

Waltham Forest Housing Position Statement - September 2021

1. Introduction

- 1.1. The London Borough of Waltham Forest has prepared and submitted the 'LP1 "Shaping the Borough" Waltham Forest Local Plan' (LP1) for examination. As part of the examination, in line with paragraph 75 of the National Planning Policy Framework (NPPF), the Council are seeking to demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).
- 1.2. This Position Statement, and supporting Housing Trajectory, has been prepared in order to outline the evidence which supports the conclusions reached with regards to the deliverability of sites in support of demonstrating a five year land supply.

2. Policy

- 2.1. The NPPF outlines at paragraph 74 the requirement for all local planning authorities to: "*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹.*"
- 2.2. The NPPF sets out the definition of deliverable at Annex 2 of the Framework:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

 - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*
- 2.3. Planning Practice Guidance (PPG) provides further detail on the evidential threshold to be met in order to demonstrate deliverability on sites other than

those which are outlined as deliverable in principle in part A of the definition above:

“Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.”

- 2.4. This Housing Position Statement is supporting the conclusion that the Council is able to demonstrate a supply of specific deliverable sites in relation to the housing requirement which is proposed in the strategic policies of LP1.
- 2.5. This housing requirement is outlined at Policy 12 of the plan, with part B of that policy indicating that the proposed housing requirement for the plan period is to be stepped, in order to ensure that the significant change in the level of housing requirement between emerging and previous policies is appropriately managed.
- 2.6. The annual requirement is given in Table 1 below.

Table 1: Stepped Housing Requirement

Financial Year	2019/20 – 2023/24	2024/25	2025/26 – 2029/30	2030/31 – 2035/36
Annual Requirement	1264	1770	2276	1770

- 2.7. The Inspectors’ have asked the Council to demonstrate a deliverable five year land supply at adoption. The reference five year period is from 1 April 2022 to 31 March 2027. The requirement figure is 8850 for the reference period, plus or minus the shortfall/surplus (to be confirmed), with a 10% buffer to be applied. This is calculated from two years of a housing requirement of 1264 (2528), one year of 1770, and two years of 2276 (4552).
- 2.8. The 10% buffer is applicable as the Council intends demonstrate a five year supply of deliverable sites at adoption in line with NPPF paragraph 74 part B. There has been no significant under delivery over the past three years.

- 2.9. This equates to a requirement for the reference period of 9735 before considering any potential shortfall/surplus.

3. Assessment of Deliverable Supply

- 3.1. As outlined at 2.2 above, the definition of deliverable in Annex 2 of the NPPF highlights that there are sites which can be considered deliverable in principle (Part A), and sites which can be considered deliverable where there is “clear evidence” to support the conclusion that the site is deliverable (Part B).
- 3.2. Following the recommendations of PPG, this section will outline for each component of supply, the capacity which can be considered deliverable in principle, and for all other sites considered deliverable, the evidence supporting this conclusion. The evidence supporting the windfall allowance will also be outlined.
- 3.3. The site schedules are appended at Appendix I – Deliverable in Principle, and Appendix II – Deliverable with supporting evidence.

Large sites with detailed planning permission

- 3.4. There are 16 large sites (of 10 or more units) which are considered to be deliverable in principle. These sites are detailed in Appendix I.
- 3.5. The total capacity from these sites amounts to 1315 net units from 1 April 2022.

Small sites with planning permission

- 3.6. There are 250 small sites (of 9 or fewer units) which are considered to be deliverable in principle. These sites are detailed in Appendix I.
- 3.7. The total capacity from these sites amounts to 590 net units from 1 April 2022.

Sites proposed to be allocated in LP2 – Site Allocations

- 3.8. The majority of capacity expected to be delivered is on sites which are proposed to be allocated in the Local Plan Part 2 – Site Allocations (LP2).
- 3.9. There are 29 proposed allocations which are expected to complete within the reference period from 1 April 2022. This amounts to a total capacity of 7643 net units. These sites are detailed in Appendix II.

Sites identified on the Brownfield Land Register

- 3.10. The capacity identified in the GCS is not counted in the 5YHLS.
- 3.11. There is a net quantum of 600 units which the GCS phased as having development potential from 2023-2028 across 16 sites.

Windfall Allowance

- 3.12. An assumption on small site windfall development is taken consistent with past trends (taken over a 15-year period). This amounts to an assumed net 350 units per year. This is applied to the fourth year forward, following the end date for live permissions being added to the permission component.

- 3.13. This reflects the assumption that completion will occur somewhere between approximately 2 and 3 and a half years following a decision being issued (based on the average time taken for units to complete from decision date), so to avoid double counting no assumed component is added until Year 4. There is additional certainty that this can be achieved, as the Growth Capacity Study provides granular detail on sites which could be developed to facilitate the continuation of this trend. As noted in the AMR¹, the average number of units given permission annually exceeds that assumed to complete, so we are presently running a surplus.
- 3.14. For the reference 5-year period, this means that we can assume this for three years from the 2024-25 financial year, a total of 1050 net units.

4. Five Year Land Supply Calculation

Total Capacity

Source	Capacity (net units)
Large sites with detailed planning permission	1315
Small sites with detailed planning permission	590
Site proposed to be allocated in LP2 – Site Allocations	7671
Windfall Allowance	1050
TOTAL	10,626

- 4.1. The total capacity which is provided by each component of supply outlined in section 3 is detailed in Table 2, below, amounting to 10,626 net units projected to be completed between 1 April 2022 and 31 March 2027.

Table 2: Components of Supply

Requirement

- 4.2. Assuming the reference adoption date of April 1 2022, there should be no shortfall against the plan's housing requirement.
- 4.3. The requirement (including buffer as set out at 2.7-2.9 above, is therefore 9735 units.

Years of supply

- 4.4. The Council considers, therefore, that it is able to demonstrate a supply of deliverable housing sites in excess of 5.45 years.

Appendix I – Deliverable in Principle

Large Sites with Planning Permission

Borough Reference	Site Name	Permission Status	Permission Type	Proposed units	Completion 2020-21	Completion 2021-22	Completion 2022-23	Completion 2023-24	Completion 2024-25	Completion 2025-26	Net capacity in SHYLS from 01 April 2022
171188	Land At South Grove, 68-75 Brunner Road And Alpha Business Centre 60 South Grove	Started	Full	518	0	234	193	91	0	0	284
151652	Marlowe Road Estate Marlowe Road Estate Marlowe Road	Started	Full	436	0	204	34	0	-149	0	-115
153507	Mandora Site 3,5,7 Blackhorse Lane	Started	S73 Minor Material Amendment	388	0	0	0	0	1	0	1
182917	Blackhorse Road Car Park Forest Road	Started	Full	350	0	0	185	165	0	0	350
170893	Forest Works 1 Forest Road	Started	Full	337	0	0	337	0	0	0	337
141145	Thorpe Coombe Hospital. 714 Forest Road	Started	Full	91	0	0	0	0	91	0	91
183989	Juniper House 221 Hoe Street	Submitted	Full	91	0	0	91	0	0	0	91
192899	South Grove Site C, 74-79 Brunner Road	Submitted	Full	83	0	0	83	0	0	0	83
160233	Rowden Parade Chingford Mount Road	Started	Full	30	0	0	0	30	0	0	30
164164	37 Sutherland Road	Submitted	Full	28	0	0	28	0	0	0	28
162568	Tyndall Gardens 60 Tyndall Road	Started	Full	14	0	0	-16	0	0	0	-16
183568	Land Adjacent To, 5 Spruce Hills Road	Submitted	Full	12	0	0	12	0	0	0	12
203959	Robart House, 1 Lemna Road, Leytonstone, London, E11 1FF	Submitted	Prior Approval - New dwellinghouses on detached buildings in commercial or mixed use	17	0	0	17	0	0	0	17
183379	472 - 474 Larkshall Road, Chingford, London, E4 9HH	Submitted	Full	20	0	0	20	0	0	0	20

194012	Central Parade, 137 Hoe Street, E17 4RT	Submitted	Full	19	0	0	19	0	0	0	19
200076	Cedar Lawn, 92 Leyton Green Road, Leyton, London, E10 6DA	Submitted	Full	47	0	0	47	0	0	0	47
194184	Broadwest Apartments, 245 Wood Street, E17 3NT	Submitted	Full	36	0	0	36	0	0	0	36

Small Sites with Planning Permission

Borough Reference	Site Name	Permission Status	Permission Type	Proposed units	Completion 2020-21	Completion 2021-22	Completion 2022-23	Completion 2023-24	Completion 2024-25	Completion 2025-26	Net capacity in SHYLS from 01 April 2022
153229	Gresham Works Rear Of 1 To 3 Mornington Road	Submitted	Prior Approval (Class O - formerly J)	9	0	0	0	9	0	0	9
170983	483-487 Grove Green Road	Submitted	Full	9	0	0	0	9	0	0	9
171462	Hainault Manor, 110-112 Hainault Road	Submitted	Full	9	0	0	0	9	0	0	9
173524	56-60 Grove Road	Submitted	Full	9	0	0	0	9	0	0	9
174038	The Sub Station Gainsborough Road	Submitted	Full	9	0	0	0	9	0	0	9
174177	282 Forest Road	Submitted	Full	9	0	0	0	9	0	0	9
181688	162-168 Lea Bridge Road	Submitted	Full	9	0	0	0	9	0	0	9
181889	526 High Road Leyton	Submitted	Prior Approval (Class O - formerly J)	9	0	0	0	9	0	0	9
181937	1a Bickley Road	Submitted	Full	9	0	0	0	9	0	0	9
183443	727 Lea Bridge Road,	Submitted	Full	9	0	0	0	9	0	0	9
184246	Quant Building 6-10 Church Hill	Submitted	Full	9	0	0	0	9	0	0	9
190520	313-319 High Road Leytonstone	Submitted	Full	9	0	0	0	9	0	0	9
172620	Hand Car Wash, 509-515 High Road Leytonstone	Submitted	Full	8	0	0	0	8	0	0	8
180620	80-86 St Mary Road	Submitted	Prior Approval (Class O - formerly J)	8	0	0	0	8	0	0	8
184022	Garages Adjacent, 41 Wilmot Road	Submitted	Full	8	0	0	0	8	0	0	8

173176	73 And 75 Falmouth Avenue	Submitted	Full	8	0	0	0	7	0	0	7
173636	201 High Street E17 7bh	Submitted	Full	8	0	0	0	7	0	0	7
180811	83-85 Whitehall Road	Submitted	Full	8	0	0	0	6	0	0	6
181043	16 Forest View	Submitted	Full	8	0	0	0	5	0	0	5
171653	1a Hainault Road	Submitted	Full	6	0	0	0	6	0	0	6
181413	Capital House 841-843 High Road Leytonstone	Submitted	Prior Approval (Class O - formerly J)	6	0	0	0	6	0	0	6
173791	Kendrick, 34 Fyfield Road	Submitted	Full	6	0	0	0	5	0	0	5
180272	159 Chingford Road	Submitted	Full	6	0	0	0	5	0	0	5
174557	52-54 Beulah Road	Submitted	Full	5	0	0	0	5	0	0	5
180002	68 Beulah Road	Submitted	Full	5	0	0	0	5	0	0	5
180607	239b Shernhall Street	Submitted	Full	5	0	0	0	5	0	0	5
192639	20-22 Old Church Road	Submitted	Full	5	0	0	0	5	0	0	5
151013	463 High Road Leytonstone	Submitted	Full	5	0	0	0	4	0	0	4
191416	170 Station Road	Submitted	Full	5	0	0	0	4	0	0	4
173997	27-33 Oliver Road	Submitted	Full	5	0	0	0	1	0	0	1
162824	G/F (Gym) 247-249 Wood Street	Submitted	Full	4	0	0	0	4	0	0	4
170728	Land To The Rear Of 24-38 Lea Hall Gardens	Submitted	Full	4	0	0	0	4	0	0	4
171641	Spring House, 73 Fulbourne Road	Submitted	Full	4	0	0	0	4	0	0	4
183905	Rear Of 104 Chingford Mount Road	Submitted	Full	4	0	0	0	4	0	0	4
151708	St Margarets High Road	Submitted	Full	4	0	0	0	3	0	0	3
190442	386 High Road Leyton	Submitted	Full	4	0	0	0	3	0	0	3
183938	Flat 21 And 26 Howard Mansions 516-538 Forest Road	Submitted	Full	4	0	0	0	2	0	0	2
190233	24-27 Church Lane	Submitted	Full	4	0	0	0	2	0	0	2
152190	696 High Road Leytonstone	Submitted	Prior Approval (Class O - formerly J)	3	0	0	0	3	0	0	3
160781	Land At 1-6 Ashford Close	Started	Full	3	0	0	3	0	0	0	3
163867	7a The Broadway	Submitted	Prior Approval (Class O - formerly J)	3	0	0	0	3	0	0	3
170731	Land To The North-East Of 39-54 Lea Hall Gardens Lea Hall Road	Submitted	Full	3	0	0	0	3	0	0	3
172751	69 Chingford Mount Road	Submitted	Full	3	0	0	0	3	0	0	3
180959	1a Balmoral Road	Submitted	Full	3	0	0	0	3	0	0	3
181507	40b Grange Park Road	Submitted	Full	3	0	0	0	3	0	0	3

182055	Public Convenience Crownfield Road	Submitted	Full	3	0	0	0	3	0	0	3
183638	12 Osborne Mews	Submitted	Full	3	0	0	0	3	0	0	3
160857	205-207a Lea Bridge Road	Submitted	Full	3	0	0	0	2	0	0	2
173388	Old Picture House, 9, Marlowe Road	Submitted	Full	3	0	0	0	2	0	0	2
181758	128 The Ridgeway	Submitted	Full	3	0	0	0	2	0	0	2
183224	162-164 Station Road	Submitted	Full	3	0	0	0	2	0	0	2
131918	Rear Of 19-25 Church Hill	Submitted	Full	2	0	0	0	2	0	0	2
170025	Rear Of 5 & 6 Crown Buildings The Green	Submitted	Full	2	0	0	0	2	0	0	2
170191	127 Abbots Park Road	Submitted	Full	2	0	0	0	2	0	0	2
170331	Rear Of 269-271 Chingford Mount Road	Submitted	Prior Approval (Class P)	2	0	0	0	2	0	0	2
171070	Garage At 49b The Drive	Submitted	Full	2	0	0	0	2	0	0	2
172456	75-77 Old Church Road	Submitted	Full	2	0	0	0	2	0	0	2
173230	Land Between 36a And 38 Byron Road	Submitted	Full	2	0	0	0	2	0	0	2
173634	54 Old Church Road	Submitted	Full	2	0	0	0	2	0	0	2
173939	40 Station Road	Submitted	Full	2	0	0	0	2	0	0	2
180101	26a Station Road	Submitted	Full	2	0	0	0	2	0	0	2
182394	460-462 Lea Bridge Road	Submitted	Full	2	0	0	0	2	0	0	2
183643	40 Station Road Walthamstow, London	Submitted	Full	2	0	0	0	2	0	0	2
190927	28-32 Chingford Mount Road	Submitted	Full	2	0	0	0	2	0	0	2
191888	60 Station Road	Submitted	Full	2	0	0	0	2	0	0	2
193382	14 Chingford Road	Submitted	Full	2	0	0	0	2	0	0	2
200118	569-571 Lea Bridge Road	Submitted	S192 Certificate of Proposed Lawful Development	2	0	0	0	2	0	0	2
162076	13 Lodge Villas	Submitted	Full	2	0	0	0	1	0	0	1
163785	237 Wood Street	Submitted	Full	2	0	0	0	1	0	0	1
170782	129 Grange Park Road	Submitted	Full	2	0	0	0	1	0	0	1
173425	204 Sinclair Road	Submitted	Full	2	0	0	0	1	0	0	1
174052	78 St Andrews Road	Submitted	Full	2	0	0	0	1	0	0	1
180225	137 Peterborough Road	Submitted	Full	2	0	0	0	1	0	0	1
180839	248 Chingford Mount Road	Submitted	Full	2	0	0	0	1	0	0	1
181271	74 Higham Hill Road	Submitted	Full	2	0	0	0	1	0	0	1
181838	159a Hoe Street	Submitted	Full	2	0	0	0	1	0	0	1
182158	342a High Road Leyton	Submitted	Full	2	0	0	0	1	0	0	1
182248	110 Nelson Road	Submitted	Full	2	0	0	0	1	0	0	1

183813	127 Sinclair Road	Submitted	Full	2	0	0	0	1	0	0	1
190273	71 Boardman Avenue	Submitted	Full	2	0	0	0	1	0	0	1
191940	73a Station Road	Submitted	Full	2	0	0	0	1	0	0	1
192067	67 Connaught Avenue	Submitted	Full	2	0	0	0	1	0	0	1
192206	672 High Road Leyton	Submitted	Full	2	0	0	0	1	0	0	1
173286	4-10 Old Church Road	Submitted	Full	2	0	0	0	-7	0	0	-7
141949	Land Adjacent To 37 Warwick Road	Submitted	Full	1	0	0	0	1	0	0	1
142233	16 Daventry Avenue	Started	Full	1	0	0	1	0	0	0	1
152656	13 Norfolk Road	Submitted	Full	1	0	0	0	1	0	0	1
160073	13 Norfolk Road	Submitted	Full	1	0	0	0	1	0	0	1
160634	26 Verulam Avenue	Submitted	Full	1	0	0	0	1	0	0	1
161172	25 Eatons Mead	Submitted	Full	1	0	0	0	1	0	0	1
161837	99 St Johns Road	Submitted	Full	1	0	0	0	1	0	0	1
162920	New Testament Assembly 214 Langthorne Road	Submitted	Full	1	0	0	0	1	0	0	1
163893	12b Sinnott Road	Submitted	Full	1	0	0	0	1	0	0	1
171815	26 Old Church Road	Submitted	Full	1	0	0	0	1	0	0	1
172122	2-4 Canterbury Road	Submitted	Full	1	0	0	0	1	0	0	1
172954	64 Aubrey Road	Submitted	Full	1	0	0	0	1	0	0	1
173215	Gloucester Mews, Rear Of 402 Lea Bridge Road	Submitted	Prior Approval (Class P)	1	0	0	0	1	0	0	1
173907	Southwell Grove Road, Land Adjoining, 53 Southwell Grove Road	Submitted	Full	1	0	0	0	1	0	0	1
174425	Rear Of 14-22 Pretoria Road	Submitted	Full	1	0	0	0	1	0	0	1
174520	11 Woodville Road	Submitted	Full	1	0	0	0	1	0	0	1
174597	The Chalet Brookfield Path	Submitted	Full	1	0	0	0	1	0	0	1
180233	101 Wallwood Road	Submitted	Full	1	0	0	0	1	0	0	1
180741	Land To The Rear Of 20 Warren Road	Submitted	Full	1	0	0	0	1	0	0	1
180952	Land Rear Of, 115 Grove Road	Submitted	Full	1	0	0	0	1	0	0	1
181080	Land At Rear Of 272-274 Higham Hill Road	Submitted	Full	1	0	0	0	1	0	0	1
181083	Land Adjacent To 8 Southwest Road	Submitted	Full	1	0	0	0	1	0	0	1
181160	Land To The Rear Of, 2 & 4 New Road	Submitted	Full	1	0	0	0	1	0	0	1
181315	Land Rear Of 454-460 High Road Leyton	Submitted	Full	1	0	0	0	1	0	0	1
181365	1 New Road	Submitted	Full	1	0	0	0	1	0	0	1

181548	32-34 Claremont Road	Started	Full	1	0	0	1	0	0	0	1
182180	4 Thorpe Road	Submitted	Full	1	0	0	0	1	0	0	1
182296	Rear Of 108 Grove Road And 48 Fraser Road Grove Road	Submitted	Full	1	0	0	0	1	0	0	1
183054	21a Boardman Avenue	Started	Full	1	0	0	1	0	0	0	1
183220	179a Wood Street	Submitted	Full	1	0	0	0	1	0	0	1
183552	232 Shernhall Street	Submitted	Full	1	0	0	0	1	0	0	1
183556	1 Newbury Road	Submitted	Full	1	0	0	0	1	0	0	1
183823	65 Cavendish Drive	Submitted	Full	1	0	0	0	1	0	0	1
183841	Land Adjacent To 40 Ravenswood Road	Submitted	Full	1	0	0	0	1	0	0	1
184189	45 Palmerston Road	Submitted	Full	1	0	0	0	1	0	0	1
184261	33 Gloucester Road	Submitted	Full	1	0	0	0	1	0	0	1
190377	Land Adjacent To 185 Harrow Road	Submitted	Full	1	0	0	0	1	0	0	1
190425	8 Macdonald Road	Submitted	Full	1	0	0	0	1	0	0	1
190540	180 Essex Road	Submitted	Full	1	0	0	0	1	0	0	1
191182	94 Westward Road	Submitted	Full	1	0	0	0	1	0	0	1
191558	19 Maida Avenue	Submitted	Full	1	0	0	0	1	0	0	1
191700	120 Chingford Mount Road	Submitted	Full	1	0	0	0	1	0	0	1
191937	Crown Buildings 3a The Green	Submitted	Full	1	0	0	0	1	0	0	1
191961	248 Hale End Road	Submitted	Full	1	0	0	0	1	0	0	1
192012	37 Longacre Road	Submitted	Full	1	0	0	0	1	0	0	1
192808	8a Crescent Road	Submitted	Full	1	0	0	0	1	0	0	1
193117	44 Sinclair Road	Submitted	Full	1	0	0	0	1	0	0	1
193185	8 Fulbourne Road	Submitted	Prior Approval (Class M - formerly IA)	1	0	0	0	1	0	0	1
193384	10 Chingford Road	Submitted	Full	1	0	0	0	1	0	0	1
193431	Garages Adjacent To 45-50 Forest Drive	Submitted	Full	1	0	0	0	1	0	0	1
193451	40 Pentire Road	Submitted	Full	1	0	0	0	1	0	0	1
193675	210b Billet Road	Submitted	Full	1	0	0	0	1	0	0	1
193734	35 Brodie Road	Submitted	Full	1	0	0	0	1	0	0	1
200025	1 Shaw Square	Submitted	Full	1	0	0	0	1	0	0	1
151739	23 Melville Road	Submitted	Full	1	0	0	0	-1	0	0	-1
190892	9 Acorn Close	Submitted	Full	1	0	0	0	-1	0	0	-1
191699	256 St Johns Road	Submitted	Full	1	0	0	0	-1	0	0	-1
192094	47 Cottenham Road	Submitted	Full	1	0	0	0	-1	0	0	-1
193739	15 Cromer Road	Submitted	Full	1	0	0	0	-1	0	0	-1

182489	The Old Factory, 69a Knotts Green Road	Submitted	Full	1	0	0	0	-5	0	0	-5
162383	55 Brookdale Road	Submitted	Full	0	0	0	0	-1	0	0	-1
192981	290 Old Church Road	Submitted	Full	0	0	0	0	-1	0	0	-1
194107	50 Wyatts Lane, Walthamstow, London, E17 3JD	Submitted	Full	1	0	0	0	1	0	0	1
200736	166 Leucha Road, Walthamstow, London, E17 7LQ	Submitted	Full	1	0	0	0	1	0	0	1
183963	169 Westward Road, Chingford, London, E4 8QG	Submitted	Full	1	0	0	0	1	0	0	1
203265	5 Cheshire Close, Walthamstow, London, E17 4LZ	Submitted	Certificate of Lawful Development - Proposed	1	0	0	0	1	0	0	1
191414	553 Lea Bridge Road, Leyton, London, E10 7EG	Submitted	Full	1	0	0	0	1	0	0	1
201596	199 Chingford Mount Road, Chingford, London, E4 8LP	Submitted	Full	1	0	0	0	1	0	0	1
201728	71 Grove Road, Walthamstow, London, E17 9BU	Submitted	Prior Approval - Retail/Betting/Pay day Loan to Dwelling House	1	0	0	0	1	0	0	1
202030	17 Old Church Road, Chingford, London, E4 6SJ	Submitted	Full	1	0	0	0	1	0	0	1
201914	67 Hampton Road, Chingford, London, E4 8NP	Submitted	Full	1	0	0	0	1	0	0	1
190330	242 Francis Road, Leyton, London, E10 6NJ	Submitted	Full	1	0	0	0	1	0	0	1
193347	Annex At Rear, 20 Cary Road, Leytonstone, London, E11 3LQ	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
193404	42 Salisbury Road, Walthamstow, London, E17 9JW	Submitted	Full	1	0	0	0	1	0	0	1
202317	394 Forest Road, Walthamstow, London, E17 5JF	Submitted	Full	1	0	0	0	1	0	0	1
201473	20 - 22 Old Church Road, Chingford, London, E4 8DD	Submitted	Full	1	0	0	0	1	0	0	1
201289	9a Winchester Road, Chingford, London, E4 9LH	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1

201188	40 Nutfield Road, Stratford, London, E15 2DG	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
200665	12 Castle Avenue,	Submitted	Full	1	0	0	0	1	0	0	1
200453	46 Forest Drive, Woodford Green, IG8 9NG	Submitted	Full	1	0	0	0	1	0	0	1
200516	485a Hale End Road, Chingford, London, E4 9PT	Submitted	Full	1	0	0	0	1	0	0	1
192159	113 Wood Street, Walthamstow, London, E17 3LL	Submitted	Full	1	0	0	0	1	0	0	1
182223	101 Wood Street,	Submitted	Full	1	0	0	0	1	0	0	1
192372	99 St Johns Road, Walthamstow, London, E17 4JH	Submitted	Full	1	0	0	0	1	0	0	1
200528	3 - 4 Gloucester Mews, E10 7DZ	Submitted	Full	1	0	0	0	-3	0	0	-3
200383	225 Chingford Mount Road, Chingford, London, E4 8LP	Submitted	Full	1	0	0	0	1	0	0	1
192544	24 Boscombe Avenue, Leyton, London, E10 6HY	Submitted	Full	2	0	0	0	2	0	0	2
194170	749a High Road Leytonstone, Leytonstone, London, E11 4QS	Submitted	Full	2	0	0	0	1	0	0	1
203783	9 Station Road, E17 8AA	Submitted	S191 Certificate of Existing Lawful Use	2	0	0	0	2	0	0	2
203532	33 Palamos Road,	Submitted	S191 Certificate of Existing Lawful Use	2	0	0	0	2	0	0	2
202722	Flat B, 430 Hoe Street, Walthamstow, London, E17 9AA	Submitted	S191 Certificate of Existing Lawful Use	2	0	0	0	2	0	0	2
202757	221 Sansom Road, Leytonstone, London, E11 3HG	Submitted	Full	2	0	0	0	2	0	0	2
200962	Orchard Court, 239b Shernhall Street,	Submitted	Full	2	0	0	0	2	0	0	2
201451	181 Westward Road, Chingford, London, E4 8QG	Submitted	Full	2	0	0	0	2	0	0	2
202235	664 - 666 High Road Leytonstone, Leytonstone, London, E11 3AA	Submitted	S192 Certificate of Proposed Lawful Development	2	0	0	0	2	0	0	2
201290	567 Lea Bridge Road, Leyton, London, E10 7EQ	Submitted	S192 Certificate of Proposed Lawful Development	2	0	0	0	2	0	0	2
200472	Garages 1-10 Rookwood Gardens,	Submitted	Full	2	0	0	0	2	0	0	2

190632	103/111, vicarage Road, leyton, london, E10 5EQ	Submitted	Full	2	0	0	0	2	0	0	2
191618	60 Lindley Road, Leyton, London, E10 6QT	Submitted	Full	2	0	0	0	2	0	0	2
193180	203 Church Road, Leyton, London, E10 7BQ	Submitted	Full	2	0	0	0	2	0	0	2
191378	16 - 18 Orford Road, Walthamstow, London, E17 9LN	Submitted	Full	2	0	0	0	2	0	0	2
181361	27 Oliver Road, Leyton, London, E10 5LD	Submitted	Full	2	0	0	0	2	0	0	2
193551	104a South Birkbeck Road, Leytonstone, London, E11 4JH	Submitted	Full	2	0	0	0	1	0	0	1
200574	155 Norman Road,	Submitted	S191 Certificate of Existing Lawful Use	2	0	0	0	2	0	0	2
200261	Fairways, 19 The Ridgeway,	Submitted	Full	2	0	0	0	2	0	0	2
201348	Capital House, 841 - 843 High Road Leytonstone, Leytonstone, London, E11 1HH	Submitted	Full	3	0	0	0	3	0	0	3
200692	5 Belmont Park Road,	Submitted	S191 Certificate of Existing Lawful Use	2	0	0	0	2	0	0	2
203475	Lily House, 64 Station Road, Chingford, London, E4 7BA	Submitted	Full	3	0	0	0	3	0	0	3
202803	53 Maida Avenue, Chingford, London, E4 7JH	Submitted	Full	3	0	0	0	3	0	0	3
201374	74 Higham Hill Road, Walthamstow, London, E17 6EJ	Submitted	Full	3	0	0	0	3	0	0	3
193816	29a Morris Road, Stratford, London, E15 2BQ	Submitted	Full	3	0	0	0	3	0	0	3
202697	Ashleigh Rest Home, 19 Upper Walthamstow Road, Walthamstow, London, E17 3QG	Submitted	S191 Certificate of Existing Lawful Use	3	0	0	0	3	0	0	3
190208	128-128a Hoe Street	Submitted	Full	3	0	0	0	3	0	0	3
201735	2 Willow Street, Chingford, London, E4 7EG	Submitted	Full Planning	3	0	0	0	3	0	0	3
202749	253 Lea Bridge Road,	Submitted	S191 Certificate of Existing Lawful Use	3	0	0	0	3	0	0	3
202736	370 Forest Road,	Submitted	Full	3	0	0	0	2	0	0	2
200916	1 Penrhyn Crescent, Walthamstow, London, E17 5BH	Submitted	Full	3	0	0	0	3	0	0	3

193421	Street Record Bakers Avenue,	Submitted	Full	3	0	0	0	3	0	0	3
202368	99 - 101 Old Church Road, Chingford, London, E4 6ST	Submitted	Full	3	0	0	0	3	0	0	3
200318	90 North Birkbeck Road,	Submitted	S191 Certificate of Existing Lawful Use	3	0	0	0	3	0	0	3
194068	101 Blackhorse Lane, Walthamstow, London, E17 6DJ	Submitted	Full	3	0	0	0	3	0	0	3
202724	108 Grove Road, Walthamstow, London, E17 9BY	Submitted	S191 Certificate of Existing Lawful Use	4	0	0	0	4	0	0	4
203663		Submitted	S192 Certificate of Proposed Lawful Development	4	0	0	0	4	0	0	4
202392	1 Balmoral Road, Leyton, London, E10 5ND	Submitted	Full	4	0	0	0	1	0	0	1
192481	100 Markhouse Road, Walthamstow, London, E17 8BG	Submitted	Full	4	0	0	0	4	0	0	4
183234	2 Marlowe Road, Walthamstow, London, E17 3HB	Submitted	Full	4	0	0	0	1	0	0	1
201741	3 Preston Avenue, Chingford, London, E4 9NL	Submitted	Full	4	0	0	0	2	0	0	2
193683	62 Priors Croft, Walthamstow, London, E17 5NJ	Submitted	Full	5	0	0	0	5	0	0	5
193242	7, Berthon Gardens Wood Street, Walthamstow, London, E17 3NH	Submitted	Full	5	0	0	0	5	0	0	5
193613	1 Lockes End, Walthamstow, London, E17 9NY	Submitted	Full	6	0	0	0	6	0	0	6
200020	1 - 2, Market Parade Forest Road, Walthamstow, London, E17 6DY	Submitted	Full	5	0	0	0	5	0	0	5
193582	British Legion Club, 698a High Road Leytonstone, Leytonstone, London, E11 3AJ	Submitted	Listed Building Consent	6	0	0	0	6	0	0	6
193908	14 Abbotts Park Road, Leyton, London, E10 6HX	Submitted	S192 Certificate of Proposed Lawful Development	6	0	0	0	5	0	0	5
192803	Sub Station Gainsborough Road, Sub Station And Transformer Pen Gainsborough Road,	Submitted	Full	9	0	0	0	9	0	0	9
210226	2 - 8 Salisbury Road, Chingford, London, E4 6TA	Submitted	Prior Approval - Office to Dwelling House	7	0	0	0	7	0	0	7

190737	Hobson Woods, 155 Chingford Road,	Submitted	Full	9	0	0	0	9	0	0	9
203047	2 - 8 Salisbury Road, Chingford, London, E4 6TA	Submitted	Prior Approval - Office to Dwelling House	9	0	0	0	9	0	0	9
191031	13 Hoe Street, E17 4SD	Submitted	Full	9	0	0	0	7	0	0	7
194104	Quant Building, 6 Church Hill, E17 3AG	Submitted	S73 - Removal/Variation of Condition(s)	9	0	0	0	9	0	0	9
190955	Baptist Chapel And Hall, 4 Greenleaf Road, Walthamstow, London, E17 6QQ	Submitted	Full	9	0	0	0	9	0	0	9
193704	147 Orford Road, Walthamstow, London, E17 9QU	Submitted	Full	9	0	0	0	9	0	0	9
183380	Claremont Medical Centre, 29 Claremont Road, Walthamstow, London, E17 5RJ	Submitted	Full	9	0	0	0	8	0	0	8
200769	George Mitchell Secondary School, 2a Farmer Road, Leyton, London, E10 5DN	Submitted	Full	0	0	0	0	-1	0	0	-1
203045	69 Livingstone Road, Walthamstow, London, E17 9AU	Submitted	S192 Certificate of Proposed Lawful Development	0	0	0	0	-1	0	0	-1
202666	119 Thorpe Road, Forest Gate, London, E7 9ED	Submitted	Full	1	0	0	0	-1	0	0	-1
201567	10 Harvey Road, Leytonstone, London, E11 3DB	Submitted	Full	1	0	0	0	1	0	0	1
203429	35 Forest Drive West,	Submitted	Full	1	0	0	0	-3	0	0	-3
203405	18 Forest Road, Leytonstone, London, E11 1JT	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
202468	42 Capworth Street, Leyton, London, E10 7HA	Submitted	Full	1	0	0	0	1	0	0	1
202797	53 Harold Road, Leytonstone, London, E11 4QX	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
203617	Mannequin House, London , E17 6SX	Submitted	Non-Material Amendment	1	0	0	0	1	0	0	1
190546	20 Forest Drive West,	Submitted	Full	1	0	0	0	1	0	0	1
210160	The Yard, 62 Beulah Road, Walthamstow, London, E17 9LQ	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1

203931	152 South Birkbeck Road, Leytonstone, London, E11 4JH	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
210292	273 Chingford Mount Road, London, E4 8LP	Submitted	S192 Certificate of Proposed Lawful Development	1	0	0	0	1	0	0	1
210251	74 Beresford Road, Chingford, London, E4 6EF	Submitted	S192 Certificate of Proposed Lawful Development	1	0	0	0	1	0	0	1
202453	90 Woodhouse Road, Leytonstone, London, E11 3NA	Submitted	Full	1	0	0	0	1	0	0	1
210357	159b Wadham Road, Walthamstow, London, E17 4HU	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
193516	Chingford Ladies Golf Club, 18a Beresford Road, Chingford, London, E4 6ED	Submitted	Full	1	0	0	0	1	0	0	1
194003	141 Coppermill Lane, Walthamstow, London, E17 7HD	Submitted	Full	1	0	0	0	1	0	0	1
202472	19 Southwest Road, Leytonstone, London, E11 4AW	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
203029	104 Eden Road, Walthamstow, London, E17 9JY	Submitted	Full	1	0	0	0	-1	0	0	-1
203400	99 Dawlish Road, Leyton, London, E10 6QB	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
202729	42 Pretoria Road, Leytonstone, London, E11 4BD	Submitted	S191 Certificate of Existing Lawful Use	1	0	0	0	1	0	0	1
192843	62 Eden Road, Walthamstow, London, E17 9JT	Submitted	Full	1	0	0	0	1	0	0	1
200428	130 Vicarage Road, Leyton, London, E10 5DX	Submitted	Full	1	0	0	0	1	0	0	1

Appendix II - Deliverable with supporting evidence

Proposed Site Allocations

Site Reference	Site Name	Delivery Status Summary	Commentary	Completion 2022-23	Completion 2023-24	Completion 2024-25	Completion 2025-26	Completion 2026-27
SA04	9 Osier Way_Pocket Living	Permission Granted - site reference 191876	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-9-osier-way-leyton			196		
SA05	The Score Centre	Permission Granted - site reference 193694	Details are available at: https://www.walthamforest.gov.uk/content/coronation-square-leyton			421		329
SA06	Lea Bridge Gasholders	Permission Granted - site reference 201309	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-lea-bridge-gasworks-clementina-road-leyton			150	423	
SA07	Lea Bridge Site 1_2_3	Planning application submitted. Council-led delivery. Anticipated completion 2025.	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-lea-bridge-station-sites	100	200			
SA09	Estate Way	Advanced pre-application discussions. Expected planning submission next year.	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-estate-way-lea-bridge					150
SA10	Low Hall Depot	Detailed design with delivery programme	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-low-hall-depot-site-redevelopment-leyton				350	350
SA14	806 Community Place_High Road Leyton	Pre-application. Site assessed to be deliverable by Growth Capacity Study 2018.					50	49
SA15	Leyton Bus Depot	Site assessed to be deliverable by the Growth Capacity Study 2018.						131
SA17	Whipps Cross University Hospital	Planning application submitted - planning reference 211245	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-whipps-cross-hospital-development				400	350
SA22	Avenue Road and Thorne Close	Council-led delivery of site. Developer appointed, start on site expected Sept 2022.	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-avenue-road-estate-leytonstone				250	133

SA24	B&M_Howard Road	Advanced pre-application discussions. Application expected.						186	
SA25	Norlington Road Sites	Site proposed as deliverable by representation to LP2 Regulation 18 consultation						110	
SA27	The Mall	Permission Granted - site reference	Details are available at: https://www.walthamforest.gov.uk/content/ regeneration-mall-walthamstow			42	245	251	
SA28	St James Quarter	Site assessed to be deliverable by the Growth Capacity Study 2018.					150	150	
SA30	Wilkos_Walthamstow High Street	Site assessed to be deliverable by the Growth Capacity Study 2018.						50	
SA31	Osborne Grove	Council-led delivery of site. Sixty Bricks approved detailed design	Details are available at: https://www.walthamforest.gov.uk/content/ regeneration-osborne-mews-walthamstow					43	
SA32	Stow Car Wash & Valeting_Hoe Street_Walthamstow Trades Hall	Site assessed to be deliverable by the Growth Capacity Study 2018.				60			
SA34	Standard Public House_1 Blackhorse Lane	Permission Granted - site reference XXXXX	Details are available at: https://www.walthamforest.gov.uk/content/ regeneration-collective-1-blackhorse-lane-standard-music-venue			167			
SA35	Webbs	Permission Granted - 183424	Details are available at: https://www.walthamforest.gov.uk/content/ regeneration-blackhorse-yard-formerly-webbs-industrial-site			180	179		
SA37	Wood Street Library	Permisison Granted - site reference 210250	Details are available at: https://www.walthamforest.gov.uk/families_homes_hub			67			
SA38	The Town Hall Campus_The Magistrates_Town Hall Car Park and Sycamore House	Permission granted - site reference	Details are available at: https://www.walthamforest.gov.uk/fellowship-square				300	133	
SA39	Sterling House_Willow House_Homebase_Forest Road	Permission granted - site reference 202512	Details are available at: https://www.walthamforest.gov.uk/content/ regeneration-homebase-site-2c-fulbourne-road-walthamstow				250	160	173

SA40	Hylands Road Phase 1_2	Permission granted - site reference 202370	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-hylands-road-walthamstow	120				
SA45	Priory Court	Council-led delivery of the site. Detailed design and planning.	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-priory-court-walthamstow	83				
SA55	60_74 Sewardstone Road	Permission Granted			40			
SA58	Chingford Library and Assembly Hall	Council-led delivery of site. Detailed design and planning.	Details available at: https://www.walthamforest.gov.uk/content/regeneration-chingford-hub			43		
SA62	472_510 Larkshall Road and James Yard	Planning application submitted.	Details are available at: https://www.walthamforest.gov.uk/content/regeneration-480-510-larkshall-road-highams-park					164
SA72	Blackhorse Lane (SIL3)	Detailed Planning submission expected November	Details are available at: https://www.walthamforest.gov.uk/content/blackhorse-lane-masterplan					200
SA78	Lea Bridge Hotel Site	Site proposed as deliverable by representation to LP2 Regulation 18 consultation						93