites should therefore not have been included in the</p>	<p>This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing</p>

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Submission Version of the Local Plan consultation without proper consultation.	the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1402	Mrs Judy Smith				1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19)consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultatation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64. In respect of Site Opportunity Locations, Fig 4.1 as included in LP1 is a graphical illustration of the proposed spatial strategy showing the broad locations for development (as required in a Local Plan in accordance with paragraphs 20-23 of

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
						the NPPF) rather than site specific proposals. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for redevelopment, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward for redevelopment, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed.
1371	Mr Peter Pendlebury				1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1388	Mr Ian Rampton				1) I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2) I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3) I note that a number of Site	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	community engagement masterplanning approach to SA64
1390	Angela Read				I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation and agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. I also note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation. Larks Wood and the surrounding area have been fundamental in promoting a healthy environment which is paramount in the densely populated Borough of Waltham Forest. Open spaces should be available for all to enjoy and benefit from. The tract of land to the rear of Larks Wood referred to as Site A was used for recreation and enjoyment and then abandoned by Waltham Forest upon the demise of Larkwood Swimming Pool/ Lido. Nature has now taken over providing habitat to numerous wild flowers, animals and insects which would diminish if this site was developed. This area is enjoyed by many borough residents who freely explore this 'adopted Nature Reserve'. We should endeavour to retain site A as a site free for all to enjoy If this site was developed it would effect the animal inhabitants of the adjacent Larks Wood as the pollution generated by infrastructure and development noise could be irreversible resulting in lost habitat. Increased footfall through Larks Wood as a result of development and increased	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					housing, would also devastate the wonderful historic Bluebell Show that nature offers annually to all who wish to come a feast their eyes on this magnificent free display within the Borough. I have lived in Waltham Forest for my entire life, born and lived in Chingford for 24 years, moved to Walthamstow for 5 years and have now lived in Highams Park/Hale End for the past 30 years.	
1410	Alexandra Scanlon				1. I share the same views as those expressed by the Highams Park Planning Group in their letter of 3rd November 2020 in response to this consultation. 2. I agree with the proposal by the Friends of Ainslie & Larks Woods that the tract of land to the rear of Larks Wood referred to as Site A in their letter should be designated as Local Green Space. 3. I note that a number of Site Opportunity Locations were included in your LP1 (Regulation 19) consultation but were not included in this LP2 Site Allocation Consultation, as they are not regarded as Key or Strategic Sites. I believe this is potentially misleading due to the impact development of these sites could have on the character of Highams Park and other areas across the Borough and these sites should not have been included in the Submission Version of the Local Plan consultation without proper consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1386	Hameed Pryce				I wish to respond to the consultation and ask the council to designate the land to the rear of Larkwood leisure centre which you call site A as local green space. The evidence: 1. The green area is extremely special to the local community and holds a particular local significance for example because of it's beauty, historic significance, recreational value, tranquillity and richness for wildlife. 2. I walk my three labradors there and am part of an amazing dog walking group. We are part of the community who help and support each other with almost all aspects of life including mental health well-being. 3. The green area concerned is local in character. 4. Larks woods park comprises of Larks wood playing fields and Larks wood, an area of semi-ancient woodland that once belonged to Epping forest. The wood is on hilly ground, with oak and hornbeam trees, and it is famous for its Bluebell. 5. Bluebells are under threat locally from habitat destruction in Britain. The bluebell is protected under the Wildlife and Countryside Act 1981. 6. Larkwood is home to many	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					different varieties of wildlife including endangered species. For example the British Hedgehog is now officially classified as vulnerable to extinction. As I a residents living on New Road I beg you not to destroy this land but to designate the land rear to Larks Wood leisure centre as local green space because that is what it is.	
1373	Eric Peron				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. The area is special to me because it is home and sanctuary to a range of wildlife with some mature and some young trees and wildflowers. It is enjoyed daily by local residents and dog walkers. I would love to hear about the outcome of this if at all possible.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1377	Sheila Humphrey				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Larks wood and this area between it and the leisure centre is surrounded by the local community myself included and is one of the few green spaces left in its natural state. This serves the community by giving us somewhere to walk rest and play with all ages of our families. Over the years and especially In these worrying times outside green spaces are increasing important for people's physical and mental health. Many residents have lived in the area for many many years and others have moved her because of the green spaces available to us. Many activities take place here. Dog walking, football, school sports, keep fit and social groups use this area to gather. Children have access to play safety building dens learning how to assess risk through problem solving while Climbing balancing and building. The benefits for all off being close to nature are proven. We have wildlife on our doorsteps that would be lost if this site is developed. Birds small mammals some of which are becoming endangered due to over development and loss of habitat. Wild flowers are found in abundance within larks wood. The loss of any trees is just not acceptable. New trees can be planted yes but it takes decades to grow them to the size of older trees and the impact on the environment is obvious.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Epping forest is an ancient woodland and has a huge part in the history of the area and LarksWood would have been part of this at some point. We should be preserving our historical woodlands not concreting over. This area offers a small piece of green natural tranquil Land where wildlife can live and thrive in an area of ever decreasing habitats. Hedgehogs and muntjac deer are often seen here along with many different birds amongst many others. This area is a small piece of land which I believe should be left to continue to enrich the lives of the local community	
1381	Lucy Poulter				I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. After this year it is a surprise that the council wants to reduce the green space we have. These spaces have been used more than ever and will now continue to be now people are more aware of area gems like these. I have been lucky to grow up in this area and since a young age I have enjoyed walks or picnics with friends in this area. Over the years I have been so proud of the area I am lucky to be from with its green space a lot of my international friends can't believe how well these spaces have been reserved. It's a shame as it feels like there is a push to change this. I hope this does not happen as for developers I understand it is just land but for locals and more importantly wildlife it is part of what makes this area beautiful.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1383	Camille Hastings-Prosser				In response to your site allocations consultation please be advised that I support the application by The Friends of Ainslie and Larks Wood for the land between Larks Wood and Larkwood Leisure Centre (currently included as part of site SA 64) to be designated as a Local Green Space and this tract of land should not be developed.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1392	Mrs Carole Rogers				"I wish to respond to the consultation Shaping the Borough Waltham Forest Local Plan LP2 Draft Site Allocations Document. I would ask the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. a) The land needs to be "in reasonably close proximity to the	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					community it serves". I live near Larkwood and use the area frequently. b) The land needs to be "demonstrably special to a local community €?. We need to retain the beauty of the wildlife that use this area and its historic links with Larks Wood and the greater ancient woodland of Epping Forest. There are children's dens, people walk, bird watch, which affects not just my own but others' well being. The area is tranquil and offers an oasis of calm in an increasingly busy and suburban area. c) The land needs to be "local in character and is not an extensive tract of land €?	Green Space as part of its community engagement masterplanning approach to SA64
1394	Finlo Rohrer				I'm writing to you in response to your consultation. I want to urge you to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space. I was unaware until now that this area was not legally considered part of Larks Wood itself. The wood is by some distance the best thing about living in the area and this area should be an extension of it - for walkers and joggers and children to wander into as they do now. Building on it would be a travesty.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1396	Rober Todd				I wish to respond to the consultation and want the Council to designate the land to the rear of Larkwood Leisure Centre as a Local Green Space	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1398	Eleni Evans				I am writing to oppose the housing development on the above mentioned site which will encroach on the Wildlife area of Larkwood. In these desperate times I understand there may be an increased need for additional houses, but there must be a more feasible solution to this, without imposing on wildlife and peoples green spaces. For instance why has nobody done anything with monstrosity that was left half built at the top end of Higham Station Avenue?. I would also like to state that taking away peoples green spaces at a time like this, is something that greatly saddens me and I find that unacceptable. In the current climate, particularly people need green spaces, (some people have no gardens), for their mental and emotional wellbeing more than ever. As a	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					person who does not drive it has been a life saver taking my children to the woods,during lockdown that were walking distance. I have only been in Chingford for 6 years,moving from a London borough that was very heavily populated with barely any green/wild spaces and that is what I love about this area,and to think that could disappear is not acceptable. Please reconsider your plans	
1400	Fatima Lewis				I have signed the petition against the development of Larkswoods Leisure centre into housing. I strongly disagree to this as we already have a crowded area and would like to preserve it as it is.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64
1404	Mrs Pamela Sable				In respect of the above document I was very concerned to read that the land at the rear of Larkwood Leisure Centre, New Road, Chingford, E4, (area marked as Site A on the map) has been included in the draft proposals to build 100 dwellings on the site. I am a local resident and have been a Secretary of the Friends of Ainslie and Larks Woods since the group started in 2004 and have spent hundreds of hours during that time doing conservation work in Larks Woods. As a group FoAL has always regarded Site A as part of Larks Wood and local residents regard it as a very special site as it has a beautiful view and sunset. It is an area which is rich in wildlife ranging from owls, bats, birds, foxes, hedgehogs and numerous birds. Any development on this land would be detrimental to all the wildlife, not only by light pollution but noise pollution too. It acts like a buffer between the main part of Larks Wood and the leisure centres below. In these times of Covid-19 people have found Larks Wood to be very relaxing to walk around, to exercise and to help with their mental health. People have discovered during lockdown how important local green spaces are to them and I feel this area of land should now be designated officially as a 'Local Green Space'. Site A fits the criteria for inclusion as a Local Green Space as set out by the National Planning Policy Network. I hope Site A can be afforded 'Local Green Space' designation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.

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Outside Strategic Locations – North Waltham Forest						
SA64 - Larkwood Leisure Centre, Nursery and Land to the Rear of Larkwood Leisure Centre						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
1408	Sarah Rose				Please designate the land shown in section C as local green space. I would appreciate confirmation of this e mail as part of your planning consultation.	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64.
1416	Harriet Simmons				I am writing to oppose the building proposal on the woodland bordering Larks Wood. I live in Larkwood Road, and have done for 20+ years. Although, I have often walked in the Wood, it was only during the height of the Pandemic, that I truly appreciated what an amazing piece of woodland it is. I discovered that it was much larger than I realised, and how walking in it brings such a sense of tranquillity, which is very helpful for mental wellbeing. During one evening walk in the Spring, I met a couple who are active volunteers with the Friends of Ainslie and Larks Wood. I learnt about a tree called the Wild Service Tree, which is a rare species not found anywhere else in the local vicinity apart from in Larks Wood. Listening to the birds, and 'drinking in' the smells and sounds of the Wood are a real privilege. I have family living in inner London, who visited the Wood with me one day, and they were envious! It would be a real shame if part of the wood were to be built on: Although I understand that people need homes, this would be to the detriment of the wildlife and existing residents who enjoy having some green space on their doorstep. Who knew that walking 5 minutes to the top of my road would be so enjoyable during the height of Lockdown?! There is an awful lot of building going on in and around Chingford, and an area which has always been perceived to be 'green' and a 'desirable' place to live is going to become more urban and less sub-urban. The infrastructure is not able to support more people, and there will be a shortage of amenities, e.g. medical and care provision, plus education. It's likely to cause more traffic congestion, and pollution, so not great for our lungs either. Please, please give this proposal some consideration taking into account the long-term gain, rather than the short-term one. Thank you	This is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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Outside Strategic Locations – North Waltham Forest						
SA65 - Pear Tree House						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
513	Mr Mathew Frith	Director of Conservation London Wildlife Trust			Support in principle, including new green infrastructure.	This is noted.
671	Cllr John Moss				SA65 - Pear Tree house We note that consent for the redevelopment of this site for sheltered accommodation has been approved and would suggest that this site be removed from the document.	This is noted
757	Mr Brian O'Leary				It is not clear as to whether this proposal would be categorised as Reinforcement. Currently it is two storeys lower on the hill and one storey higher up. The concerns with this site are: 1. There is significant potential excess profitable gain to any future developer that exploits the Council's aspiration for 30 homes. Sale price 2019 = £4.12m (The Move Market) With assumed building costs of £100,000 per unit = £3m Total investment cost = £7.12m Assumed av. Sale Price per unit = £300,000 Assumed future sale revenue from 30 units = £9m Potential gain = £1.88m (26% rate of return) 2. There appear to be too many housing units suggested. This would be out of character with street which is mainly detached and semi-detached houses. Admittedly at the lower end there are three blocks of flats, but of no more than 3 storeys. A suggestion therefore would be for: - No more than 2/3 stories at lower part of the street and no more than 1/2 at the higher end - Halving of units proposed, with 50% being affordable. This would encourage a higher quality build with provision for gardens, individual or communal	This is noted.
724	Mrs Geraldine Kendall				SA65 Pear Tree House - in addition to comments above, this development is actually within the North Chingford Area, and should be considered as such, meaning the total number of proposed sites is 7 - a high number for a relatively small area. As before, there was no height specified on the diagram. We would not support any development in excess of 2/3 storeys.	this is noted.
734	Mr Mike Chrimes	Chingford Costa Coffee Group			28.SA65 Pear Tree House: x30 homes It is not clear as to whether this proposal would be categorised as Reinforcement. Currently it is two storeys lower on the hill and one storey higher up. The concerns with this site are: " There is significant potential excess profitable gain to any future developer	this is noted.

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Outside Strategic Locations – North Waltham Forest						
SA65 - Pear Tree House						
ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					that exploits the Council's aspiration for 30 homes (Sale price 2019 = £4.12m (The Move Market), With assumed building costs of £100,000 per unit = £3m Total investment cost = £7.12m. Assumed av. Sale Price per unit = £300,000, Assumed future sale revenue from 30 units = £9m Potential gain = £1.88m (26% rate of return) " There appear to be too many housing units suggested. This would be out of character with street which is mainly detached and semi-detached houses. Admittedly at the lower end there are three blocks of flats, but of no more than 3 storeys. " A suggestion therefore would be for: " No more than 2/3 stories at lower part of the street and no more than 1/2 at the higher end " Halving of units proposed, with 50% being affordable. This would encourage a higher quality build with provision for gardens, individual or communal	
1021	Mrs Linda Gracey				As a resident of Gordon Road North Chingford, I am concerned about the development currently taking place on the Pear tree House site 65. According to your document the development of the site would be supported with a minimum of 30 new homes with 35% affordable housing. Yet this site is already being remodelled internally with extensive work being undertaken since the beginning of August Seemingly no planning permission has been required as apparently there is no change of usage, it will still be a 'Care' facility. However on speaking to one of the builders I was informed that there will be 60 studio flats for " disabled and people with other problems €€. I am concerned as to what this might entail, given a large influx of new residents and potential congestion given the site only has parking for four vehicles. Despite enquiries made by other residents to the council and via Ian Duncan Smith, no one is able to answer what the facility will be for. Can you shed any light. Yours sincerely	Permission has recently been granted for the redevelopment of this site. Comments do not refer to the Site Allocation SA65.
1020	Mr Mike Chrimes				28.SA65 Pear Tree House: x30 homes It is not clear as to whether this proposal would be categorised as Reinforcement. Currently it is two storeys lower on the hill and one storey higher up. The concerns with this site are: " There is significant potential excess profitable gain to any future developer that exploits the Council's aspiration for 30 homes (Sale price 2019 = £4.12m (The Move Market), With assumed building costs of £100,000 per unit = £3m	This is noted.

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ID	Full Name	Organisation	Full Name	Organisation	Comment	Council (Officers) Response
					Total investment cost = £7.12m. Assumed av. Sale Price per unit = £300,000, Assumed future sale revenue from 30 units = £9mPotential gain = £1.88m (26% rate of return) " There appear to be too many housing units suggested. This would be out of character with street which is mainly detached and semi-detached houses. Admittedly at the lower end there are three blocks of flats, but of no more than 3 storeys. " A suggestion therefore would be for: " No more than 2/3 stories at lower part of the street and no more than 1/2 at the higher end " Halving of units proposed, with 50% being affordable. This would encourage a higher quality build with provision for gardens, individual or communal	
1022	Kathy Unwin				This is a shame; I know it is the owner's decision but there is a shortage of care homes in the area and the need will only increase. This is a purpose built home unlike some of the others in the area which are situated in old houses. These are very cramped and access for disabled is poor, although the care given is good. If accommodation was more attractive and reasonably priced it would free up more houses for families	This is noted.
570	Mr Mathew Frith	Director of Conservation London Wildlife Trust			We support in principle many of the proposals for the sites, but all should seek to embed green infrastructure through the detailed planning process as and when they are adopted and designed, in line with LP1 policies 79, 81, 82, 89 and 91.1 We object to the proposals for two of the site allocations; SA07 and SA64 as they would result in a net loss of biodiversity as they stand. We propose that these instead should be considered as part of the borough's future nature recovery network. SA65 Pear Tree House Support in principle, including new green infrastructure.	This response is noted. The Council is considering its response to the application to designate the rear of the site (known as Site A) as Local Green Space as part of its community engagement masterplanning approach to SA64

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834	Stonecrest Marble	Stonecrest Marble Ltd	Mr Mike Washbourne	Director Savills (UK) Ltd	Harbet Road, Chingford, E4 8QB - We formally request that the subject site be allocated for employment uses as per the submitted "masterplan" details provided in Appendix 1 and the information submitted for planning application 184223. The site ought to be named in the Waltham Forest Local Plan (LP2) Draft Site Allocations Document as site 'SA50 - Land At Harbet Road' in the North Circular Corridor section of the Plan; and moreover, the site is also an ideal candidate for future allocation as SIL by extending the North Circular SIL to the south.	Noted
860	Mrs M Snook				SA64, SA52, SA50, SA49 - I have received a newsletter from Valley Conservation outlining the plans of site allocations for Chingford. It's always 'Walthamstow' that gets the lions share of publicity and expenditure, followed by Leyton and Leytonstone, all hailed as 'hip and vibrant' places to live, work and shop. Chingford has nothing to entice people to come, and is now a dying satellite of Waltham Forest. On Monday, I took a serious walk around our shops in South Chingford. I started at Sainsbury's, turned right as far as the Church, and walked up as far as the Cemetery, counting every shop. We have: 17 takeaways, 12 cafes/restaurants, 13 hairdressers/barbers, 7 charity shops, 4 betting shops, 6 phone shops, 4 chemists, 5 banks/building societies, 4 opticians, 5 nail bars, 13 empty premises and 9 Foreign food shops. We also have 4 pubs, 4 estate agents, 4 chemists, 3 bars, 3 boutiques. 1 supermarket, 1 carpark. Get the picture? There is nowhere to browse, nowhere to buy household furnishings - quality items such as curtains, bedding etc. No butchers, bakers, greengrocers, fishmongers, no shops for mature people to buy clothes or shoes, just repeat after repeat of the same thing. There will always be a need for housing, but why bother when there are no shops to cater for people's needs, and no leisure facilities either! What Chingford NEEDS are shops to actually shop in not dozens of cafes, hairdressers and takeaways. If the council must build, build above Sainsbury's, and leave our only supermarket and carpark alone.	Noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.
735	Mr. David Matson				Para. 1.4: The current document fails to emphasise the role of local residents and businesses in shaping the future of the development sites. Documents LP2 tends to treat each site as an individual "opportunity site", rather as	This is noted. The indications of height set out in the allocation are drawn from the analysis of urban

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					<p>part of a local strategy capable of delivering benefits that match the aspirations of local residents and businesses. The Skyline Study groups and attempts to provide context for the individual sites - but fails to acknowledge the role and value of intensive masterplanning with the involvement of local interests. Simple consultation upon an individual planning application would not provide the necessary "ownership €? on the part of the local community, nor a full context for the developer. Rather than attempt to make this point for each individual site, please make an addition as follows: Add to Para. 1.4: All the sites grouped together in the Skyline Study report will be subject to a Masterplan involving LBWF, property owners, residents, statutory bodies, and local businesses. Para. 1.6: Document LP1 is being considered by the Inspector in isolation from LP2. It will therefore be difficult to understand the implications and practicality of LP1 without consideration of LP2. Amend para. 1.6: 1.6: The Council's Local Plan is being produced in two parts. This Plan is the overarching strategic policy document. Consideration of the full document will be deferred until submission of a Site Allocations DPD representing Part 2 of the Local Plan. Keys on Placemaking Plan: LP1, Policy 83, applies to 3 sites in Station Road :SA 59 North City Motors; SA 60 Royal Epping Forest Golf Club; and SA 61 Chingford Station Car Park and Bus Terminal. As this is a feature of some sites, but not all, it would seem that this important element of these sites should be marked in the Key, and then shown on the Placemaking Plan for these sites (at least). Add: Perhaps the Key should show: "Proximity to Epping Forest - Policy 83 €?.</p>	<p>form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. We will consider comments made in this representation in the preparation of the next iteration of the LP2 Site Allocations Document.</p>
1061	Michael Cohen				<p>As also a local business owner and member of the Highams Park Business Group, many of us have invested heavily into the community, to further extend the beautiful and fully supportive area that Highams Park has developed and continues to develop in to. Wrong looking and positioned properties, will simply undo the effort, money and hard work that many people have invested. I urge you to reconsider your position and further consult and listen to the local people, who's community will be effected and as a Borough you represent. Feel free to contact me if I can help further Yours sincerely</p>	<p>In bringing forward sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should sites come forward, the planning application consultation process would provide further opportunity for site specific matters</p>

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						to be identified and addressed. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
1069	ms elisabeth flint				Dear Sir/Madam I'd like to share some of my concerns regarding the planned development in the North Chingford area, and in particular the junction of Sewardstone Road and Kings Head Hill. I am a resident of the area lying to the north of Kings Head Hill, bordering onto the forest. I'd like to point out some issues currently affecting the area: " The main roads serving the area - Lea Valley Road, Waltham Way, Kings Head Hill and Sewardstone Road are regularly at a standstill due to the volume of traffic. " The junction of Lea Valley Road, Sewardstone Road and Kings Head Road is a main access point in and out of Enfield, up to the M25, into Chingford and down to the A406 and therefore has to cope with a large amount of through traffic. " There is only one neighbourhood primary school in the area, which is currently oversubscribed. " There are no 'shopper's' carparks - only those directly in front of a shop or for Macdonald's and the petrol station patrons. " The busses coming through the area suffer severe delays. " The provision of dental and medical facilities and appointments are limited. In other words there is	Noted. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a

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					<p>already stress on the infrastructure of the area. On the other hand: " The area is blessed with the close proximity of the forest which provides important benefits to the area - fresh air, aesthetic beauty, opportunities for exercise and relaxation as well as terrific views across London, Middlesex, Hertfordshire and Essex. " There is a clear semi-rural feel to the area in the semi-detached houses and bungalow architecture, that has a local cohesion - as much of the development in the past reflected the character and ambience of living in a semi-urban location so close to the forest. " It is very clear where planners have ignored the local character in the past and the very few examples of low rise development are obviously out of step and deter from the local aesthetics. The local Plan for this particular area of North Chingford proposes considering high rise development - up to 17 stories- and 440 living units overall. Their own plan acknowledges that the area has outstanding views that are part of its character and should be preserved. Yet their skyline projection considers only the motorist driving down Kings Head Hill when they dismiss the impact of a structure anything over 5 stories at the Motopoint site. From anywhere in the area north of that the building would be a blot on the skyline. This photograph illustrates my point, the crane in the picture is not even as high as the high-rise buildings that the council would permit. The picture is taken from a road running parallel to Kings Head Hill - one street down. The views that are enjoyed by the residents and visitors to the forest are some of the benefits the council put forward as a good reason to build there! Unfortunately a few new residents may enjoy them while the present residents will have their enjoyment curtailed. This is a scale representation of the council's acceptable development. I feel it is totally out of character and detrimental to the local environment. This aspect is regularly appreciated by many from the borough as well as visitors to the area. We have a responsibility to protect our legacy. The impact of intensive development of the Sewardstone Road area will be detrimental to the environment and community. The current issues mentioned at the beginning of my letter can only be exacerbated by more traffic generated by an influx of residents (car free families do not exist in reality where the transport infrastructure is</p>	<p>recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. Sites selected for inclusion in the Site Allocations document must meet specified criteria. In bringing forward other sites for development, the Council intends to use other planning tools including the Brownfield Land Register, Master Plans and Planning Briefs. Should such sites come forward, the planning application consultation process would provide further opportunity for site specific matters to be identified and addressed. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level.</p>

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					<p>insufficient as is here) there will be pressure on local schools - even if new schools are built where is the land for that in the vicinity? The proposed development lies within a flood plain which would not only pose a threat to the new-build but also in knock-on effects for current residents. The local area will be affected by parking as none will be provided for the high-rise flats in the council's plans, creating dangerous and antagonistic situations on already busy roads. The council believes we need 'landmarks' to welcome people to the borough - not sure why, but this is the worst kind of landmark feature. The forest and reservoir do the job for us already! Gridlock would become the 'landmark' feature as the roads struggle to cope with the increased traffic flow. I am concerned that the reasons for developing this area, and much of North Chingford, in this intensive fashion is laid at the door of Central Government. At three separate consultation events I have been told the government's planning policy is driving this venture, not local needs. Whilst I am aware there is a need for affordable housing in the area, this does not really address this issue. History also tells us that high-rise flats are unsuitable for young families, a group that is in desperate need for affordable housing. There are opportunities to make the area more 'desirable' with housing, retail and amenities - and done with the resident community in mind and on-board. This is a chance the council should be embracing, instead, I fear they are creating anxiety and hostility to their plans by ignoring the clear points of view offered to them in consultation.</p>	
1028	National Grid				<p>National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where</p>	Noted for consideration.

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					<p>pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above Development Plan Document, we have identified that one or more proposed development sites are crossed or in close proximity to National Grid assets. A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only. Please also see attached information outlining further guidance on development close to National Grid assets. Further Advice National Grid is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets. We would be grateful if you could check that our details as shown below are included on your consultation database</p> <p>Guidance on development near National Grid assets National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets. Electricity assets Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance. National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed</p>	

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					<p>places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <a href="https://www.nationalgridet.com/document/130626/download">https://www.nationalgridet.com/document/130626/download</a> The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: <a href="http://www.nationalgridet.com/network-and-assets/working-near-our-assets">www.nationalgridet.com/network-and-assets/working-near-our-assets</a> Gas assets High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines. National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement. National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: <a href="http://www.nationalgridgas.com/land-and-assets/working-near-our-assets">www.nationalgridgas.com/land-and-assets/working-near-our-assets</a></p>	
1055	Louise Thompson	Oak Hill Court Tenants and Residents Association			<p>Good afternoon, Whilst I realise that I am supposed to refer to the exact development I am opposing that would probably take all day and many emails. I have lived in Chingford all my 49 years and my parents have lived here over 60. Chingford's charm is its green spaces, the forest on the doorstep and its connections into central London. I feel that these developments are a travesty and will fundamentally change the look, feel and population of this area. An area where we already cannot park, an area where the chemists are</p>	<p>The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and</p>

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					<p>already over run with prescriptions and cannot take on any deliveries, an area where high street shops are suffering because of the lack of parking, an area where you cannot get a doctors appointment unless you sit by the phone in stealth like mode at 7.59 every morning waiting for them to open, an area where I cannot take my mum out anymore even with a blue badge because there are no spaces available and I could continue €!.. The infrastructure is just not there and to be honest, we don't want it to be there for this amount of people. More people will just bring this area down and create problems that we don't need. High rise buildings like the one that is being proposed on the site of the existing assembly rooms is just unfathomable. It will look an eyesore, is totally not in keeping with anything else around and provide no additional parking. I have thought twice about voicing my concerns because the feeling is one that the local council cares very little for Chingford which is so incredibly sad. The history of this place and its inhabitants is one that should be cherished not abused and I feel that these developments do just that. To approve these plans is outright irresponsible and purely for financial gain. Assembly rooms, Motor points, Larkswood Swimming pool, Sainsburys and Iceland - I cannot comprehend anyone that thinks any of these is a good idea. I live in hope that you will see sense and decline these applications. Kind regards Louise Thompson</p>	<p>maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS). The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.</p>
1056	Joe Kane				<p>Dear Sir/ Madam I am writing in concern to the outline planning permission for all the flats in Chingford. We strongly disagree with this and have had very little communication regarding this. We believe this add increased congestion</p>	<p>The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should</p>

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					to the area I see no parking provision in the plans. The schools are bursting, we already struggle to get doctors and dentist appointments. It's an absolute joke take your planning and the high story blocks somewhere else!!!!	be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
1059	Mr John Hugill				Dear Sirs, I have now attended many meetings in connection with the above-- at the Assembly Hall and many online with zoom and including an open-air meeting at South Chingford. where the above was discussed, this is my response to the various meetings and to a large degree the opinion of many people in Chingford as a petition of 4000 signatures recently compiled would confirm. " Where is the justification for the figure of 27,000 for new homes in Waltham Forest and for the 300 in North Chingford? " There seems very little thought to the necessary infra-structure that should be put into effect before any new build should be considered, a lot of local services are already over stretched and there are many visible signs of this in the whole of the borough (e.g. continual water leaks, pot-holed roads, local health care over stretched and future planning for school places with such a large increase in the population) " With regard to the infra-structure that should also include up	The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites. The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be

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					<p>rated electrical installation to cater for the increased use of electric cars. What plan for this is there? You can't just add provision on this service from street lighting columns etc. Have you any idea of the electric load? And what happens with people who live in flats or terraced houses? " Where are the 1940 increase in jobs to come from? " You state that you are considering designating Green belt to Brownfield sites to build on where exactly are you considering that? " It was of great concern that the Assembly Hall and adjacent land may be demolished or restructured to accommodate new homes €"how high? I understand that area is a conservation area and the thought of building upward would not be consistent with that, and add to that a 400-year cottage immediately adjacent and other old buildings in the area would change irreplaceably the aspects that make North Chingford a good place to live. Little by little the quality of people's lives is eroded we have seen this at Highams Park where there are now many new flats -little parking and a policy seemingly of little or zero parking on new build. The quality of life for people who live in the area is severely affected. This is particularly noted now that if you want to park at the end of Hickman avenue to use the tennis courts, gym etc you can't as the car park is now overwhelmed with people who use it from the adjacent flats €"a direct result of limiting parking with house building. " You can't dis-invent cars -people have businesses to run and old people in particular find this severely disruptive if their mobility is reduced. Further if this building proposal goes ahead with the assembly hall I for one fear that this will give added leverage for building on the Richmond Road car park and the Co-op car park €"that will "kill €" North Chingford when you add into the mix the 15-minute restrictive parking that exists at the moment. It is not just businesses that will suffer the Richmond Road car park is also used for various charities and the people who attend the local churches. " Further, not content with all of this, at the other end of Station Road I understand that more flats are to be added to the garage, masonic hall and golf course and possibly the bus terminus where over-building the terminus is a possibility, I am sure the people who live close by will enjoy the view of that. All of this would tear the heart out of North Chingford. It would</p>	<p>required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The Local Plan does not promote the loss of designated open spaces or trees and seeks to maximise the provision of open space in development . All future development will be required to contribute to the creation and maintenance of Suitable Alternative Natural Green Space (SANGs) and towards Strategic Access Management and Monitoring Strategies (SAMMS).</p>

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					<p>also seem that this may have an impact on Chingford Plains owned by the Corporation of London. Imagine the scene you arrive at Chingford Station to visit the forest you turn right and instead of the view of Chingford Plains and the forest behind you are confronted by rows of flats ---more urban sprawl--- this is not the way to develop a housing policy! " Continuing with this theme -I could cover many of the areas that you have designated for development I will focus on the plan to build 440 dwellings on the Motorpoint sales area €” "Sewardstone Road development €” this was originally designated for 350 dwellings but now increased why? I expect zero parking spaces will be allocated as with other areas. This is already an over stretched area with large traffic jams in the rush hour and through the day the thought of increasing the building in the area with an extra dwelling, as planned, does not need thinking about. The main road to Enfield is lined with huge trees so unless they plan to cut them all down it will be difficult see how any infra structure can work and access to Edmonton, Ponders End and Enfield a real problem. To say nothing about an ever-increasing traffic load toward the North Circular Road. In summary North Chingford is already an overstretched and over populated area, increased traffic, health and education resources inadequate at the moment and what is seemingly an anti- business approach (high business rates, poor and restrictive parking and now new proposals for speed bumps, one-way traffic and new cycle routes that are seldom used. Shops are in desperate need of help all the above will affect the footfall in the shops and consequently shops will fold and the high street with it. I could go on as plans for many other areas are designated for development in Waltham Forest-I know Boris has promised many more new homes but at the detriment to what we have already? There are many brown Field sites in and around the London it makes much more sense to use these in preference indeed many of the major developers have "Land Banked €” the land and awaiting the price to rise before developing for housing is this really the way forward?</p>	
716	Mrs Geraldine Kendall				" We entirely disagree with and reject the assertion that multiple 4 and 6-storey housing developments will 'enhance' the North Chingford skyline (Draft Skyline Study 03.1.7). What utter nonsense!!! The conclusions drawn in this	The indications of height set out in the allocation are drawn from the analysis of urban form contained

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					document, that the North Chingford Skyline will be enhanced by increasing the height of new developments is entirely subjective. On what basis have these conclusions been drawn and by whom - and would other 'experts' agree? And has the local community been consulted on this? " We don't want 'urban definition' north of Station Road (03.1.2) either. North Chingford is suburban, has a semi-rural feel in parts, and we certainly don't want it to become 'urban' in any shape or form. " We have studied the photographs of views and the illustrations alongside showing the changed skyline and have observed that there are subtle changes in the point of view within the illustrated views to reduce the apparent height of the proposed buildings relative to the photographic viewpoints. In other words, these are not fair comparisons to base judgements on and so the illustrations are somewhat misleading and unreliable. " There are also errors in the information presented. For example, Key View 3 is Forest View and not Rangers Road, looking East. And in the Important Borough Views - Pole Hill looking towards Buckhurst Hill, the image presented is not an actual photograph, it is just an illustration being compared to another identical illustration, and so not a comparison at all. This document is very 'draft' indeed in its content. How can serious and important judgements be made from such a poorly presented and incomplete document? It seems that it has been constructed merely to justify the outcome sought by the Council, and not by anyone who is actually familiar with the area and understands photography and perspective.	within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area character.
715	Mrs Geraldine Kendall				Our response is being made by email because we have found the portal arrangements for submission too complicated. We have ploughed our way through hundreds of pages of the various documents, which has taken many days and hours. Due to the number and complexity of the documents, we have found it difficult to know exactly how to set out our response, as follows: 1. We are commenting on the North Chingford Area Our response concerns our local neighbourhood - North Chingford SA56, SA57, SA58, SA59, SA60, SA61 plus Pear Tree Lodge (SA65). 2. Our overall response is that we are wholly unable to agree with the Council's preferred approach and neither do we agree with any of the site plans for North Chingford. Our reasons for this	The local plan contains a range of policies to manage the impact of development proposals on local character, amenity, ensure good design and achieve sustainable development - with supporting infrastructure and services. In granting planning permission for proposals at this location, all policies as covered in the Local Plan (LP1) will

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					<p>are: " Whilst we agree that greater housing provision is very important, we do not agree that such provision should come at the cost of sacrificing the special character of our neighbourhood, breaching the protection afforded by Chingford Green Conservation Area and undermining the close relationship and proximity, of North Chingford to Epping Forest, through the imposition of overly large and overly tall buildings in its proximity. " Chingford Green Conservation Area (and therefore the future protection of all designated Conservation Areas throughout the borough) is being threatened by proposals for a 6-storey building, (as with The Royal Epping Forest Golf Club site). Such tall buildings are entirely unsuitable and out of character within a protected space and in close proximity to the forest. Take the example of Hadleigh Court, Crescent Road, E4 - a 6-storey block, which dominates the horizon and sight lines from any viewpoint and devalues the lovely approaching townscape from distant standpoints. A building that should never have been permitted on the forest boundaries, it is an absolute eyesore. " In our opinion, the only suitable height for all the proposed new developments in the North Chingford area is a maximum of 2/3-storeys. Anything higher than 2/3-storeys is completely unsuitable for the special character and historical nature of the Chingford Green Conservation Area; we cannot agree under any circumstances that it will respect the special character and historical significance of North Chingford, including Chingford Station and its forecourt (listed building status normally includes protection for curtilage); and the close proximity/relationship to Chingford Plains and Epping Forest. It will not!</p> <p>" North Chingford is largely a recreational area. Most visitors come to the Station Road area to visit the Forest and Chingford Plains. They come because it is a pleasant, open, low density, unbuilt up, relaxed space. Lining Station Road, up to the junction with Bury Road with apartment blocks will be wholly detrimental to the visitor experience (as well as for local residents who have chosen this area to make their home). " Altogether, the number of proposed developments/housing units on the proposed sites SA56, SA57, SA58, SA59, SA60, SA61, and SA65 is far too many in one single ward, which is the gateway to Epping Forest - in all cases, the proposals are too large and over tall for the</p>	<p>apply to ensure that there is a balance between physical, social and economic development and environmental protection.</p>

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					<p>sites; they will overwhelm and transform the character of North Chingford from that of a suburban pleasant village feel to an urban sprawl of ugly over tall apartment blocks. Whilst the Council may say that they may not all get planning permission, it is quite clear that it is the hope and intention of the Council, that they will. These proposed site developments will certainly not respect the character of North Chingford/Chingford Green/Station Road. "</p> <p>Looking at the proposals for other parts of North Waltham Forest, there are only 2 for Highams Park and 3 each for Sewardstone Road, Chingford Mount, and the North Circular Corridor. Compared to the 7 sites proposed for the North Chingford area - this in itself appears to be an unfair distribution of building developments - and, which would lead to greater levels of disruption, noise, nuisance, and inconvenience etc for North Chingford residents over a protracted period of time. " The number of proposed 4-6 storey sites will overwhelm the existing mainly 2/3 storey developments of shops and homes in the area, where homes are in the main, private family houses with gardens. The number of units to be squeezed into developments is far too intense (and most definitely not sensitive). Blocks of flats lining the Station Road area will entirely ruin the existing quiet family character of the neighbourhood. " There does not appear to be any provision, whatsoever, for family size houses with gardens, which we understand are in very short supply. Family houses would be far more suitable for the North Chingford area, rather than blocks of flats up to 6 storeys high. " We do not want North Chingford to end up looking like other borough centres, Wood Street, for example, which has been left almost unrecognisable, 'soul-less' and without character, by the insertion of large blocks of flats, alongside the existing Victorian and Edwardian architecture of local shops and homes. We don't think this so-called transformation has been carried out sensitively at all. " The combined size of the Chingford Hub/ Budgens/UKPN sites taken together will be a formidable, huge and unattractive presence on Station Road, overshadowing the existing Edwardian shops and businesses. It will have a large impact on traffic flow in the back streets behind the sites (irrespective of a no-car policy) if potential access to all three sites (whether for residents or for service) is mainly from Mornington</p>	

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					<p>Road, bringing increased traffic flows along already busy local residential streets - Parkhill Road, Mount View Road, Buxton Road, Willow Street and Woodbury Way. This would be totally unacceptable to local residents. " We do not agree with the Council's policy decision to build car-free developments. It is very difficult to live in North Chingford (especially for older residents) without a car (unless only travelling into central London or the centre of the borough), as transport links across boundaries are very poor. The area adjacent to the Forest is semi-rural and many, if not most, residents travel out of the borough for shopping and recreational activities. " A large number of residents of North Chingford have already expressed their opposition to the proposals by signing a petition and writing letters of objection. It seems the Council has no intention, whatsoever, of listening to residents and means to push through the plans regardless. In other words, this is a meaningless consultation - it is only a tick-box exercise. How can the Council prove otherwise? " Key issues for the future of the country and the borough have not (so far) been taken into account - the impact of Brexit, with a possible no-deal, and Covid-19, both of which could have far reaching economic and social implications - and could affect the ability of the Council to deliver its strategic plans, as well as impacting on the demand for flats (as opposed to houses) in the London/Waltham Forest area, either to purchase or to rent. " We do not believe there has been any clarification over exactly who all these new homes (either for rent or for purchase) will be built for - is it for local people or for anyone - and how would that be managed? " Draft Plans for the so-called Chingford Hub are likely to result in a significant loss of cultural opportunity in Chingford if the Assembly Hall double height Performance Hall and Stage is not re-provided in the proposed hub development. " We have not seen any mention of how the accompanying requirement for additional nursery and primary school places / new school provision/ pre-school and play groups/ and outdoor play areas and park (tiny pocket park is almost an insult) in the North Chingford area will be met, given that the intention of the Council is to build high density homes on each and every available site in the area. A café and soft ball area in the so-called Chingford Hub is hardly an 'enhancement' to</p>	

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					<p>provision for school age children. Cllr Miller has said, "But we must also make sure that we strengthen our neighbourhoods and enhance their unique characters, while addressing the diverse requirements of all our residents. We won't be removing any important uses, instead we'll be enhancing and adding to them €². We find it hard to believe that the Council has any intention, whatsoever, of enhancing the unique character of North Chingford - how exactly can that be done by putting up 4 and 6-storey apartment blocks on all available sites. We have heard of other developments around the borough, where 'enhancements' for local neighbourhoods have lost out (at the last minute) to additional housing units. At the end of the day, the prime reason for the proposed developments is housing - rather than enhancements to local neighbourhoods. There will be no enhancements without new housing, and maybe no enhancements at all. The reality is that the unique character of North Chingford is to be sacrificed for housing, irrespective of the large number of objections already made by the local community, whilst any so-called 'enhancements' will only be made available if housing development budgets allow.</p>	
839	Alison Brand				<p>I am writing to voice my opinion on the plans for North Chingford. I object to the plans for a 6 storey building above the library and to a six storey building on the car garage site near the forest and plans for buildings on and around the station. I have attended one of the online council meetings about these plans and came away completely deflated. The people making these decisions do not live in this area. They do not value the place that is our home. They were completely set on building as many units as possible completely disregarding the fact that there is already not enough parking, school places or health services for residents. My impression of the meeting was that they would do what they wanted and silenced anyone who objected. These are my objections, * I read the consultation document that stated that most of the buildings close to the library site were two/three storeys with the exception of the Prezzo building, (which was originally a public house and is a beautiful historic building). Later in the document it stated that building 6 storeys would be 'in keeping' with other surrounding buildings even after stating that</p>	<p>The indications of height set out in the allocation are drawn from the analysis of urban form contained within the Character and Intensification Study and the Council's draft Skyline Study. Detailed design proposals will be required on planning applications at all sites in order to gain a recommendation for planning permission to be approved. The heights set out in the document are considered appropriate to enable development of the site, whilst having an acceptable impact on area</p>

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					<p>there were no other buildings of this height apart from one. * Chingford is the gateway to Epping Forest. It is not Walthamstow, Leyton or Leytonstone. It has a completely different feel, people travel to Chingford to escape the high rises and crowds. Chingford has its own charm because it is not shoehorned with people. As a lifetime resident I love this place. The consultation document clinically describes it as needing various things to have vibrant high street blah blah but it was written by people with an eye on how many units they can squeeze in not the quality of life for any resident or potential resident. * I have lost count of the number of units proposed. Yet I am amazed that absolutely no parking has been planned for. Where are these people going to park their cars? This question is constantly passed over, like it doesn't matter, but it is fundamental. * Children in the area often have to travel around the borough for school places already, bringing more children into the area will increase the problem. At every turn I feel that the residents views are being ignored. Meetings are planned, not advertised and then residents criticised for not attending or voicing their concerns. It feels that this has not been a consultation at all.</p>	<p>character. The Council is committed to the promotion of active travel (such as walking and cycling) and the use of public transport over the private motor car. The minimisation of private car use is a policy position established in the London Plan and is consistent with transport policy at national level. The infrastructure delivery plan (IDP) addresses the need for infrastructure and where it should be located, based on both current and future demand arising from potential development on allocated sites.</p>
1034	Dr Jeremy Dagley	Head of Conservation (Epping Forest) City of London			<p>4.4c Policy 11 North Waltham Forest: North Chingford &amp; Sewardstone Road allocations 4.4ci Together the allocations in these sites, which lie within 500m of the SAC boundaries, amount to around at least 600 new dwellings. Based on the Waltham Forest average household size (ONS 2011) of 2.6, this would result in an increase in population of over 1,500 people and a very significant increase in visitor pressure on the Forest SAC. None of these allocations can provide for SANGS, which is of particular relevance in relation to the proposed SA53 Motorpoint site of a minimum of 385 residential units The SA53 Motorpoint site allocation cannot provide SANGS and does not have accessible Lea Valley open spaces as alternatives to the Forest. The proposed scale of this development, in excess of 100 units, seems to be in clear conflict with Local Plan Policy 83A.iii. In addition, the sites in North Chingford at SA59 and SA60 seem likely to have an impact on the "natural aspect € of the Forest, protected by the Epping Forest Act 1878, and are likely to be to the detriment of this important heritage landscape, adding to light pollution and</p>	<p>These comments are noted. The Council is currently working on its SANGS strategy and is pleased to be a partner in the EFSAC oversight group together with representatives of the City of London Conservators.</p>

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					visual intrusion. In addition to the likely significant 'in combination' effects on the SAC, The Conservators are concerned by the scale of these allocations in relation to the Forest boundaries. Such developments adjacent to Forest Land, particularly SA60, do not seem proportionate and would seem likely to conflict with Policy 83B. The number of housing units, as well as the 6-storey height of the building currently proposed for the SA58 Chingford Library, seems to be out of place with this important heritage village green on Forest Land. Chingford Green is a Conservation Area because it represents the only remaining area in the borough that displays the buildings across all the periods of development from rural forest settlement through to the present day (Chingford Green Conservation Area Appraisal and Management Plan Nov 2020, London Borough of Waltham Forest). Its special character derives from the setting, with Forest Land preserved at its heart. In addition to the likely significant effects 'in combination' on the SAC, as discussed above, we are concerned that development on this scale would damage the environs of an important area of Forest Land and would also conflict with Policy 83B. 4.4cii Car-free It seems highly unlikely that any of these developments would remain 100% car-free and, therefore, significant traffic increases could be expected along roads through the Forest, such as along Rangers Road and the A104 out to the M25 Junction 26 and along Whitehall Road to the east and Daws Hill to the north. This seems likely to screen in as a likely significant effect which has not yet been screened in by the HRA. No specific Mitigation measures are set out in the Plan (see comments on the HRA above).	
841	Goddard Veterinary Group		Mr John Cutler	Strutt & Parker LLP	We write in connection with the above to submit representations on behalf of Goddard Veterinary Group in response to the Council's Local Plan Part 2 Site Allocations Regulation 18 Consultation. We request that a Land Use Designation for housing is made for the existing Vets (Class E) and Kennels and Cattery at 160 Chingford Mount Road, Chingford, E4 9BS. A suggested Site Allocation Pro-Forma is included at Appendix 1. A Highways Technical Note prepared by Motion is included at Appendix 2. As set out above, it is clear that the Council's housing requirements are set to increase very significantly in the new Local Plan period (the proposed 1,800 homes per annum representing an	This representation is noted. We will consider comments made in this representation in the preparation of the next iteration of the LP2 Site Allocations Document. The proposed development sites will be evaluated in terms of the suitability for development as part of preparation of the Regulation 19 LP2.

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					<p>increase of 137% against the current Local Plan housing requirement of 760 homes per annum). Against this requirement and in the context of a constrained borough, the site represents an opportunity to deliver new market and affordable homes in a sustainable location on previously developed land. The existing site represents a vets and kennels site in a sustainable location within a predominantly residential area. Given the existing use and quality of the built form, the site overall provides limited benefits to the local community. Whilst the veterinary practice provides a service, the kennels and cattery is of limited benefit to the local community and indeed is a potential source of noise pollution for surrounding residents. By contrast, the proposed residential-led development of the site would enhance the quality of the local environment. Pre-application discussions with LBWF officers have indicated that a residential-led redevelopment with a replacement vets onto Chingford Mount Road would be acceptable in land use terms. The discussions have also indicated the potential for additional benefits such as enhancing pedestrian permeability. The guidance set out at Table 3.2 of the adopted London Plan indicates that in suburban settings with a PTAL of 3 such as this, densities of between 35 and 95 dwellings per hectare will be appropriate. The density matrix has been removed from the new London Plan as this was considered to be too prescriptive and not ambitious. Instead, draft Policy D3 (which has been found to be sound through Examination in Public) of the new London Plan sets out the approach of optimising site capacity through a design-led approach. Notwithstanding, using this density range, the site could deliver up to around 46 new homes. A Highways Technical Note from Motion is attached at Appendix 2 of this letter. This demonstrates that a development of 40 homes could comfortably be accommodated in highways terms. Therefore, we suggest an allocation for at least 40 homes on this site.</p>	