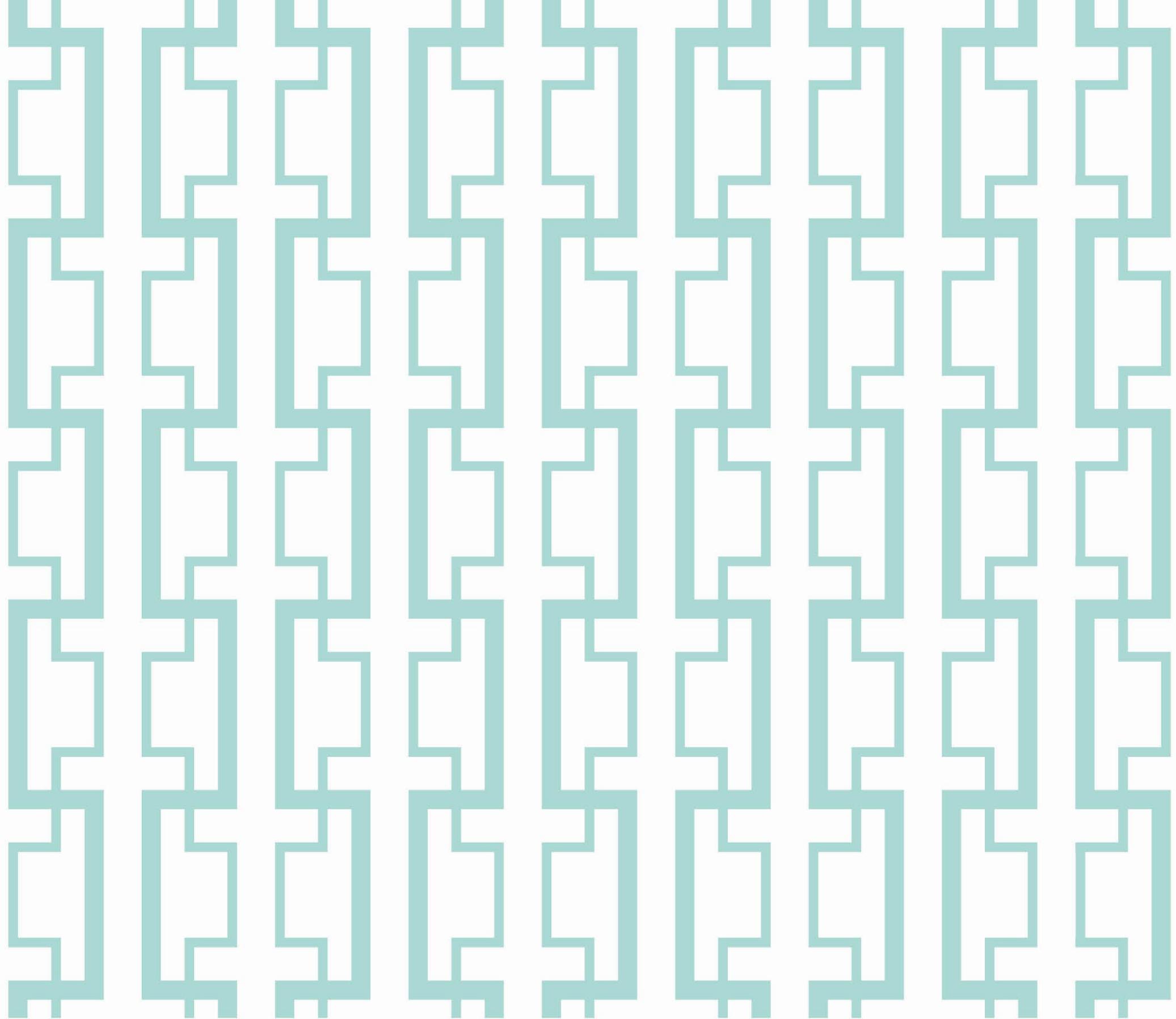


Local Plan Site Allocations Engagement workshop North WF



Housekeeping

- 1. We have automatically muted participants during the presentation** This will avoid background noise and feedback. Video on/off is up to you
- 2. If you have a question, please write it in the chat.** We will ask you to unmute so that you can ask it in person. If you would prefer the Chair to read it out, just let us know
- 3. This meeting is being recorded** This is for internal records, not for public broadcast
- 4. Aim of this meeting** To clarify the purpose of the site allocations, give more details on specific allocations, facilitate discussion of Local Plan, answer questions and show you how to make an official response
- 5. This is a meeting to discuss the Local Plan site allocations** not any independent planning applications
- 6. Responses to the Local Plan draft Site Allocations consultation must be submitted through the official channels** While we will, of course, take on board comments made in this meeting, this is a statutory consultation that has to follow a legal process
- 7. Email planning.policy@walthamforest.gov.uk** for further questions and clarifications after the meeting
- 8. Slides from the session will be uploaded to the website walthamforest.gov.uk/LocalPlan**

Agenda

Chair Sarah Parsons, Head of Place and Design

1. Introduction to the Local Plan Strategic Policies & Part 2: Site Allocations

Joe Addo-Yobo, Head of Planning Policy

2. Site Allocations in more detail

Kelvin Bathie, Principal Planning Policy Officer

3. Evidence Base

Sarah Custance (Skyline Study) and Andrew Gibson (Infrastructure Delivery Plan)

4. How to submit your responses

Alex Ross, Planning Policy Officer

5. Questions and discussion

The story so far

What is the new Local Plan?



What is the Local Plan?

- Sets out the borough's planning policy for the next 15 years
- One of the main documents the planning officers, developers, landowners and the community will refer to when considering development and planning applications
- Conforms to the government and GLA policy, including housing targets, as well as the National Planning Policy Framework
- Now has an additional Part 2 draft Site Allocations
- Two simultaneous consultations [link](#)



The story so far



Consultation Report June 2020

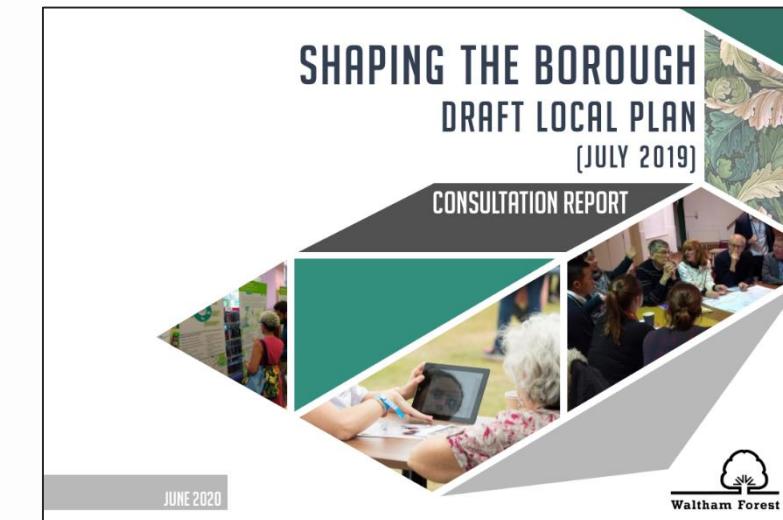
- Officers' responses published in Consultation Report, June 2020
- 730 pages
- More than 2,000 comments, each responded to by an officer

If reading online, click on policy or area in Contents to jump straight to that section

Link:

Or visit
walthamforest.gov.uk/LocalPlan

Example layout



Shaping the Borough - Waltham Forest Draft Local Plan (July 2019) Consultation Report Schedule of Comments and the Council's Response

Chapter 8: Decent Homes for Everyone				
ID	Full Name	Organisation	Comment	Council (Officers) Response
61	Mark Slade		The housing should be... Not in the local area	The Local Plan Chapter 14 Creating High Quality Places sets out detail design policies which aim to ensure that new buildings respect and respond to local character and local distinctiveness.
99	Mrs Beryl Lough		It states that you intend to support high density housing projects. I think before this happens you should look at the small estates you have i.e. Castle Ave Highams Park. I know of two residents in this block who are afraid to complain or leave their homes after dark because of unsociable behaviour from younger tenants. They have had a stabbing and had to request that the blood was cleared as no one done it there is constant late parties fights and youngsters driving around on bike and motor scooters this is what happens in high density housing. Not so many years ago the borough decided to do away with these blocks and build family homes now you have reversed the decision and it doesn't matter what rules go in place for tenants they are never policed or kept. I therefore object to high density housing	Noted. Any taller building will need to be in line with the policies set out in Chapter 14 Creating High Quality Places, in particular Policy 63 Taller Buildings.
101	Carrie Deane		All I can understand from the consultation is more ugly housing that looks like Clarks shoe boxes piled on top of one another. Ensures the new development reflects the area. So Wood Street looks like the inside of a shoe warehouse. What I do find extraordinary is the ability of the council to find architects who have no imagination and no skill in making a flat look attractive.	The Local Plan Chapter 14 Creating High Quality Places sets out detail design policies which aim to ensure that new buildings respect and respond to local character and local distinctiveness.
114	Sally Slade		A focus of building high quality housing for elderly - encouraging them to downsize. This should be integrated with social care. this would save money and free up larger houses. Particularly with council housing.	Agreed, this cross departmental work is already happening. The Planning Department, Housing and Adult Social Services are working together on housing older people and people with learning difficulties.
115	Sally Slade		Housing should be allocated based on need. Older people don't need three-bed houses, they need one-beds near shopping and high streets areas	Agreed, the Planning Department, Housing and Adult Social Services are working together on housing older people and people with learning difficulties.

Changes made to the draft Local Plan

- 1. Clarified the Council's Planning Policy Framework** comprising two development plan documents Local Plan Part 1: Strategic Policies and draft Local Plan Part 2: Site Allocations
- 2. Policies reworded.** Less jargon and clearer for everyone to understand and interpret
- 3. Introduced a new policy ‘Infrastructure Provision for Growth’** setting out how planning decisions on infrastructure provision will be made. This is to address issues raised about infrastructure provision
- 4. More areas of the Borough referenced** eg Walthamstow Village and Higham Hill
- 5. Highams Park Neighbourhood Plan acknowledged** as part of the Council's Local Plan
- 6. Policy on town centre revitalisation / regeneration strengthened** to encourage centres to re-imagine themselves and adapt to change (eg Covid 19)

Contd...

Changes made to the draft Local Plan, contd

7. **Revised policy on taller/tall buildings** for better clarity and interpretation – clarifying appropriate locations and how decisions on building height will be made. [See Policy 57]
8. **Transport policies revised** to promote more active travel, walking, cycling and public transport. Encouraging Car Free development and revision to parking standards.
9. **Archaeological Priority Areas reviewed.** Changes made to area boundaries
10. **Stronger policy protection for Epping Forest Special Area of Conservation (SAC)**
11. **New policy on trees introduced** to encourage new trees, protect and manage their loss
12. **Strengthened Parks and Open Spaces policy** for better clarity and interpretation
13. **Climate change policies refocussed** to address the Climate Emergency

What are the draft Local Plan Part 2 Site Allocations?



What are draft Local Plan Part 2 Site Allocations?

Sets out the sites across the borough where development might happen in the next 15 years

Shows how land could be best used to provide more quality homes and employment space and supporting infrastructure

Also safeguards existing uses eg open space, playing pitches, etc



Key points

1. Sites listed are not necessarily earmarked for development

They are land that has been identified as having the capacity for redevelopment to provide new homes, employment space, retail, social infrastructure etc over the next 15 years

2. Some sites are currently the subject of live planning applications

These are independent of the draft Local Plan Part 2 Site Allocations document and will not necessarily be given planning permission

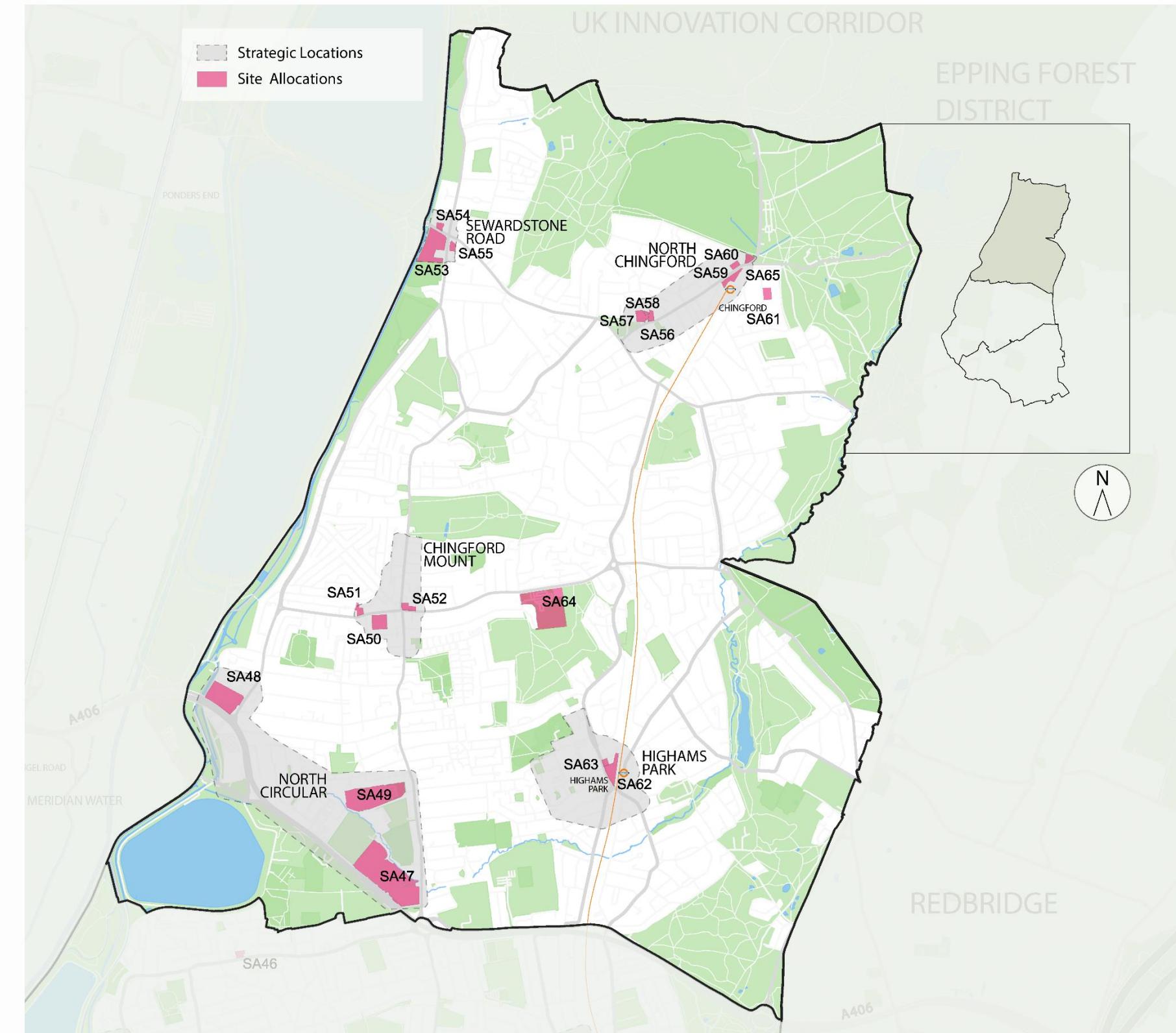
3. If a landowner wanted to redevelop their site they would still need to apply for planning permission

4. No existing uses would be lost

Allocations ask for these to be re-provided. The aim is to add to what's there, not take any facilities away

Strategic Locations North Waltham Forest

- North Circular Corridor
- Chingford Mount
- Sewardstone Road
- North Chingford
- Highams Park



Example How the document works

Highams Park

SA62 - 472-510 Larkshall Road and James Yard



Site Code/ Reference	SA62
Site Address	472-502 Larkshall Road, Highams Park, London E4 9HH and James Yard, 1-7 Wilton Place, Highams Park, London E4 9UA Easting 538543.6897 and Northing 191834.2207
Ward	Hale End and Highams Park Ward
Ownership	Private
Approximate Size of Site (ha)	0.66ha

Existing uses	Mixed commercial and industrial uses - A2 (professional services), A3 (restaurant), B1(a) (offices) and B2 (general industrial)
Relevant Planning History	<ul style="list-style-type: none"> Planning permission granted 28/04/2020 at 472-478 Larkshall Road for creation of 3 additional floors to provide 20 self-contained flats (6x 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. Planning application received 17/06/2019 at James Yard 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. Application undecided. Prior approval granted 11/10/2017 at 480-510 Larkshall Road for change of use from office (Class B1) to residential dwelling (Class C3) (42 units).
PTAL Rating	2-3
Flood Zone	1
Existing Policy Designation / Allocation	<ul style="list-style-type: none"> District Centre Primary Shopping Area
Proposed Allocation	<p>Development will be supported where it provides:</p> <ul style="list-style-type: none"> Minimum of 145 new homes (35% affordable housing) A new station entrance for Highams Park Rail Station Improvements to the public realm including improvements to the crossing on Larkshall Road Re-provision of employment floorspace
Type (Strategic or Key)	Key
Intensification Approach	Strategic

This is NOT the same as the current planning application



Waltham Forest

Example How the document works



- Site boundary
- Pedestrian & cycle connectivity
- Potential for servicing
- Retained / improved public space
- Retained / improved amenity / green space
- Retained / TPO trees
- Potential tree planting & green infrastructure
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key Frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance

This placemaking plan shows one possible approach to redevelopment

Evidence base for draft Local Plan

Part 2 Site Allocations



Evidence bases

Infrastructure Delivery Plan

Skyline Study

Playing Pitches Strategy

Green Belt and Open Land Study

Open Space Strategy

Green and Blue Infrastructure Strategy

Urban Design Supplementary Planning Document

Gypsy and Travellers Study

Growth Capacity Study

Strategic Housing Market Assessment

Employment Land Study

Employment Land Audit

Retail and Town Centres Study

Viability Study

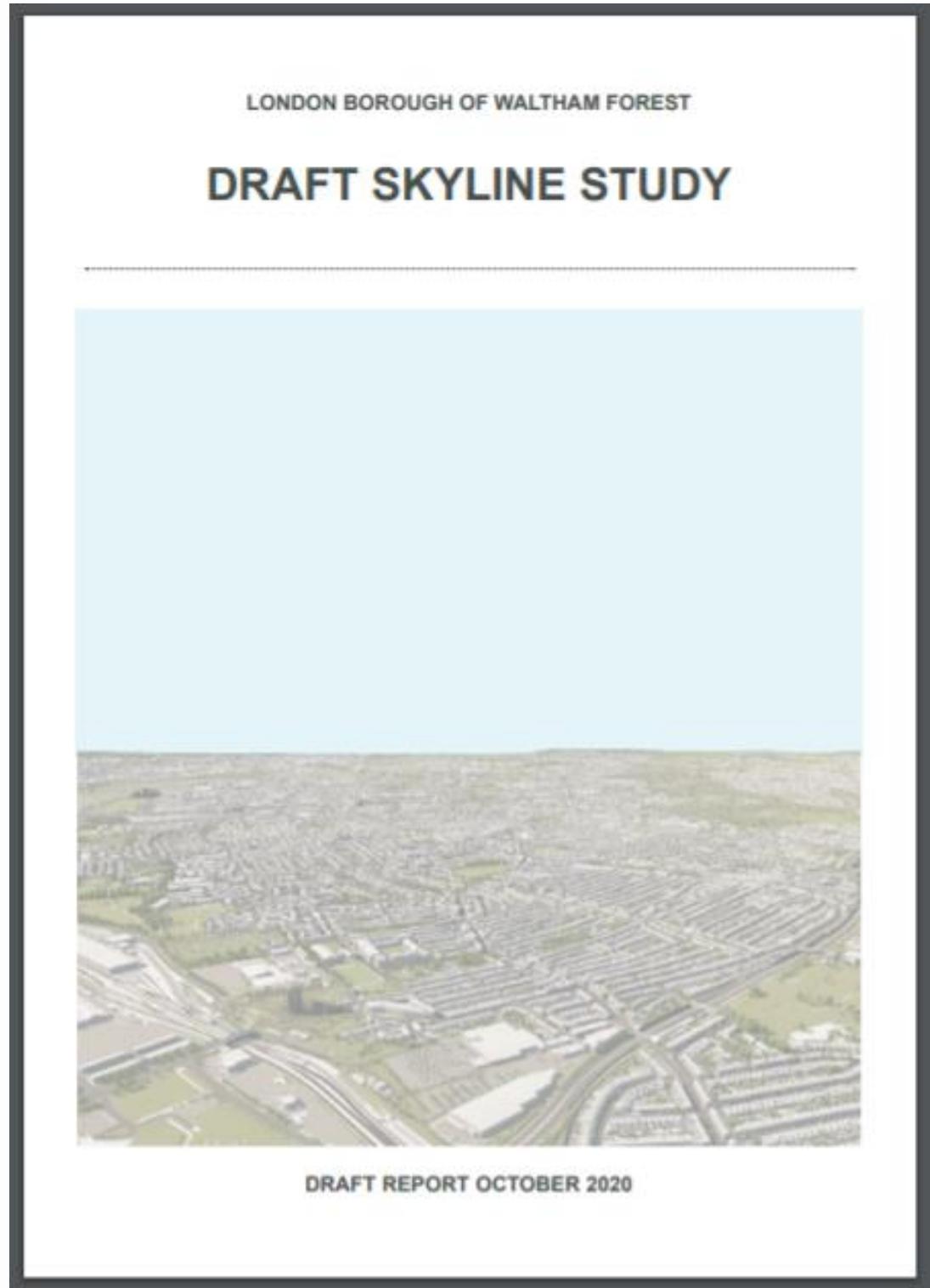
North London Waste Plan sets out plan for waste management for next 15 years across

Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest

Neighbourhood Plans (eg Highams Park)

Draft Skyline Study

- Considers site allocations where ‘tall’ and ‘taller’ buildings could be appropriate and examines opportunities in detail
- Not actual schemes but studies
- Analyses: local character, context, proximity to public transport, public transport accessibility, walking and cycling networks, nearby facilities eg shops, community facilities and social infrastructure
- Sets out site-specific sensitivities including listed buildings, locally listed buildings, residents, open space and conservation areas
- Tests an illustrative scheme on each site and studies the potential impact
- Wireframe diagrams help visualise the impact on the skyline
- Proposes an illustrative approach to appropriate storey height range and location for height



Example of a skyline study Not a proposal!

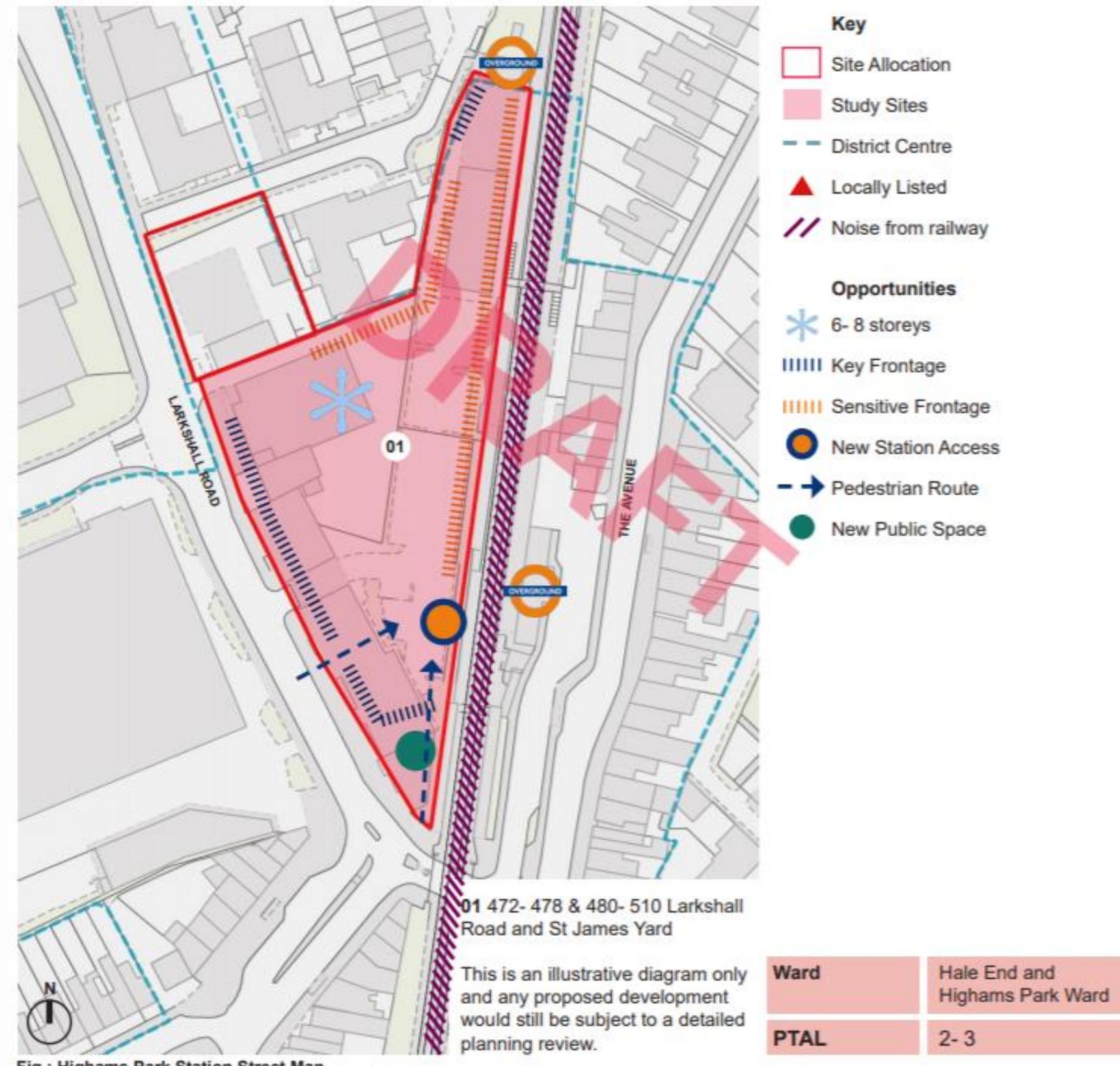


Fig.: Highams Park Station Street Map

Example of a wireframe Not a proposal!

Key Views



Key View 01: Hale End Road looking north west

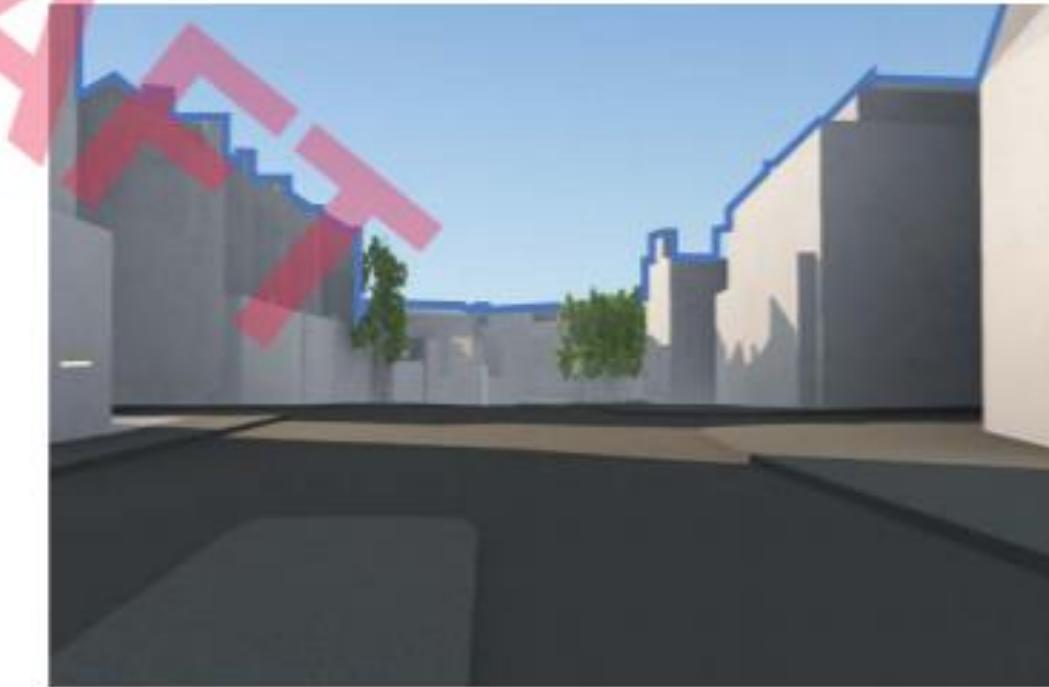
Illustrative Views



Illustrative Key View 01: Hale End Road looking north west



Key View 02: Hale End Road looking north west



Illustrative Key View 02: Hale End Road looking north west

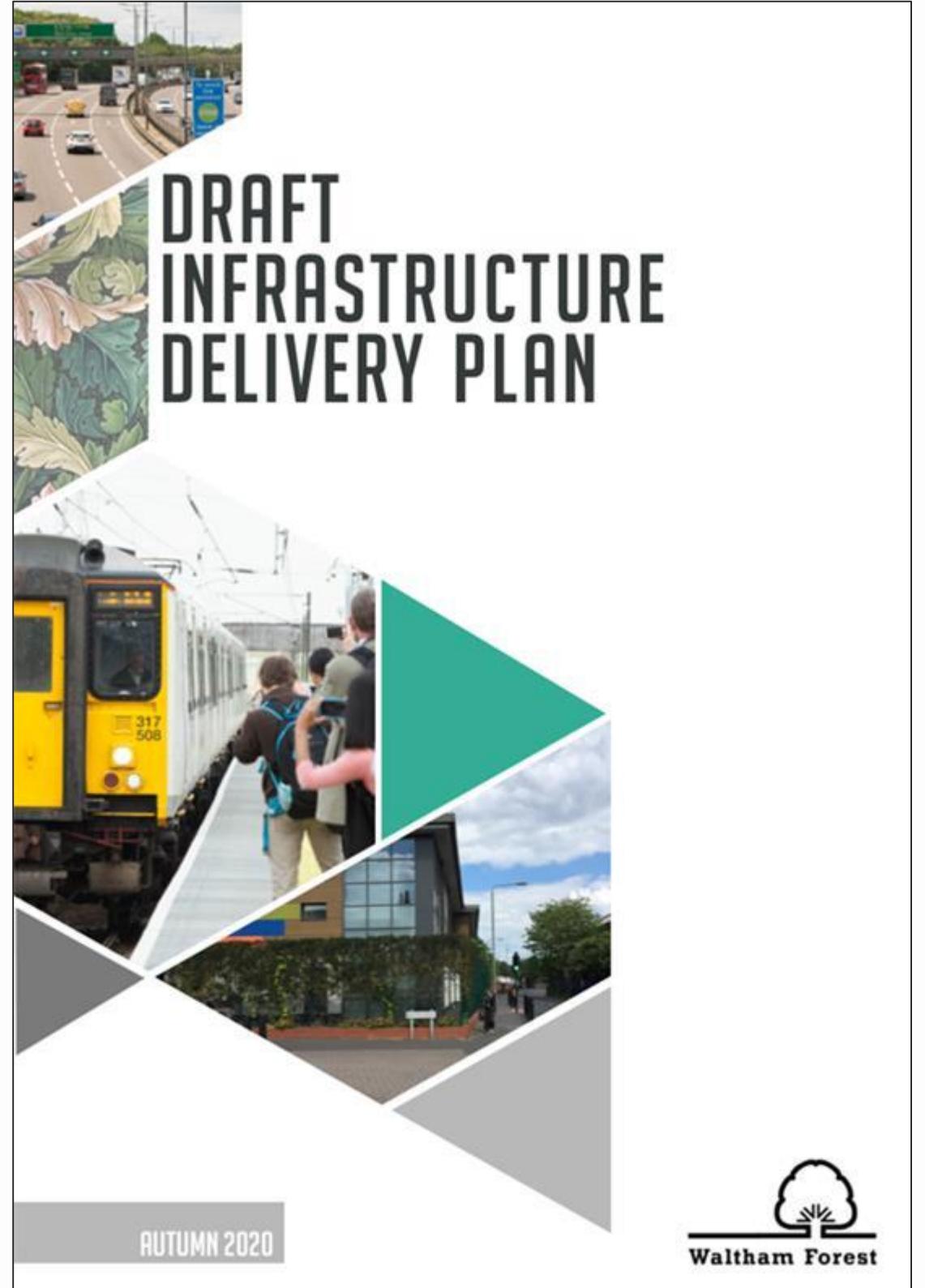
Infrastructure Delivery Plan

Sets out

- What infrastructure is required for the future?
- When will it be required?
- How much is it likely to cost?
- How will it be funded and who is responsible for providing it?
- Are there any identified funding gaps? If so, how are they likely to be overcome?

It covers

- **Physical Infrastructure:** Transport, energy, water, waste, digital communications
- **Social & Community Infrastructure:** Health, education & childcare facilities, sport & leisure facilities, cultural infrastructure, Gypsy & Traveller provision, burial space
- **Green & Blue Infrastructure:** Open space & play, outdoor sports pitches, allotments, rivers & reservoirs, biodiversity, Epping Forest Special Area of Conservation (SAC)



What we'd like you to do



What we'd like you to do LP2 Site Allocations

- 1. Look up sites that are relevant to you** Read the proposed allocation
- 2. Where relevant, refer to the evidence bases for more information** These are on the Local Plan website and the key documents in local libraries
- 3. Tell us what you think** Specify which site you are commenting on. Is the suggested allocation appropriate? If not, why not? What would be better?
- 4. Repeat** You can comment on as many sites as you wish
- 5. Additional comments** For example, are there any additional sites that we should have included?

What we'd like you to do LP1 Strategic Policies

- 1. Respond to LP1 separately from LP2 as this is at a different stage in the consultation**
- 2. LP1 is the ‘Proposed Submission Version’ for independent examination in public**
- 3. Answer set statutory tests of soundness**
- 4. Additional comments**

Where to submit your responses

- Online via the [response forms](#) on walthamforest.gov.uk/LocalPlan
- By email to planning.policy@walthamforest.gov.uk
- By post to: Planning Policy, Waltham Forest Council,
The Magistrates,
1 Farnan Road,
London E17 4JF

Both consultations close at 5pm on Monday 14 December 2020

Further information

- Information and documents online at walthamforest.gov.uk/LocalPlan
- Any questions or clarifications email the planning policy team on planning.policy@walthamforest.gov.uk
- Community Engagement Officer
Jessica Cargill Thompson jessica.cargill-thompson@walthamforest.gov.uk
- Sign up for the Local Plan email newsletter at walthamforest.gov.uk/LocalPlan
- A second online session will be held for North Waltham Forest
on Monday 23 November 2020, 7-8.30pm

Any questions?

walthamforest.gov.uk/LocalPlan



How to submit your responses

- Online via the [response form](#) on walthamforest.gov.uk/LocalPlan

LP2 - Site Allocations

ABOUT THIS CONSULTATION PROPOSAL

More Information
Planning Policy Team
London Borough of Waltham Forest
 020 8496 3000
 planning.policy@walthamforest.gov.uk
 London Borough of Waltham Forest
Town Hall Complex Forest Road
London E17 4JF

Supporting Files
 Draft Skyline Study.pdf

PRIVACY POLICY
If you take part: your name will not be shown, your answers will not be shown, your town/city will not be shown
[GO TO EVENT](#)

This event requires you to first [Login](#) or [Register](#) before providing a response.

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.
When leaving your comments, please say which site you are referring to. You may comment on as many sites as you wish.

SEPTEMBER 2020

1 click through to response form

2 register

Register to take part

Connect using a social profile

Or

I agree to the Terms and Conditions
[Terms and Conditions](#)

We want you to know exactly why we need your registration details. Please state that you have read and agreed to these [Terms and Conditions](#) before you continue

I agree to your Privacy policy and would like to register as a consultee/agent

We want you to know exactly how we use your information - see our [Privacy Policy](#) for further information on how we take care of and process your data.

Username: JessicaCT

First Name: Jessica

Last Name: Cargill Thompson

Password:
Confirm Password:

Email: jessica.cargill-thompson@walthamforest.gov.uk

[REGISTER](#)

Already registered? [Login](#)

How to submit your responses

Welcome to Waltham Forest's Local Plan Consultation Portal

Local Plan consultations can take the form of documents, questionnaires/survey or forums on a given topic. Local Plan consultation events can be filtered by selecting an option from the 'Show Consultations for:' box below.

You can search the entire Consultation Portal using the 'Search' box above. You can also search for comments, consultees and agents by clicking on 'Who Said What?' above.

In some instances, you will be asked to register or log in before being able to participate in a Local Plan consultation event. To register please click on the 'Register' link within the 'Login' section. If you have received a planning consultation letter from us in the last 2 years, it is likely that we have already registered your contact details on our Local Plan consultation database. To activate your account, please contact us by email: planning.policy@walthamforest.gov.uk.

To view the Waltham Forest Local Plan, please visit Planning Services web page at <https://www.walthamforest.gov.uk/service-categories/planning-policy>.

We have a privacy notice which explains how the Planning Policy Team uses personal data when engaging with individuals, resident groups, stakeholders, and organisations in carrying out our statutory duties. This is available to view at: <https://walthamforest.gov.uk/content/planning-policy-privacy-notice>.

We hope you will revisit the site in future and get involved in plan production for your borough. Everyone's view counts and is valuable to us. We will let you know by email when documents are available to view.

Importance Descending

LIVE_DOCUMENT	LP1 - Strategic Policies	0	48 days left
open	26/10/2020 12:01AM	14/12/2020 05:00PM	
LEARN MORE GO TO EVENT			

LIVE_DOCUMENT	LP2 - Site Allocations	0	48 days left
open	26/10/2020 12:01AM	14/12/2020 11:59PM	
LEARN MORE GO TO EVENT			

3 choose LP1 or LP2

For draft LP2 Site Allocations

The screenshot shows the 'LP2 - Site Allocations' section of the consultation. On the left, there's a map of Waltham Forest with several site allocation areas outlined in red. A specific area, 'SA47 - Sainsbury's Car Park and Adjacent Sites', is highlighted with a red box. To the right of the map, there's a sidebar with navigation links like 'ABOUT THIS CONSULTATION' and 'PROPOSAL'. Below the map, there's a large text input field with placeholder text 'Start with adding a comment.' and a red button labeled 'SA47 - Sainsbury's Car Park and Adjacent Sites'.

4 click on area

5 enter your name

This screenshot shows the 'FORMAL SUBMISSION - OPEN' page. It displays a list of comments. The first comment, which relates to site SA47, is highlighted with a red box. The text 'SA47' and 'Sainsbury's Car Park' are clearly visible. Below the comment, there's a text input field for a new comment, a placeholder 'Write comment here', and three buttons at the bottom: 'COMPLETE COMMENT', 'SAVE DRAFT', and 'DISCARD'. There are also two red asterisks on the right side of the page, likely indicating required fields.

6 enter name of site and comment

For LP1 Strategic Policies

LP1 - Strategic Policies

FORMAL SUBMISSION - OPEN

ABOUT THIS CONSULTATION PROPOSAL

More Information

Planning Policy Team
London Borough of Waltham Forest
020 8496 3000
planning.policy@walthamforest.gov.uk
London Borough of Waltham Forest
Town Hall Complex Forest Road
London E17 4JF

Supporting Files

- LP1 HRA Screening.xlsx
- LP1 Policies Map.pdf
- LP1 HRA.pdf
- LP1 SA Appendix E.pdf
- LP1 SA Appendix B Baseline Data.pdf
- LP1 SA Report.pdf
- LP1 SA Report Appendix A.pdf
- LP1 SA Report Appendix C.xls
- LP1 SA Appendix D.pdf

PRIVACY POLICY

If you take part your name will not be shown, your answers will not be shown, your town/city
not be shown

Part 1 of the Local Plan sets out the strategic policies that will shape development in the bor
A draft version was published last year for residents, local businesses and other stakeholders
Following this consultation in July 2019, comments and responses by officers were publishe
Consultation Report.

We took on board comments received and produced a revised version of the document, retit
Policies (LP1). This version of the Plan will be submitted to Government for examination by a
Inspector. We will be carrying out a further technical consultation and any comments will be
Inspector and they will form part of the examination.

Consultation on the Strategic Policies document (LP1) will run from 26 October to Monday 1
stage of the Local Plan preparation process, the Council is required gather comments and se
State for independent examination.

LP1 - Strategic Policies

ABOUT THIS CONSULTATION PROPOSAL

Proposed Submission Local Plan (LP1) - Shaping the Borough

- Translation
- Foreword
- 1 Introduction and Background
- 2 Borough Portrait - Waltham Forest
- 3 Vision and Strategic Objectives
- 4 Waltham Forest's Spatial and Growth Strategy
- 5 South Waltham Forest
- 6 Central Waltham Forest
- 7 North Waltham Forest
- 8 Decent Homes for Everyone
- 9 Building a Resilient and Creative Economy
- 10 Promoting Culture and Creativity
- 11 Distinctive Town Centres and High Streets
- 12 Social and Community Infrastructure
- 13 Promoting Health and Well-being
- 14 Creating High Quality

4 refer to additional docs

5 click on chapter

Publication Stage Representation Form

Guidance

Representation

Contact Details

Representation

To which part of the Local Plan does this representation relate?

Which paragraph does your representation relate to?

Which policy does your representation relate to?

Does your representation relate to a particular layer?

Yes No

Which layer does your representation relate to?

6 click 'representation;
and answer the questions

The sites

North Waltham Forest

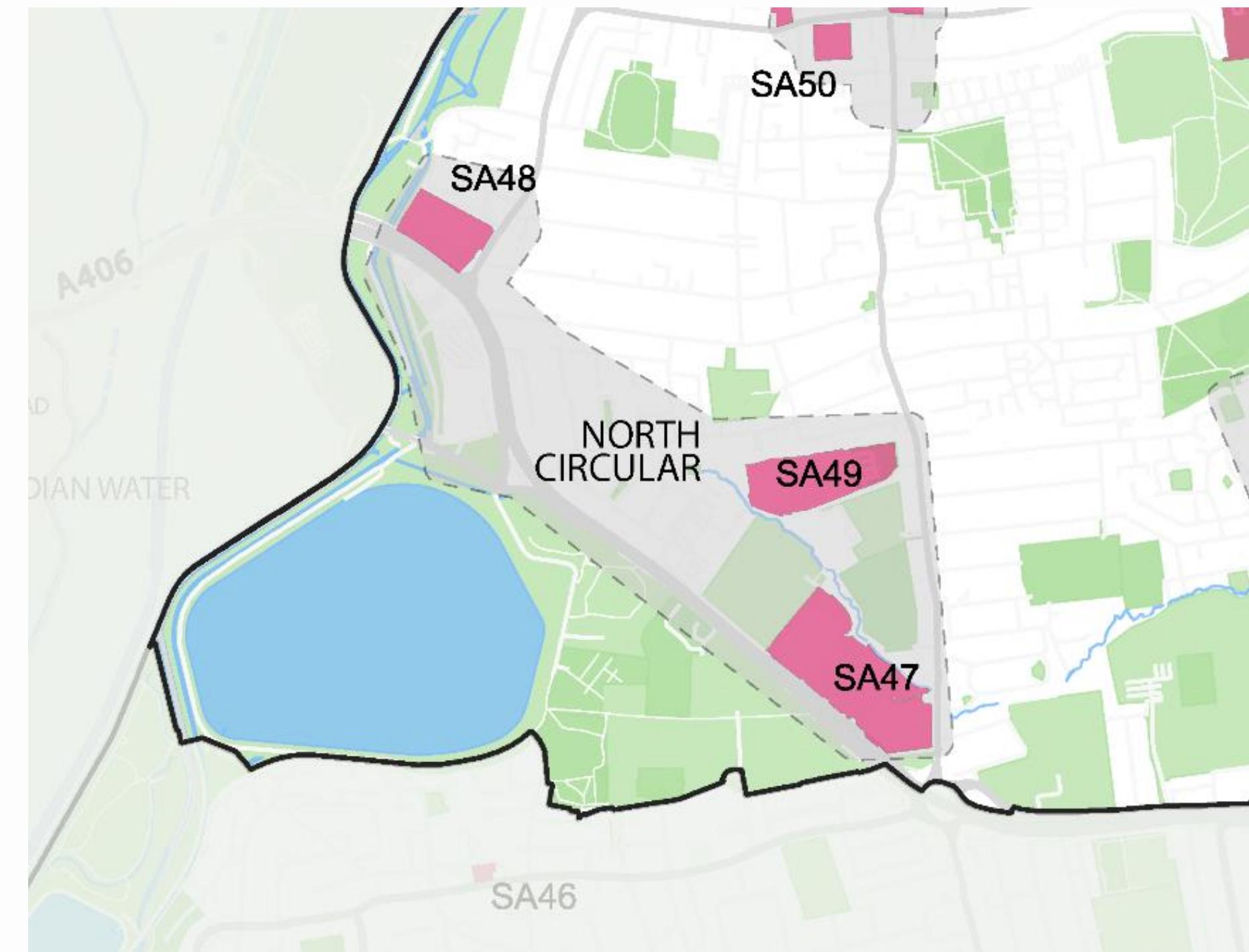


North Circular Corridor

SA47 Sainsbury's car park and adjacent sites

SA48 Cork Tree retail park

SA49 Morrisons supermarket and car park



Chingford Mount

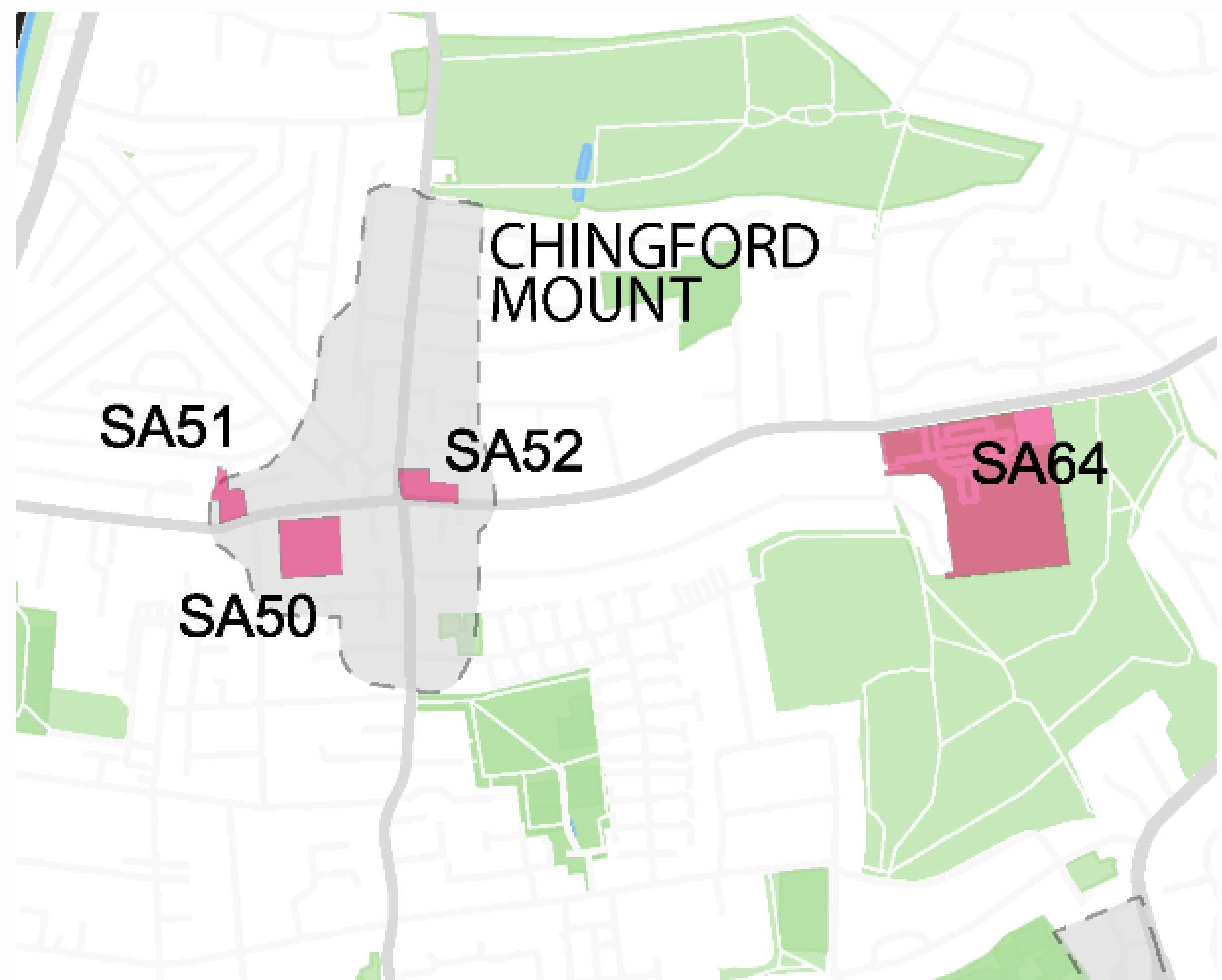
SA50 Sainsbury's Hall Lane

SA51 Former South Chingford Library
(Age UK)

SA52 Albert Corner

Nearby

SA64 Larkswood Leisure Centre,
Nursery, and land to rear

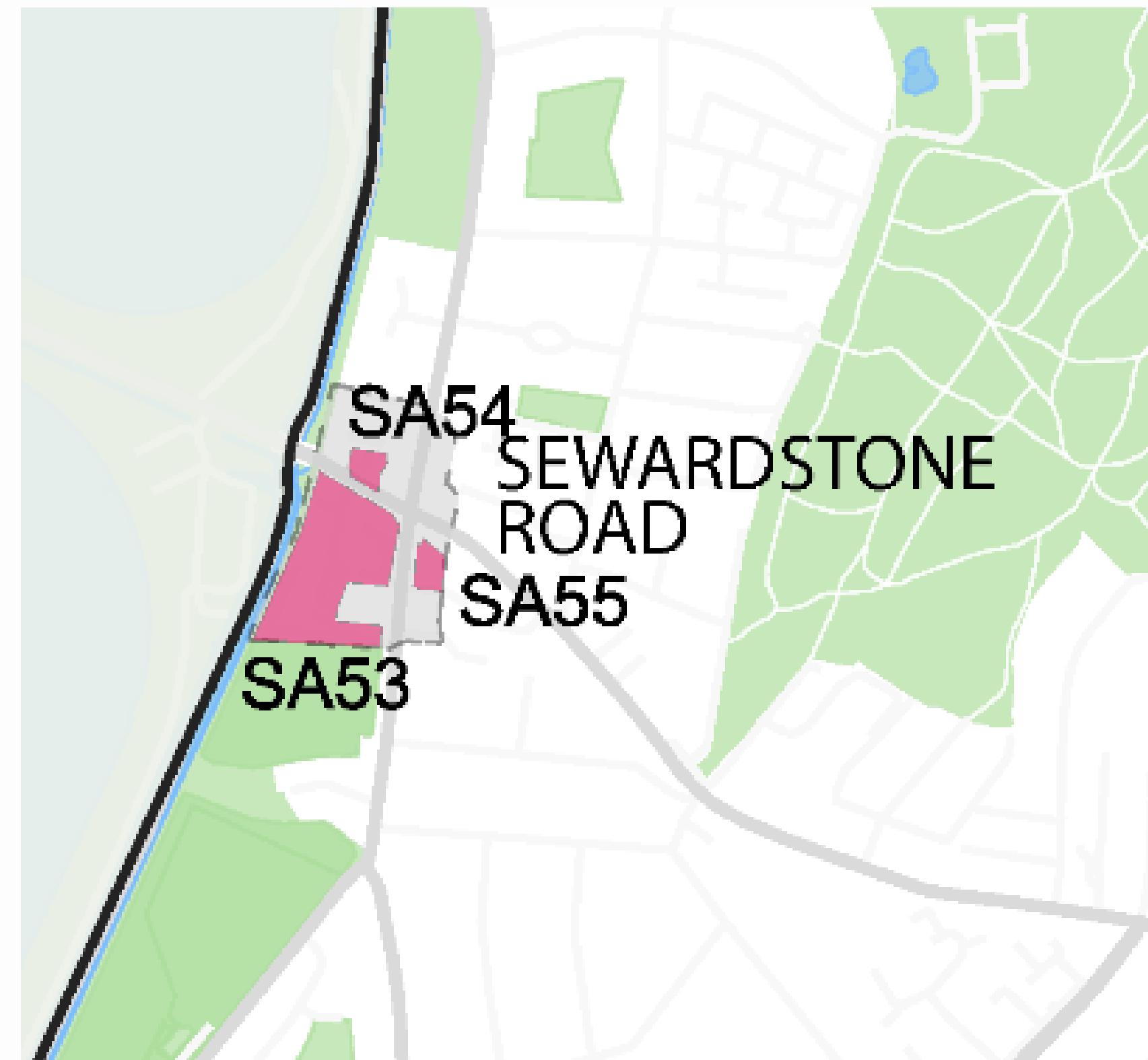


Sewardstone Road

SA53 Motorpoint

SA54 Lea Valley Motor Company

SA55 60-74 Sewardstone Road



North Chingford

SA56 Budgens and Gresham Works

SA57 UKPN Site

SA58 Chingford Library and Assembly Hall

SA59 North City Motors

SA60 Royal Epping Forest Golf Club

SA61 Chingford Station car park and bus terminal

Nearby
SA65 Pear Tree House



Highams Park

SA62 472-510 Larkshall Road and
James Yard

SA63 Shell Garage

