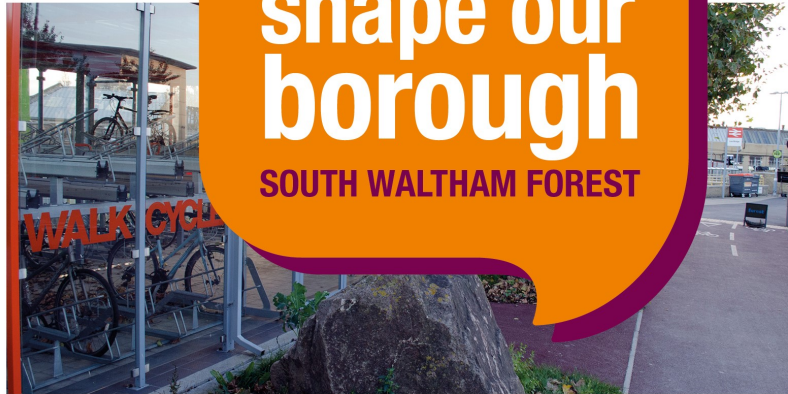




Your
chance to
shape our
borough

SOUTH 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

Come and talk to us at

Saturday 3 October 2020
Bakers Arms/Lea Bridge Road
crossroads, E10 7AA

Saturday 10 October 2020
Leytonstone High Road, E11 3AJ

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
Printed copies in your local library.

Scan the QR code

to go straight to
our online
consultation.



Planning your neighbourhood

Join our consultation on South 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 25 in South Waltham Forest. We'd like you to take a look and tell us what you think.

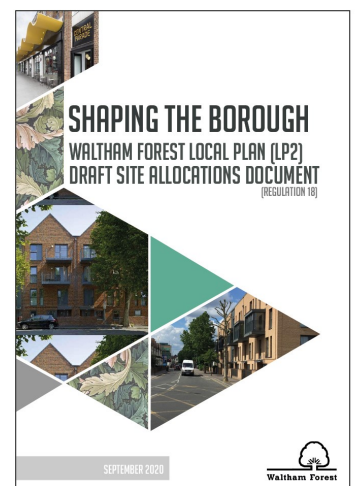
Recommendations in the document are based on a number of in-depth studies and strategies examining such aspects as: impact on the skyline; infrastructure; Green Belt and Metropolitan Open Land; Green and Blue infrastructure; North London Waste Plan; and Urban Design. These show how the proposed development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





South Waltham Forest

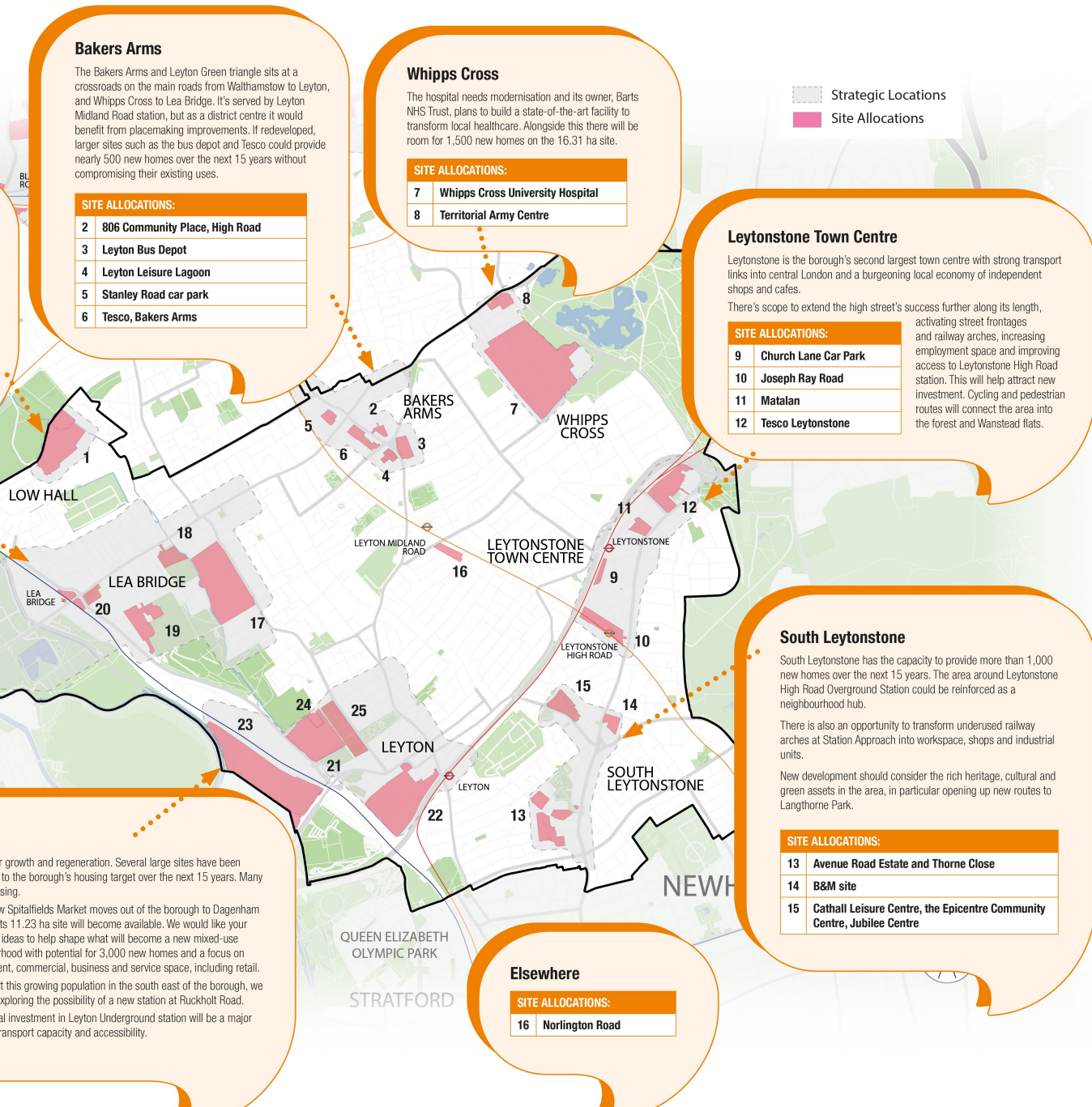
The South of the borough has benefitted over the past decade from investment linked to the 2012 Olympic Legacy. This has helped put neighbourhoods such as Leytonstone and Leyton on Londoners' map, boosted by strong transport connections.

Over the next 15 years, as the requirements of hospitals, wholesale markets and industry change, several larger sites will be coming forward for redevelopment. This creates an opportunity to meet a large proportion of our housing targets, and also to work with local communities to strengthen existing neighbourhoods and create exciting new ones.



Your chance to shape our borough

find out more at walthamforest.gov.uk/LocalPlan



Low Hall

The Low Hall depot is a 5.3ha site, currently occupied by a number of different Council operatives. As well as having a large amount of underused land, many of its buildings are in a poor state of repair or fail to meet current health and safety standards. Phased rebuilding of the depot, could incorporate a substantial amount of affordable housing.

SITE ALLOCATIONS:	
1	Low Hall Depot

Bakers Arms

The Bakers Arms and Leyton Green triangle sits at a crossroads on the main roads from Walthamstow to Leyton, and Whipps Cross to Lea Bridge. It's served by Leyton Midland Road station, but as a district centre it would benefit from placemaking improvements. If redeveloped, larger sites such as the bus depot and Tesco could provide nearly 500 new homes over the next 15 years without compromising their existing uses.

SITE ALLOCATIONS:	
2	806 Community Place, High Road
3	Leyton Bus Depot
4	Leyton Leisure Lagoon
5	Stanley Road car park
6	Tesco, Bakers Arms

Whipps Cross

The hospital needs modernisation and its owner, Barts NHS Trust, plans to build a state-of-the-art facility to transform local healthcare. Alongside this there will be room for 1,500 new homes on the 16.31 ha site.

SITE ALLOCATIONS:	
7	Whipps Cross University Hospital
8	Territorial Army Centre

Leytonstone Town Centre

Leytonstone is the borough's second largest town centre with strong transport links into central London and a burgeoning local economy of independent shops and cafes.

There's scope to extend the high street's success further along its length, activating street frontages and railway arches, increasing employment space and improving access to Leytonstone High Road station. This will help attract new investment. Cycling and pedestrian routes will connect the area into the forest and Wanstead flats.

SITE ALLOCATIONS:	
9	Church Lane Car Park
10	Joseph Ray Road
11	Matalan
12	Tesco Leytonstone

Lea Bridge

Reopening of Lea Bridge Station in 2016 created new connections for the area and increased its potential as a place to live or set up business. Redeveloping former industrial land with new homes while boosting employment space, and reviving Dagenham Brook, will strengthen Lea Bridge as an attractive neighbourhood.

SITE ALLOCATIONS:	
17	Estate Way
18	Former Leyton FC football ground
19	Gas holders
20	Lea Bridge Station sites

Leyton

Leyton presents South Waltham Forest's biggest opportunity for growth and regeneration. Several large sites have been identified that could collectively make a significant contribution to the borough's housing target over the next 15 years. Many of these sites specify a 50 per cent minimum of affordable housing.

When New Spitalfields Market moves out of the borough to Dagenham in 2026, its 11.23 ha site will become available. We would like your input and ideas to help shape what will become a new mixed-use neighbourhood with potential for 3,000 new homes and a focus on employment, commercial, business and service space, including retail. To support this growing population in the south east of the borough, we are also exploring the possibility of a new station at Ruckholt Road. Substantial investment in Leyton Underground station will be a major boost to transport capacity and accessibility.

SITE ALLOCATIONS:	
21	Bywaters
22	Leyton Mills Retail Park
23	New Spitalfields Market
24	Osier Way
25	The Score Centre

South Leytonstone

South Leytonstone has the capacity to provide more than 1,000 new homes over the next 15 years. The area around Leytonstone High Road Overground Station could be reinforced as a neighbourhood hub.

There is also an opportunity to transform underused railway arches at Station Approach into workspace, shops and industrial units.

New development should consider the rich heritage, cultural and green assets in the area, in particular opening up new routes to Langthorne Park.

SITE ALLOCATIONS:	
13	Avenue Road Estate and Thorne Close
14	B&M site
15	Cathall Leisure Centre, the Epicentre Community Centre, Jubilee Centre

Elsewhere

SITE ALLOCATIONS:	
16	Norlington Road

Strategic Locations
 Site Allocations



Dear Resident,

This autumn we are asking 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.



Local Plan Part 1: Strategic Policies

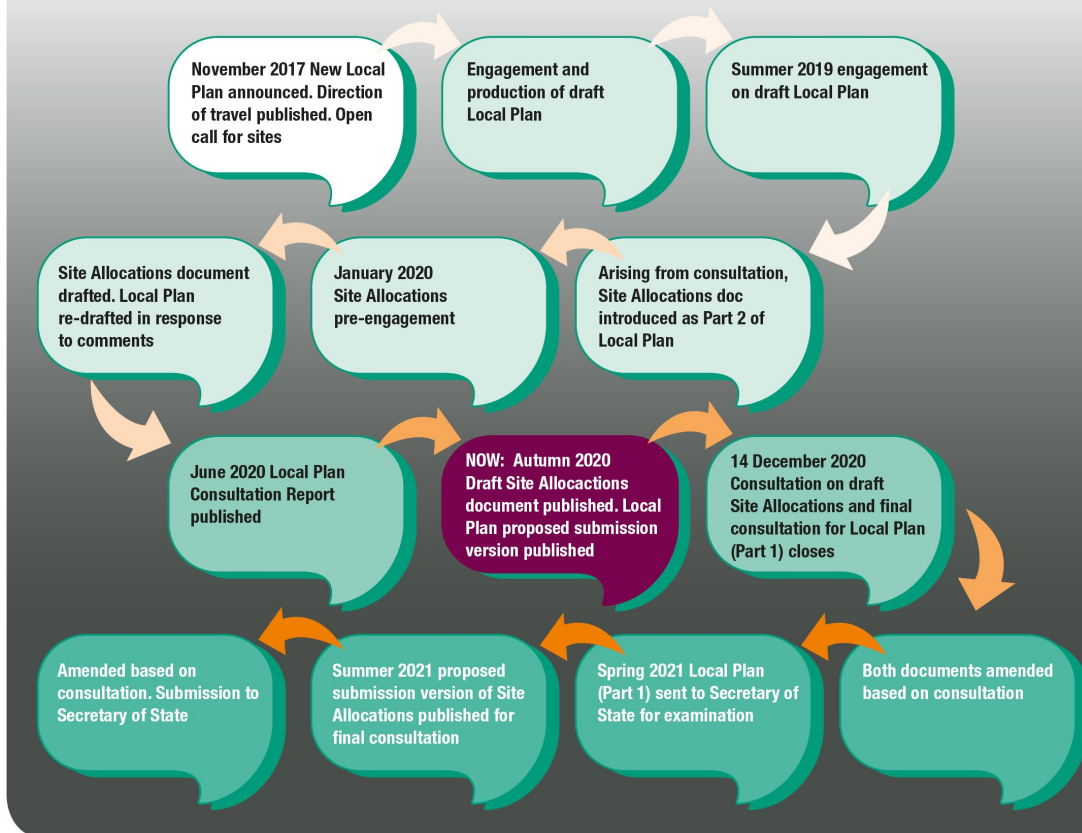
This autumn we will also be publishing the revised Part 1 of the Local Plan, the Strategic Policies document. This is the final stage for Part 1 before it is submitted to the Secretary of State for independent examination.

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.

Production timeline for Local Plan Parts 1 and 2



Picture credits: Plot Lines linear park by Matter Architecture and Lucy Harrison, photo Matter Architecture.

