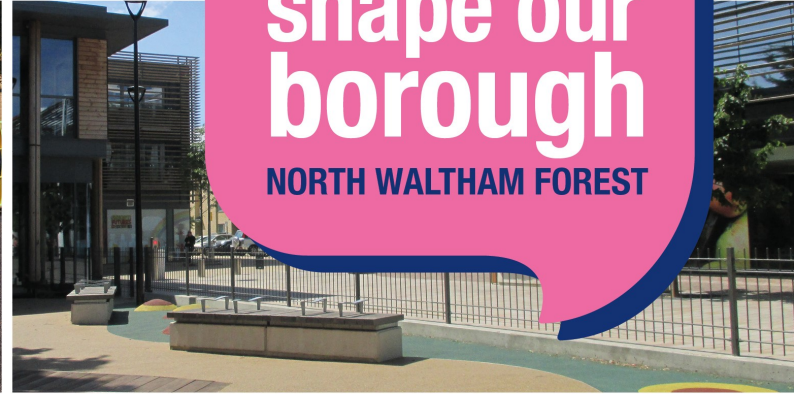


Your chance to shape our borough

NORTH WALTHAM FOREST



### Join a community meeting

We have arranged a number of online community meetings which will be held throughout the consultation period, between Friday 25 September and Monday 14 December 2020.

Register online at [walthamforest.gov.uk/LocalPlan](http://walthamforest.gov.uk/LocalPlan)

### Come and talk to us at

Saturday 26 September 2020  
Chingford Mount Market,  
Albert Crescent, E4 6SH

Saturday 17 October 2020  
North Chingford Market,  
Station Road, E4 7DA

All in-person events subject to Covid-19 health and safety advice and last-minute postponement. Please check website for updates.

### Read the full documents

Online at [walthamforest.gov.uk/LocalPlan](http://walthamforest.gov.uk/LocalPlan)  
Printed copies in your local library.

### Scan the QR code

to go straight to our online consultation.



## Planning your neighbourhood

### Join our consultation on North Waltham Forest

Waltham Forest Council has been working on the production of a new Local Plan that will shape development of the borough over the next 15 years.

Following requests in last year's public consultation for more detail about what could be built where, the Council has now put together a draft Site Allocations development plan document (DPD) that, when adopted, will become Part 2 of the Council's Local Plan.

### Local Plan Part 2: Site Allocations

The draft Site Allocations document sets out the sites across the borough where development might happen. It assesses how this land could best be used to meet the needs of local people: how much housing, retail, workspace, leisure, community facilities, social infrastructure, public open space and other essential facilities could be built on the site while still respecting each neighbourhood's character.

The inclusion of a site does not mean that its existing amenities would be lost, rather they would be enhanced, expanded or improved. Any proposals to develop a site would still need to apply for planning permission and achieve a high quality of design.

At this stage we have identified 65 sites, including 19 in North Waltham Forest. We'd like you to take a look and tell us what you think.

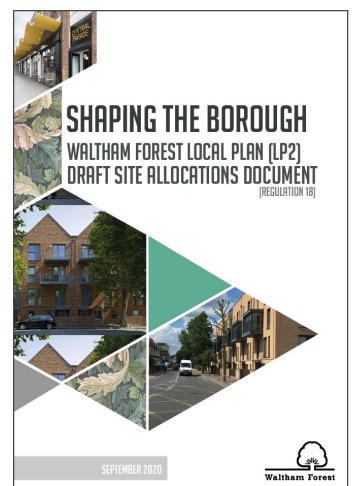
Recommendations in the document are based on a number of in-depth studies and strategies examining such aspects as: impact on the skyline; infrastructure; Green Belt and Metropolitan Open Land; Green and Blue infrastructure; North London Waste Plan; and Urban Design. These show how the proposed development allocations for each site have been calculated.

### What's happening this autumn?

Now we invite you to look at the draft proposals for the sites and give us your feedback. The Council has arranged a programme of online events and market stalls devised to ensure we can fully discuss the Site Allocations work for the Local Plan, while respecting the need to maintain protection from Covid-19.

**The consultation closes on Monday 14 December 2020.**

Once we have collected your comments, a revised version of the Site Allocations document will be published in 2021. There will then be a further chance to comment before a final version is prepared for submission to the Secretary of State for independent examination.

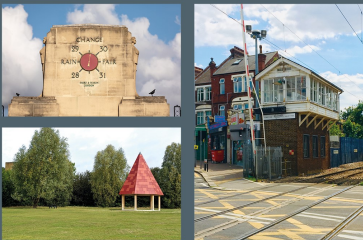




## North Waltham Forest

Although typically suburban in character, the north of the borough nevertheless has huge potential for strengthening its high streets and neighbourhood hubs while respecting local character. These include opportunities for good-quality, affordable housing, employment, social infrastructure, retail and cultural growth.

Development will feature a diverse mix of new homes complemented by a range of employment spaces and supporting social infrastructure. There will be an emphasis on better public spaces with enhanced walking and cycling routes, and improved connectivity with the rest of the borough, and beyond its borders.



# Your chance to shape our borough

find out more at [walthamforest.gov.uk/LocalPlan](http://walthamforest.gov.uk/LocalPlan)

## Sewardstone Road

Sewardstone Road is a gateway into the borough from the west, with the potential to become a competitive neighbourhood centre, with new homes and jobs. Development will focus on the Kings Head Hill junction with Sewardstone Road. Its location on the western fringe of the borough has left it isolated and poorly served by public transport. However, nearby development at Meridian Water, and, longer term, Crossrail 2 provide an opportunity for better connection. Further infrastructure improvements are also envisaged.

### SITE ALLOCATIONS:

- |   |                              |
|---|------------------------------|
| 1 | Motorpoint, Sewardstone Road |
| 2 | Lea Valley Motor Company     |
| 3 | 60-74 Sewardstone Road       |

Redevelopment could see improved public space, walking and cycling-friendly streets, as well as better connections through to Ponders End, North Chingford District Centre and Chingford Mount.

## Chingford Mount

The Chingford Mount district centre is the heart of retail and community cultural activity in the local area with a regular market on Albert Crescent. Chain supermarkets are complemented by smaller shops and a wide range of bars, cafes and restaurants. Although not served by Tube or rail, Chingford Mount is a major bus hub, and is situated at the crossroads of key North-South and East-West routes across the borough.

### SITE ALLOCATIONS:

- |   |   |
|---|---|
| 4 | Albert Corner                           |
| 5 | Sainsbury's Hall Lane                   |
| 6 | Former South Chingford Library (Age UK) |

Work is beginning on reactivating and enhancing the High Street, encouraging more active street fronts along Hall Lane and attracting cultural uses. Improved public space around the junction will help keep Chingford Mount a thriving community hub.

## North Circular corridor

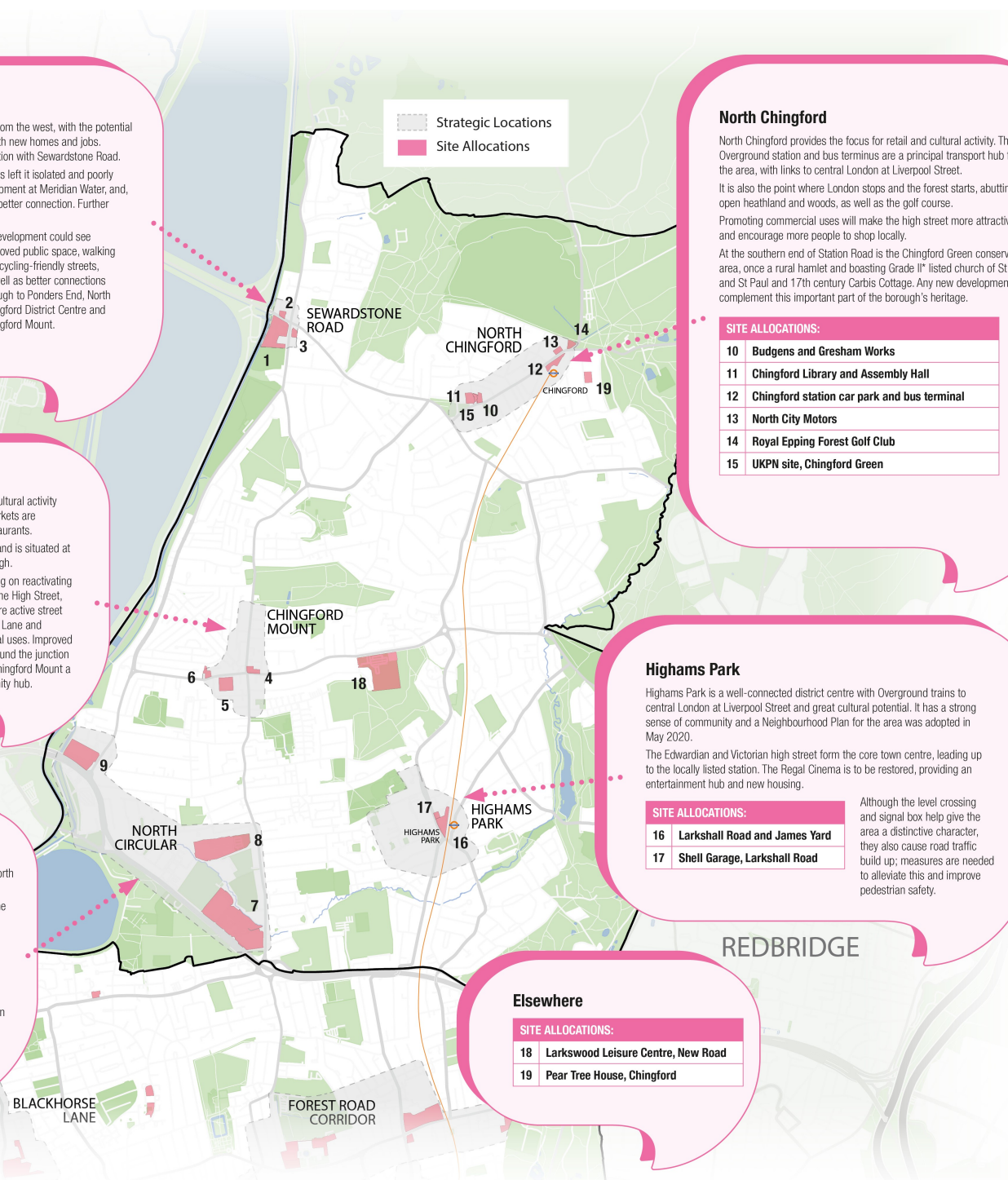
The multi-lane A406 is a main traffic artery for London, but it also cuts the north off from the rest of the borough. There is an opportunity to improve links and stitch the borough together, at the same time as intensifying industrial and employment land.

### SITE ALLOCATIONS:

- |   |                                    |
|---|------------------------------------|
| 7 | Sainsbury's and car park           |
| 8 | Morrisons supermarket and car park |
| 9 | Cork Tree Retail Park              |

In the longer term, the western fringe of the borough is well placed to benefit from growth in neighbouring Enfield, particularly with Meridian Water and Crossrail 2.

- Strategic Locations
- Site Allocations



## North Chingford

North Chingford provides the focus for retail and cultural activity. The Overground station and bus terminus are a principal transport hub for the area, with links to central London at Liverpool Street. It is also the point where London stops and the forest starts, abutting open heathland and woods, as well as the golf course. Promoting commercial uses will make the high street more attractive and encourage more people to shop locally. At the southern end of Station Road is the Chingford Green conservation area, once a rural hamlet and boasting Grade II\* listed church of St Peter and St Paul and 17th century Carbis Cottage. Any new development will complement this important part of the borough's heritage.

### SITE ALLOCATIONS:

- |    |   |
|----|---|
| 10 | Budgens and Gresham Works                   |
| 11 | Chingford Library and Assembly Hall         |
| 12 | Chingford station car park and bus terminal |
| 13 | North City Motors                           |
| 14 | Royal Epping Forest Golf Club               |
| 15 | UKPN site, Chingford Green                  |

## Highams Park

Highams Park is a well-connected district centre with Overground trains to central London at Liverpool Street and great cultural potential. It has a strong sense of community and a Neighbourhood Plan for the area was adopted in May 2020. The Edwardian and Victorian high street form the core town centre, leading up to the locally listed station. The Regal Cinema is to be restored, providing an entertainment hub and new housing.

### SITE ALLOCATIONS:

- |    |                               |
|----|-------------------------------|
| 16 | Larkshall Road and James Yard |
| 17 | Shell Garage, Larkshall Road  |

Although the level crossing and signal box help give the area a distinctive character, they also cause road traffic build up; measures are needed to alleviate this and improve pedestrian safety.

## Elsewhere

### SITE ALLOCATIONS:

- |    |                                   |
|----|-----------------------------------|
| 18 | Larkwood Leisure Centre, New Road |
| 19 | Pear Tree House, Chingford        |



Dear Resident,

This autumn we are calling on you to continue to help shape our borough.

We need to make sure we have the affordable, high-quality homes, high streets, workspaces, transport, schools, health centres, green spaces and leisure facilities that will serve our growing population. 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 existing uses, instead we'll be enhancing and adding to them.

Last summer we asked you to give us feedback on our draft Local Plan, the umbrella document that will guide decisions about what could be built where over the next 15 years. As part of that you asked for a more detailed study of potential redevelopment sites across the borough. We've now done this and the resulting draft Site Allocations development plan document is available for comment.

Over the autumn we'll be hosting online workshops and safely distanced in-person pop-ups where you can discuss the proposals with officers. We'll also make the Site Allocations document and its supporting studies available for everyone to read online on the Council's website and in print at selected public buildings.

Your insight into the everyday needs of our neighbourhoods is essential to creating this document that will drive development in your area over the next 15 years.

Together, let's make Waltham Forest a truly great place for everyone now, and in the future, to live, work and enjoy.

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



# Your chance to shape our borough

find out more at [walthamforest.gov.uk/LocalPlan](http://walthamforest.gov.uk/LocalPlan)



## Local Plan Part 1: Strategic Policies

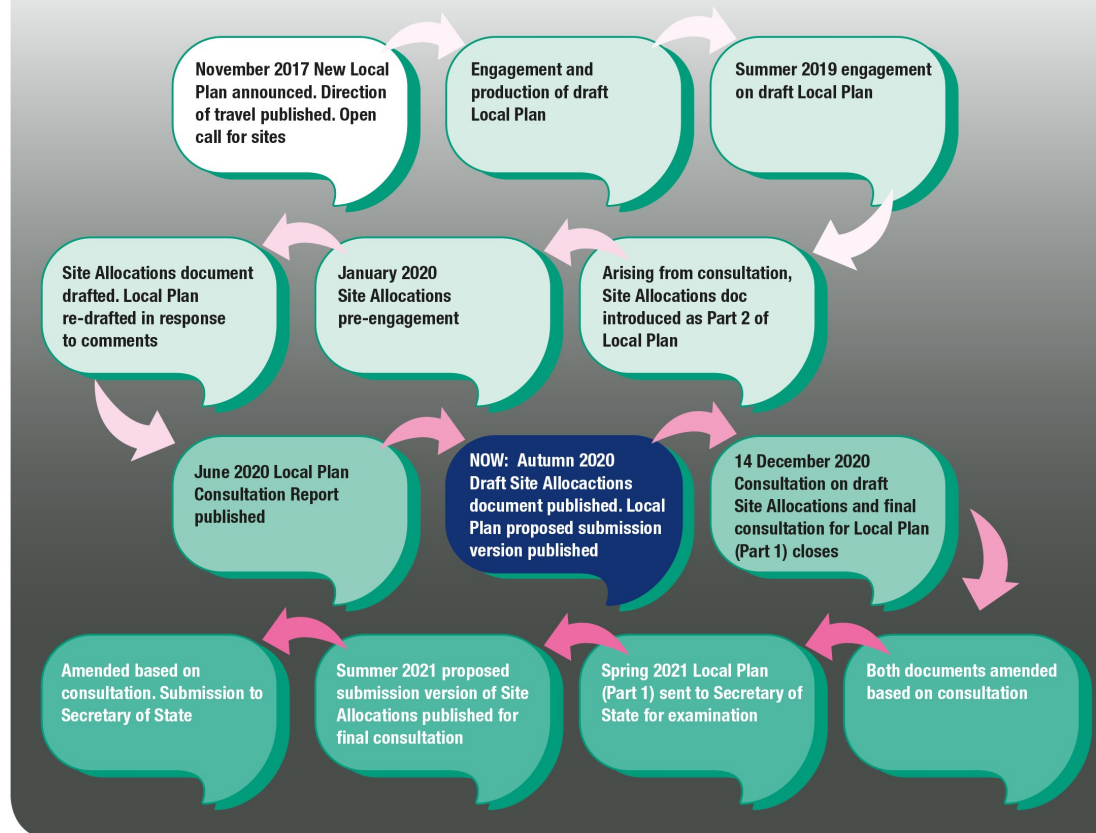
This autumn we will also be publishing the revised Part 1 of the Local Plan, the Strategic Policies document. This is the final stage for Part 1 before it is submitted to the Secretary of State for independent examination.

More than 2,200 comments were made during last summer's engagement with residents, businesses, infrastructure providers, stakeholders, neighbouring boroughs and special interest groups. A Consultation Report setting out all comments made, and the Council's response, is available on the Council's Local Plan website.

A revised Local Plan Part 1 document (the Proposed Submission version) is being prepared. This takes into account the outcome of public consultation and new information since the draft Plan (2019). It will be published in October 2020, with consultation scheduled to take place during autumn 2020. A separate consultation portal will be available for responses to Local Plan Part 1.

For updates on the Local Plan, sign up for the email newsletter here [walthamforest.gov.uk/LocalPlan](http://walthamforest.gov.uk/LocalPlan).

## Production timeline for Local Plan Parts 1 and 2



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