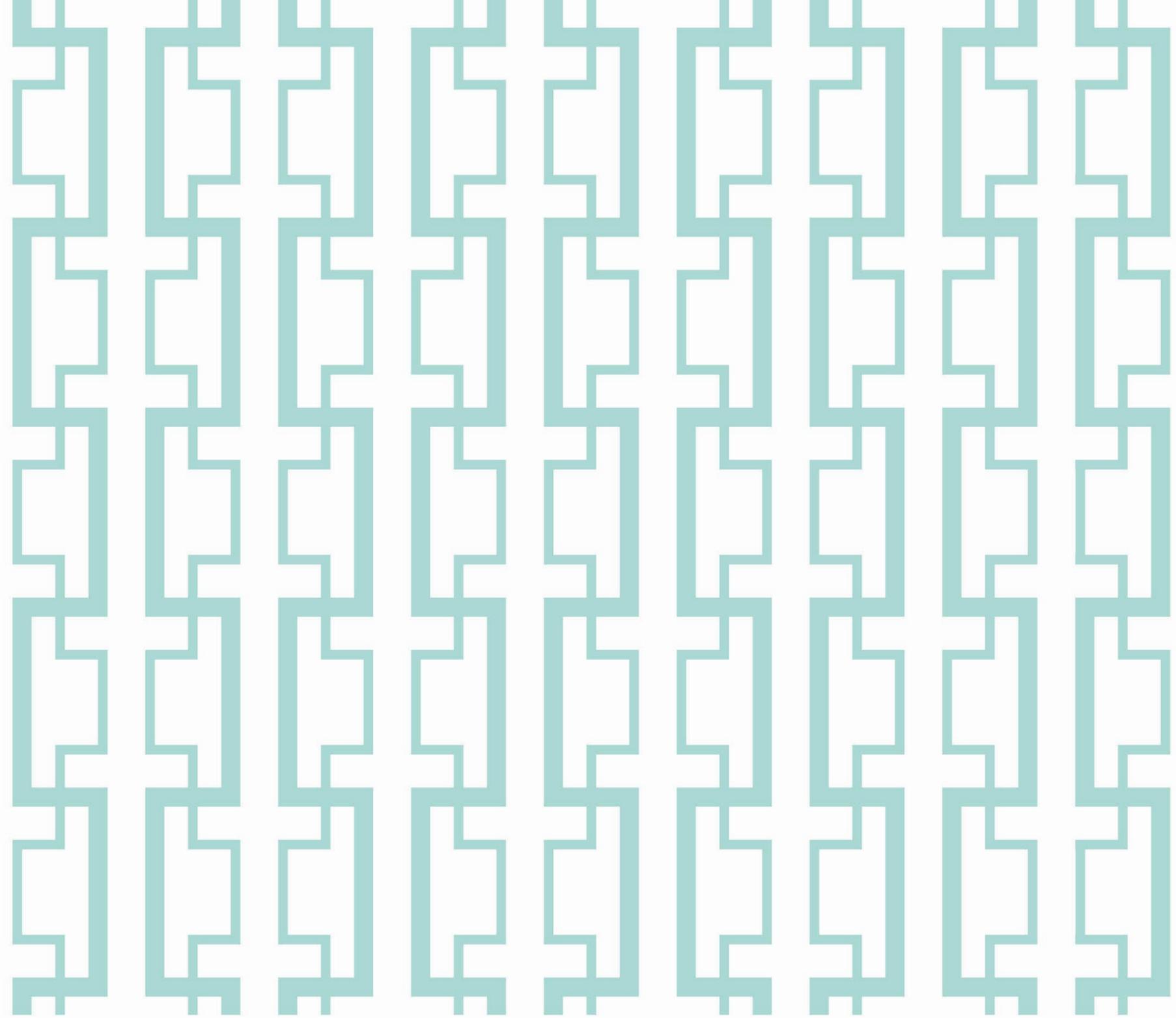


Local Plan
Site Allocations
Engagement
workshop
South WF



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

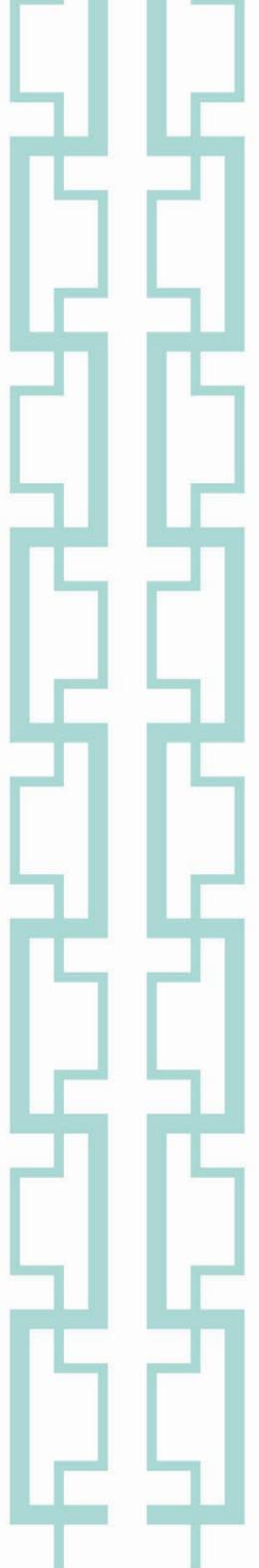
2. Site Allocations in more detail

Kelvin Bathie, Principal Planning Policy Officer

3. Evidence Base

4. How to submit your responses

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



The story so far



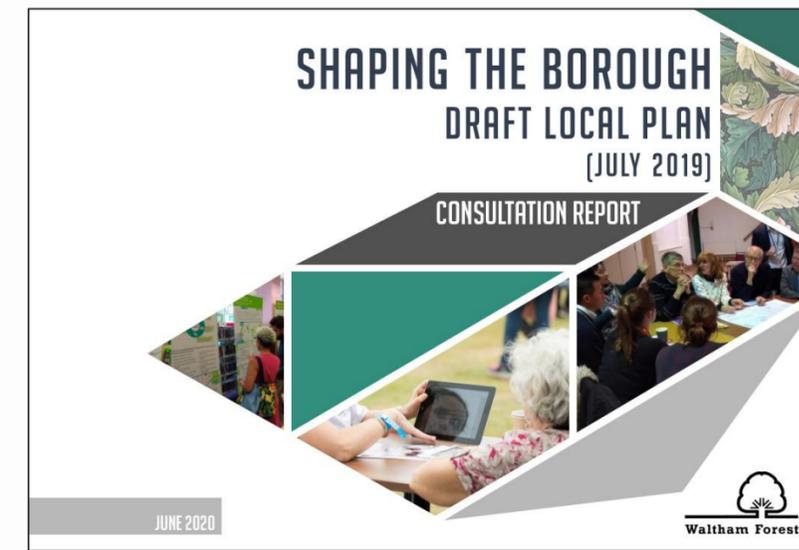
Consultation Report June 2020

- 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



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 sympathetic to 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. 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 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



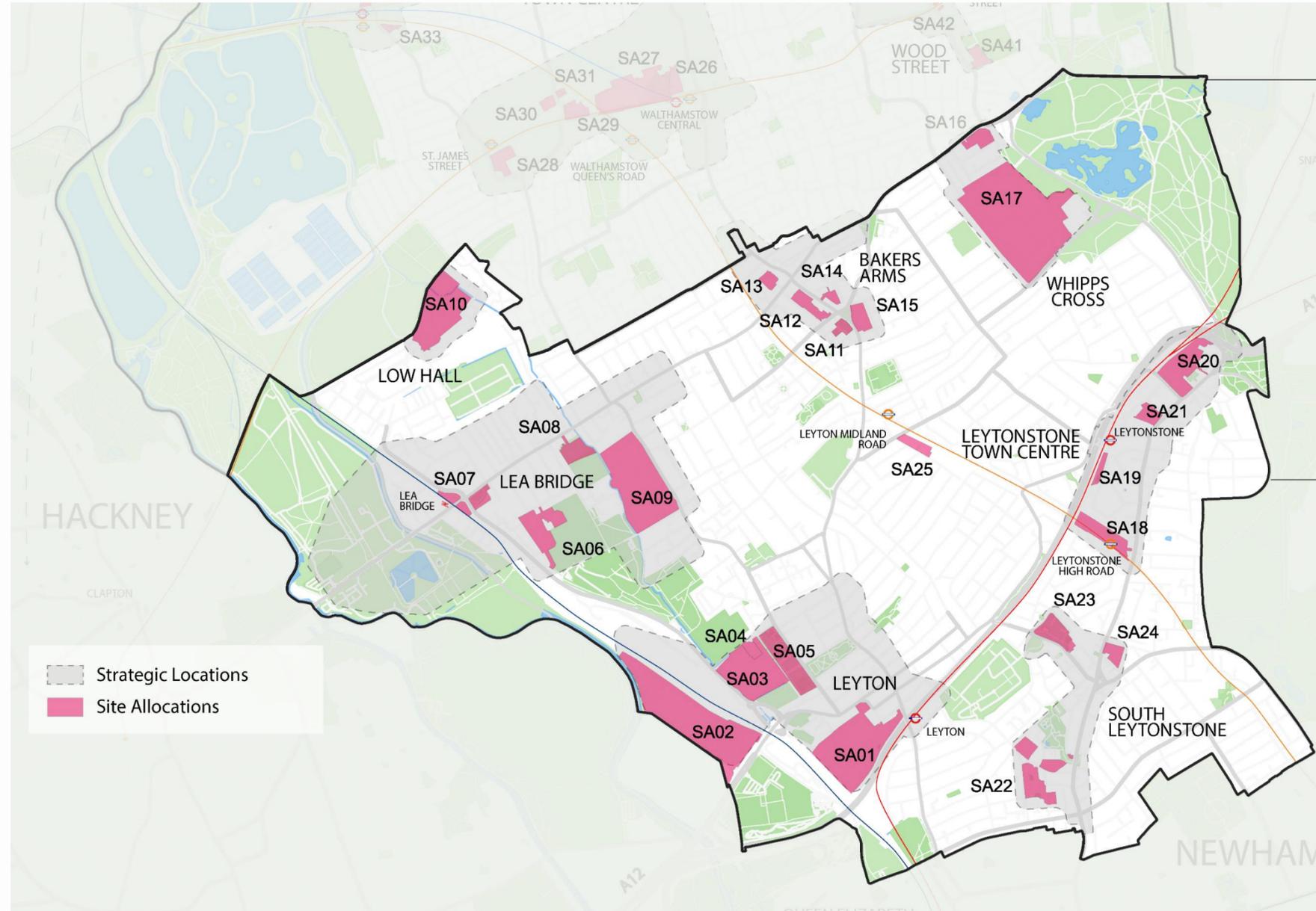
Key points

- 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 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 South Waltham Forest

- Leyton
 - Lea Bridge
 - Low Hall
 - Bakers Arms
 - Whipps Cross
 - Leytonstone Town Centre
 - South Leytonstone
- Other**
- Norlington Road



Example How the document works

SA20 - Tesco, Leytonstone



There is currently **no plan to develop this site**. If a planning application was to be made **in the next 15 years** it would only be supported **if** it met the allocation for that site.

Site Code/ Reference	SA20
Site Address	TESCO, Gainsborough Road, Leytonstone, London E11 1HT and 865-873 High Road Leytonstone, London E11 1HR Eastings 539630.325 and Northings 187734.5375
Ward	Leytonstone Ward
Ownership	Private
Approximate size of site	2.89 ha
Existing uses	A1 (retail) and A3 (restaurant)
Relevant Planning History	No relevant planning history
PTAL Rating	3-5
Flood Zone	1
Existing Policy Designation / Allocation	N/A
Proposed Allocation	Development will be supported where it provides: <ul style="list-style-type: none">• Re-provision of the supermarket• Minimum of 650 new homes (35% affordable housing)• 10800 sqm of non residential floorspace including retail and nursery• New publicly accessible open space• New cycle and pedestrian routes to the High Street
Type (Strategic or Key)	Strategic
Intensification Approach	Transformation

Example How the document works

3.17 Placemaking Plan



- 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

The placemaking plan shows one possible approach to redevelopment.

The sites

South Waltham Forest



Leyton

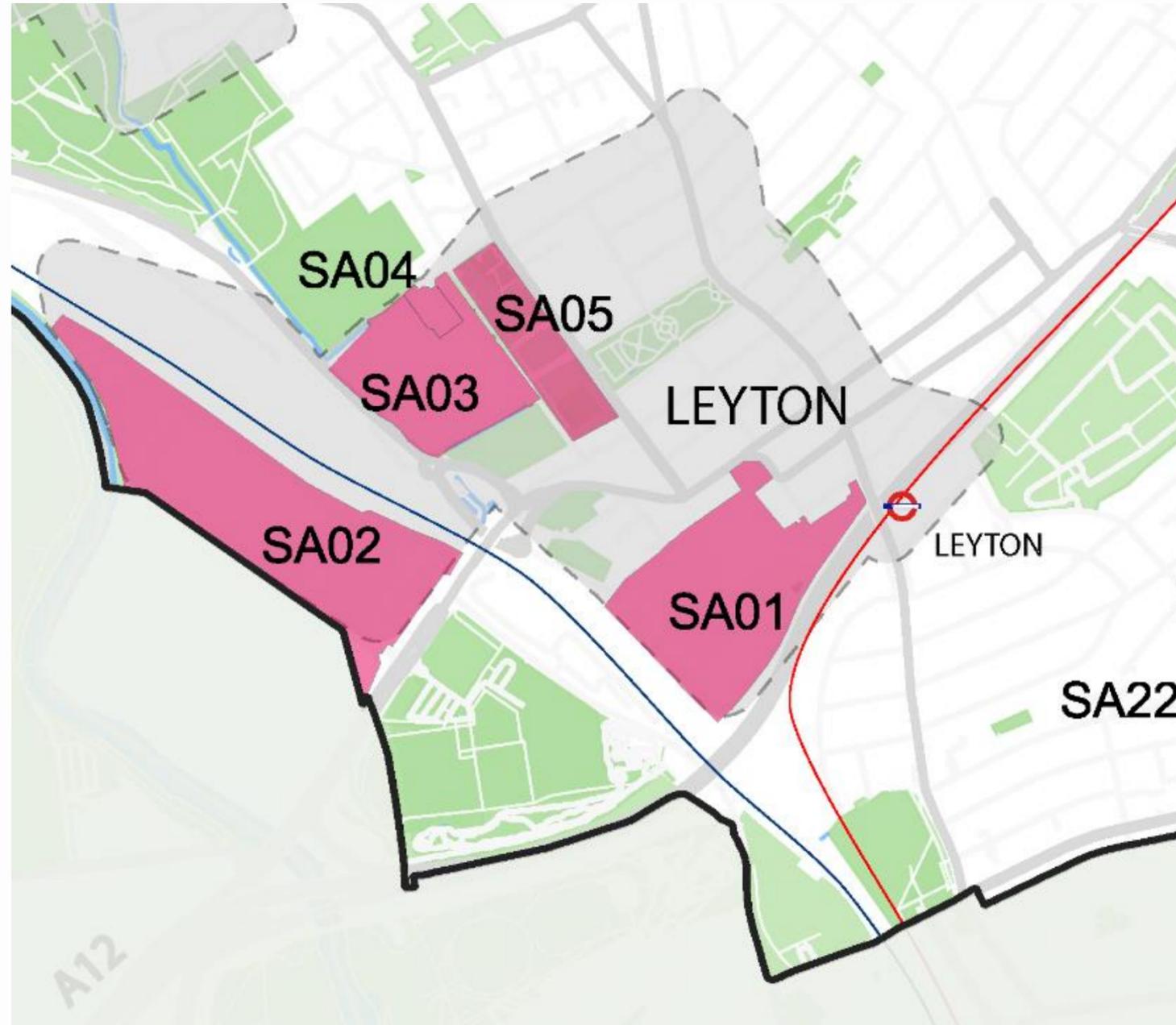
SA01 Leyton Mills Retail Park

SA02 New Spitalfields Market

SA03 Bywaters

SA04 Osier Way

SA05 The Score Centre



Lea Bridge

SA06 Gasholders

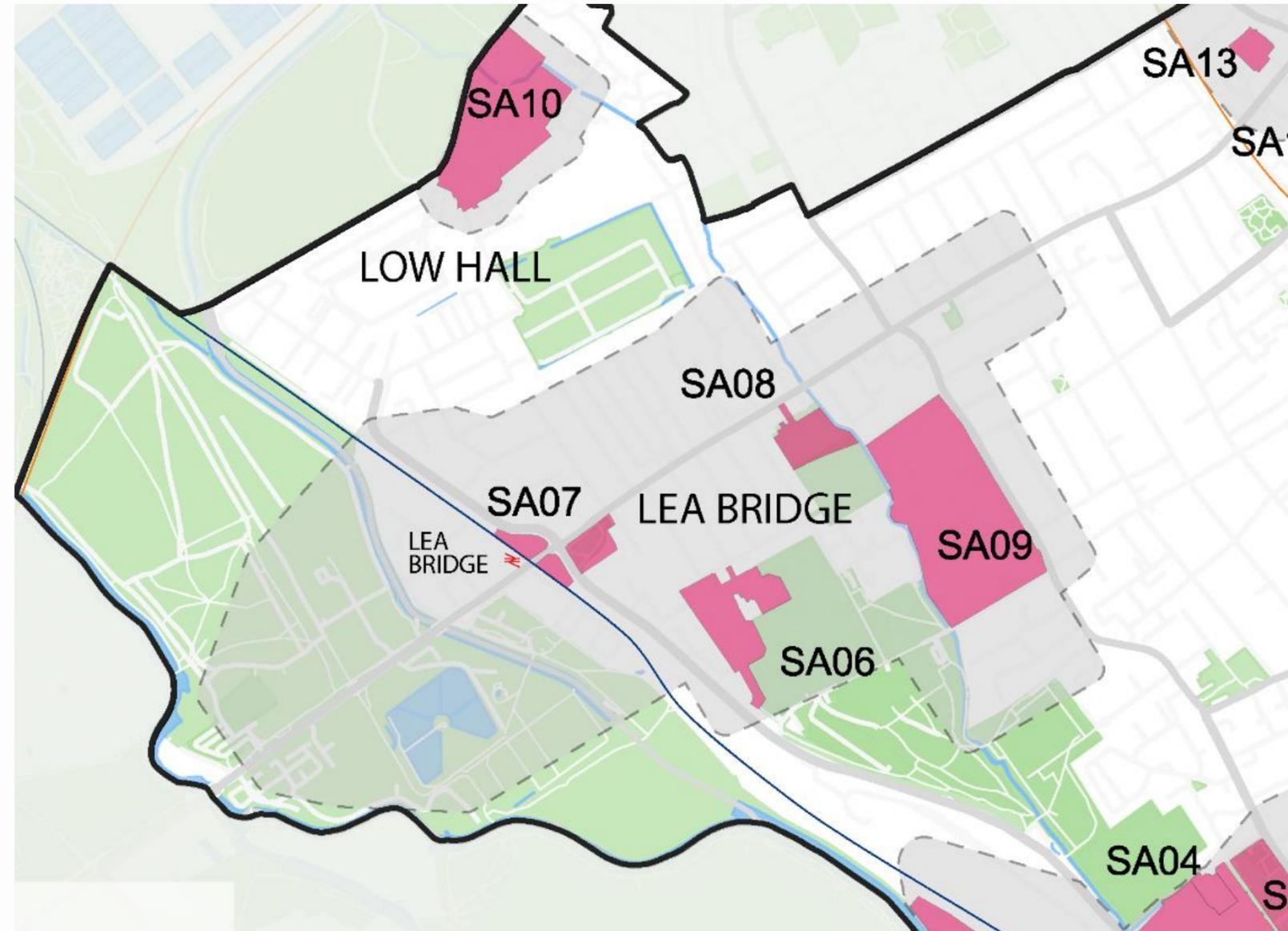
SA07 Lea Bridge Station Sites 1,2
and 3

SA08 Former Leyton FC football
ground

SA09 Estate Way

Low Hall

SA10 Low Hall Depot



Bakers Arms

SA11 Leyton Leisure Lagoon

SA12 Tesco

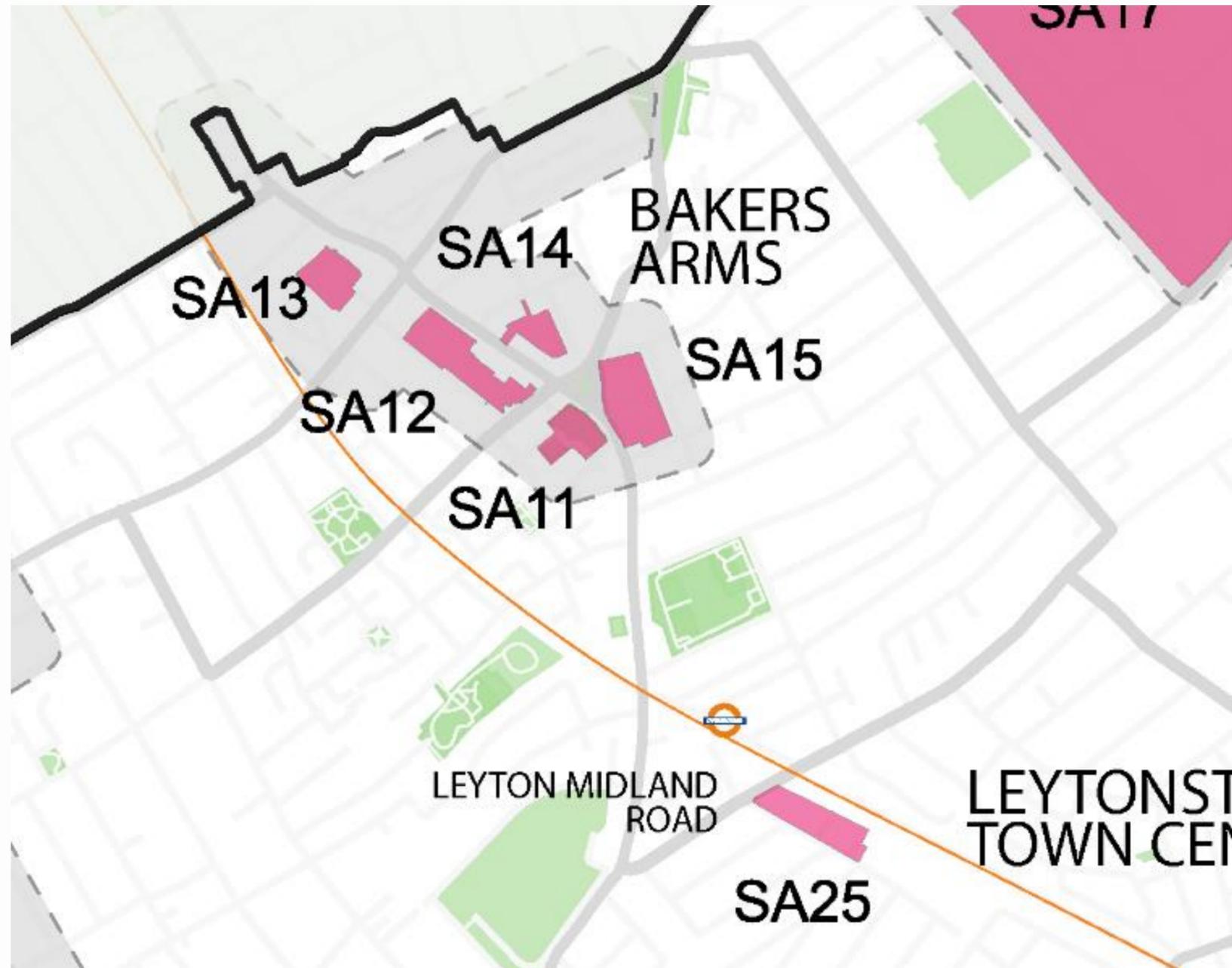
SA13 Stanley Road Car Park

SA14 808 Community Place

SA15 Leyton Bus Depot

Nearby

SA25 Norlington Road

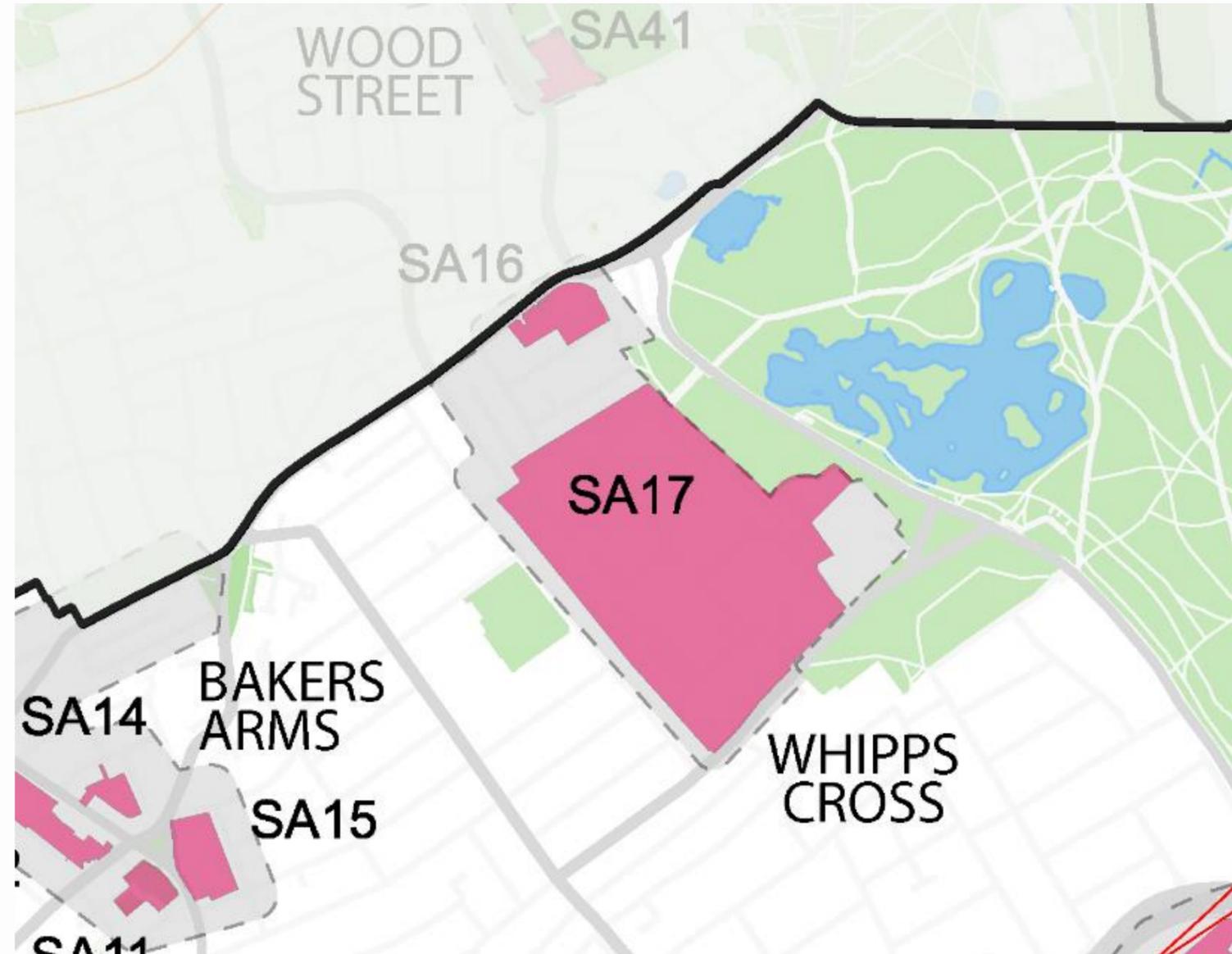


Whipps Cross

SA16 Territorial Army Centre

SA17 Whipps Cross University

Hospital



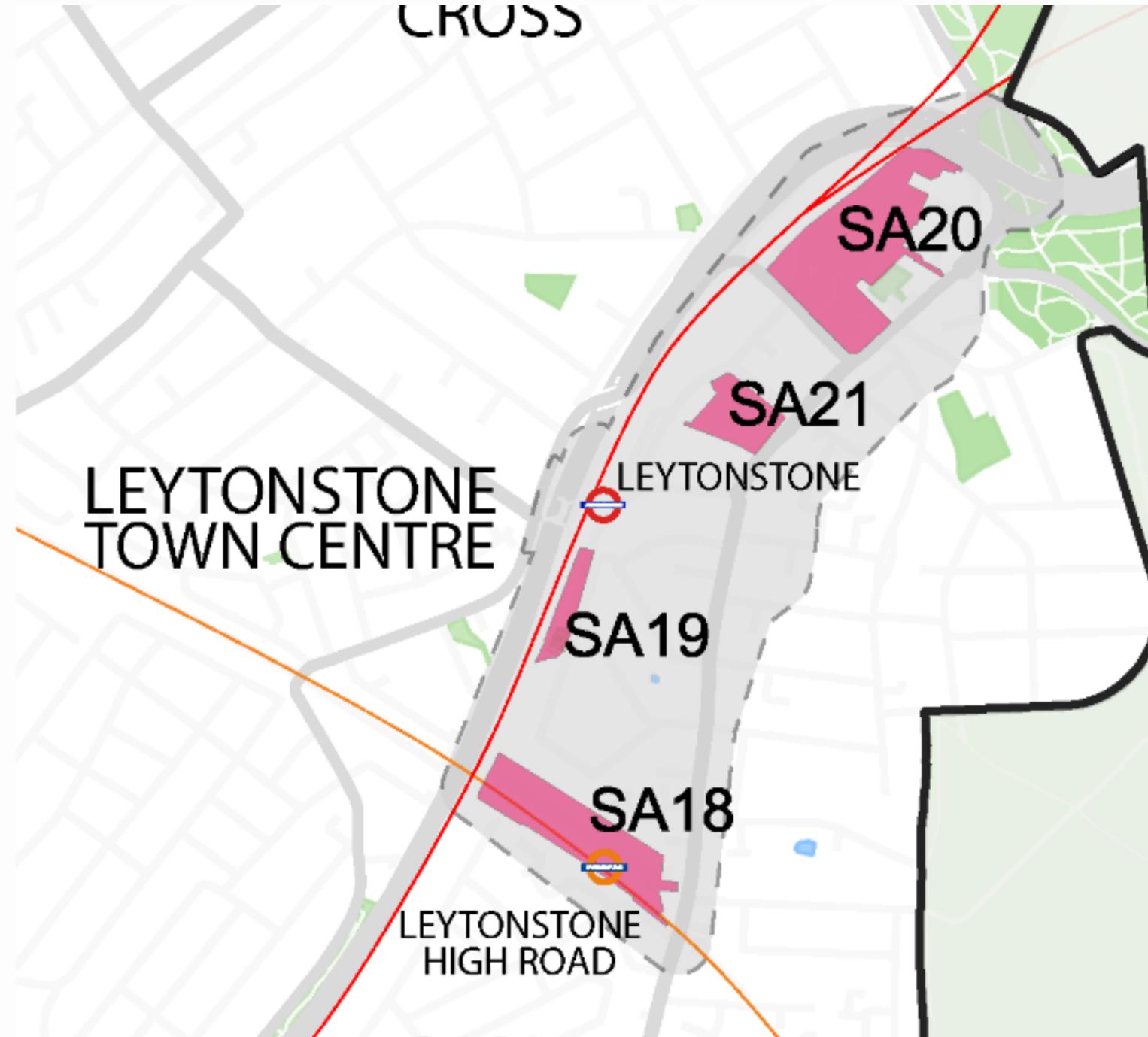
Leytonstone

SA18 Joseph Ray Road

SA19 Church Lane Car Park

SA20 Tesco

SA21 Matalan

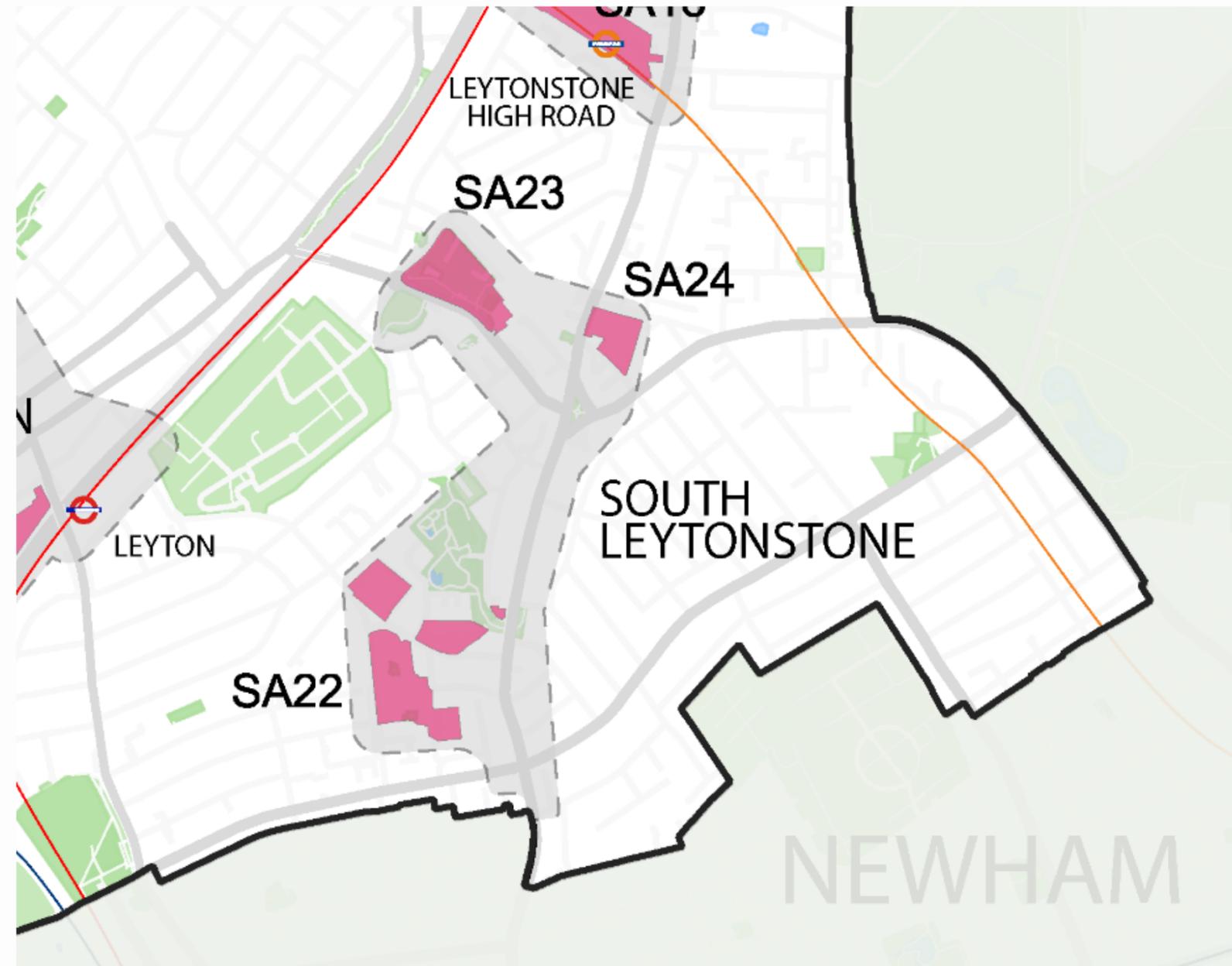


South Leytonstone

SA22 Avenue Road Estate and Thorne Close

SA23 Cathall Leisure Centre, The Epicentre, Jubilee Centre

SA24 B&M



Evidence base for draft Local Plan 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

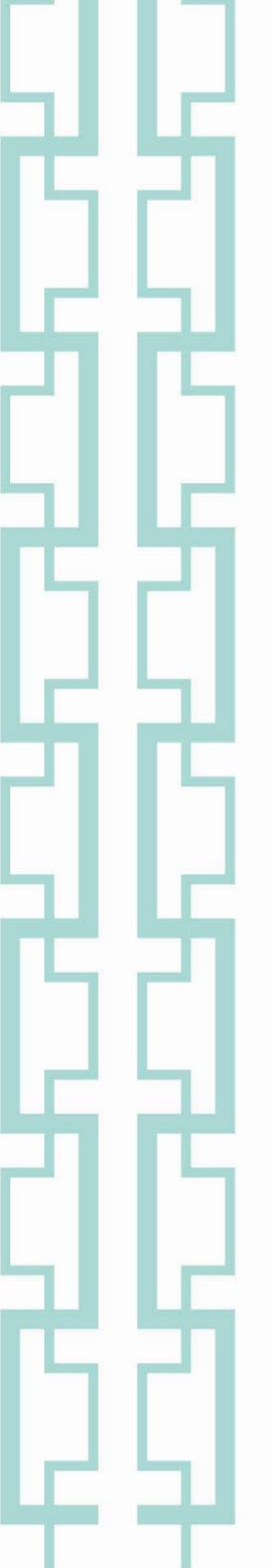
Retail and Town Centres Study

Viability Study

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

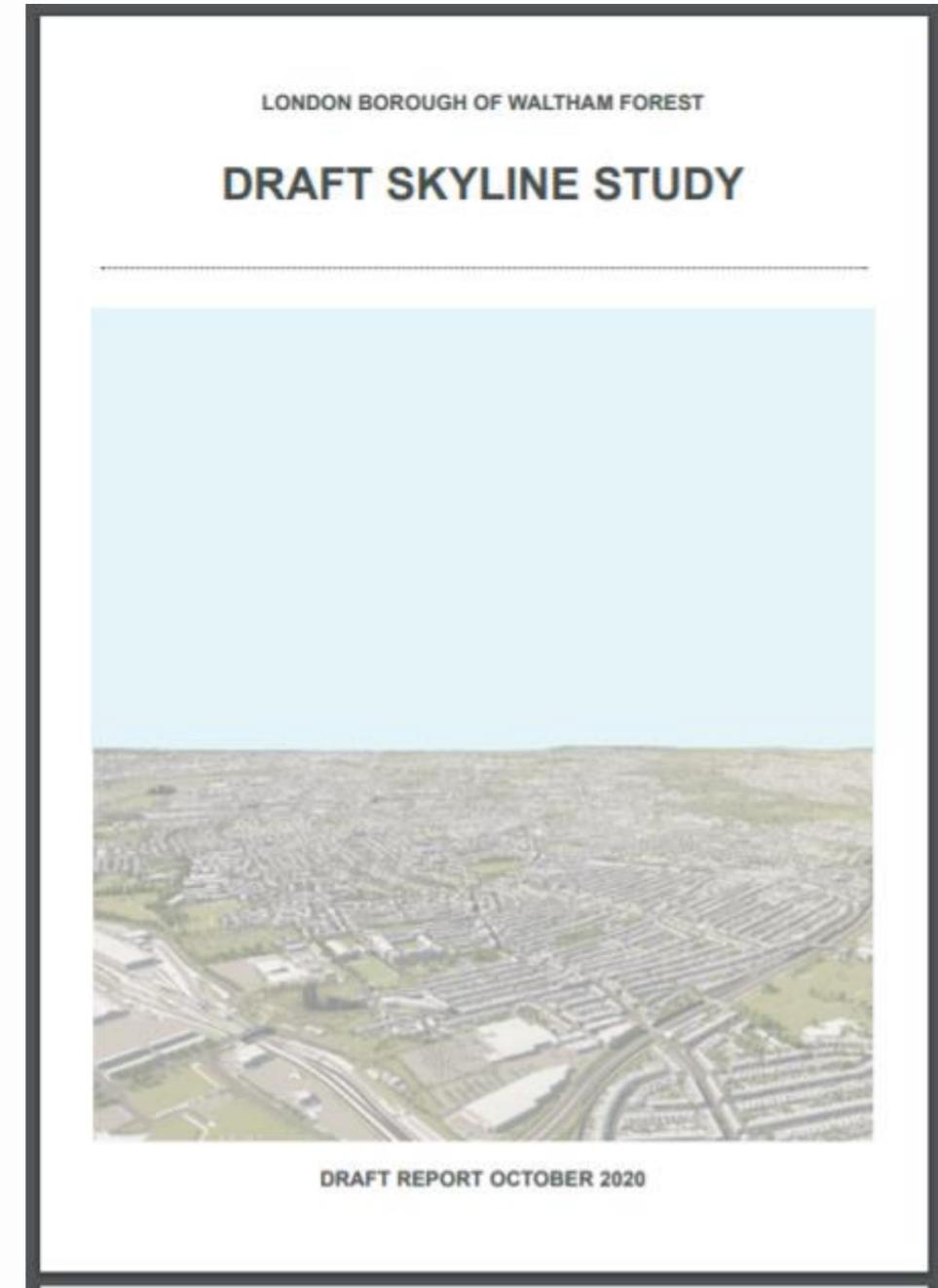
Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest

Neighbourhood Plans (eg Highams Park)

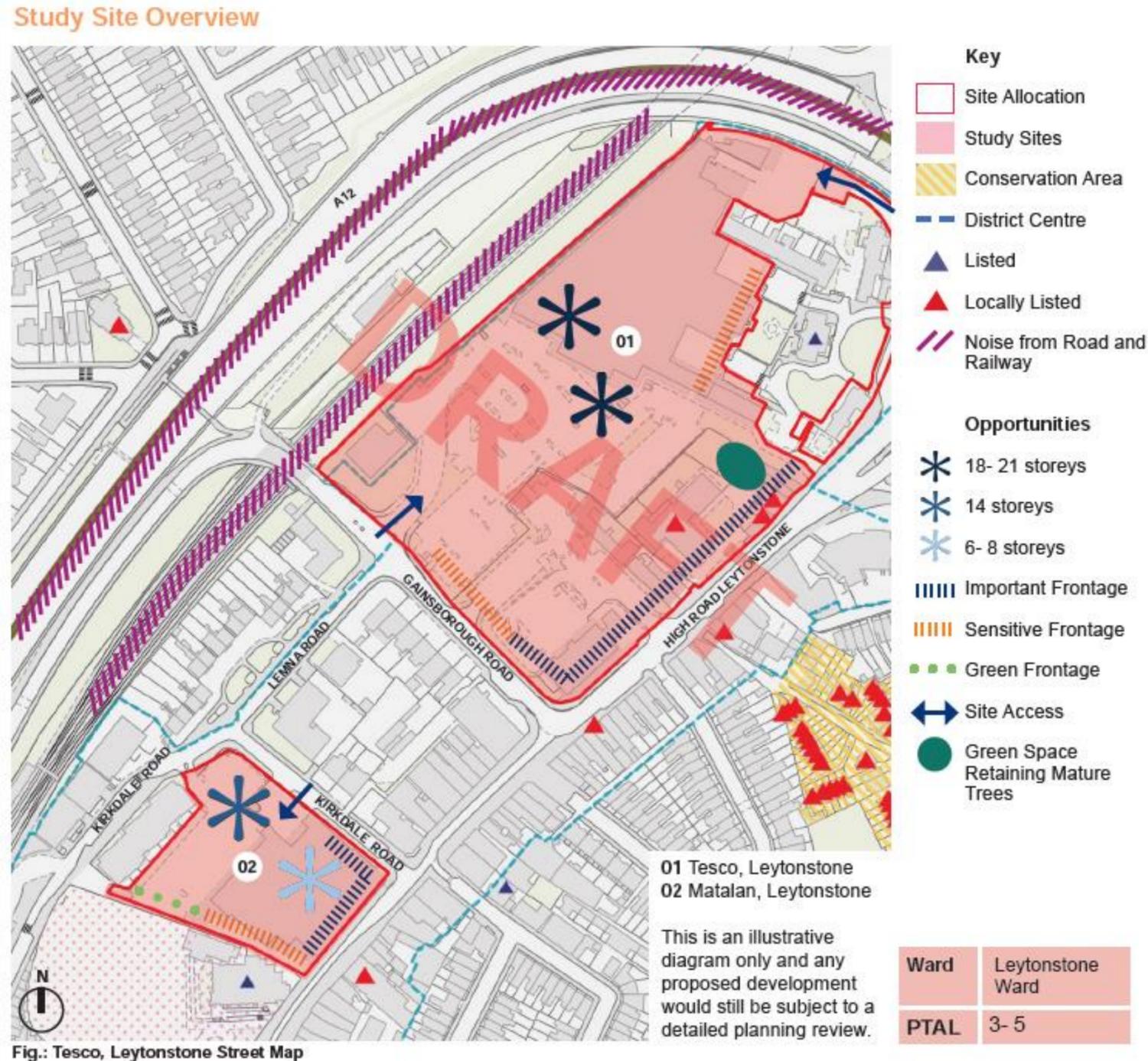


Draft Skyline Study

- 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
- 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
- [Link1](#) [Link 2](#)



Example of a skyline study Not a proposal!



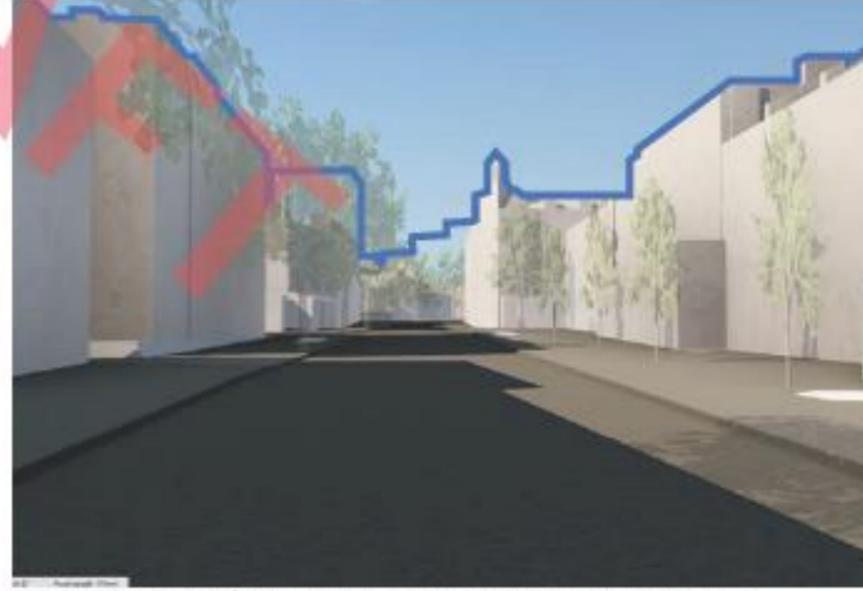
Example of a wireframe Not a proposal!

Key Views



Key View 01: High Road Leyton looking north

Illustrative Views



Illustrative Key View 01: High Road Leyton looking north



Key View 02: High Road Leyton looking north



Illustrative Key View 02: High Road Leyton looking north

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)

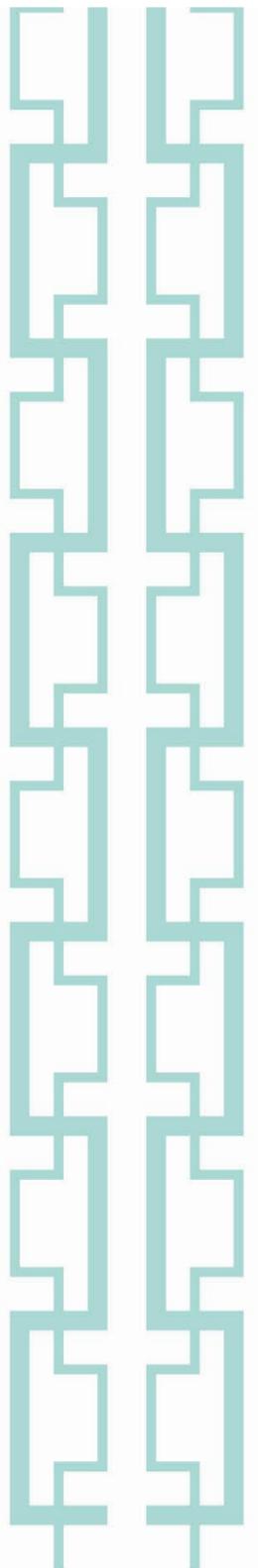


What we'd like you to do



What we'd like you to do 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**



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?



How to submit your responses

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

LP2 - Site Allocations

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 ▲

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.

SHAPING THE BOROUGH
WALTHAM FOREST LOCAL PLAN (LP2)
DRAFT SITE ALLOCATIONS DOCUMENT
(REGULATION 18)

SEPTMBER 2020

Waltham Forest

1 click through to response form

2 register

Register to take part

Connect using a social profile

f t

Or

I agree to the 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 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

open

26/10/2020 12:01AM

48 days left

14/12/2020 05:00PM

LEARN MORE GO TO EVENT

LIVE_DOCUMENT

LP2 - Site Allocations

open

26/10/2020 12:01AM

48 days left

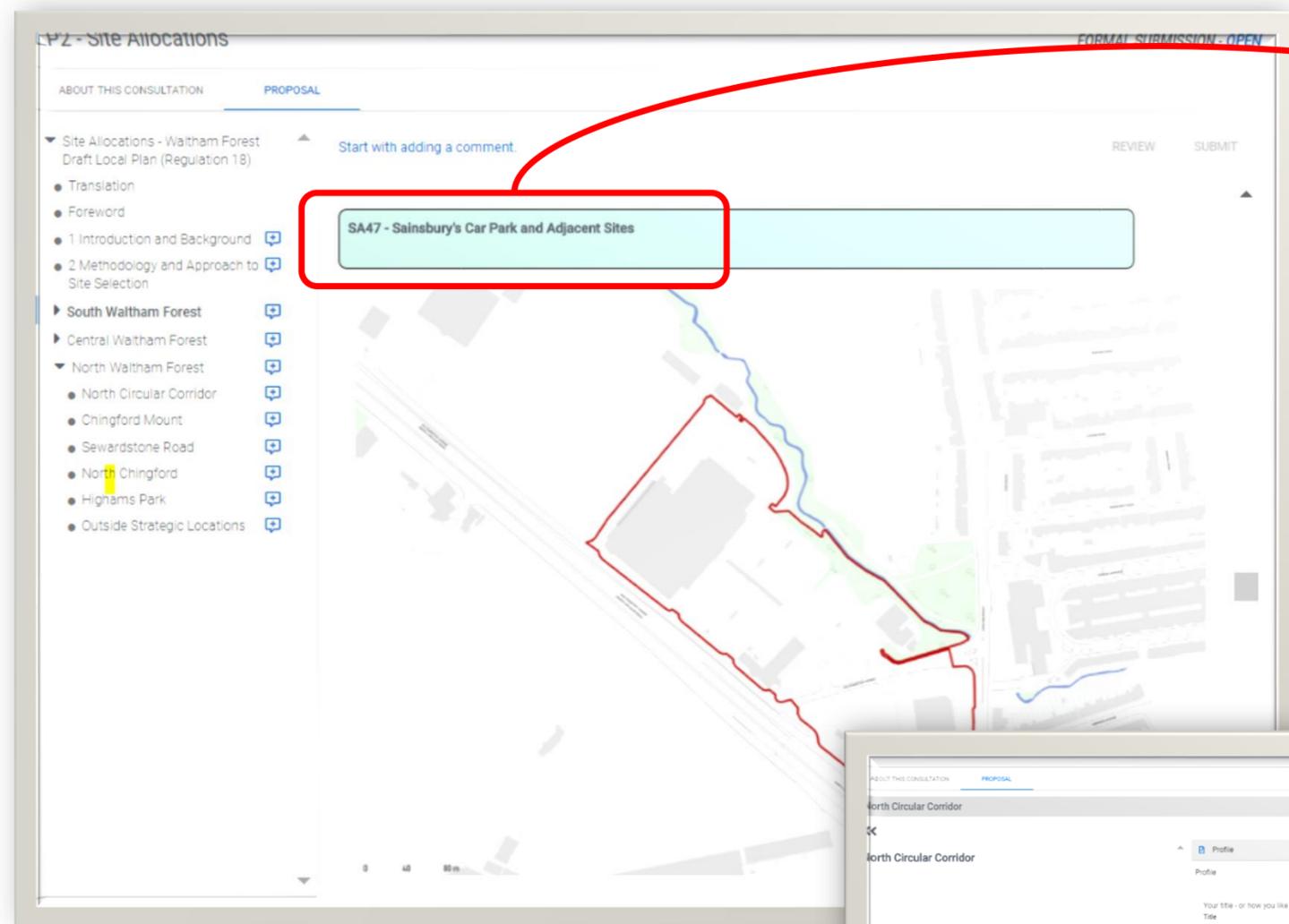
14/12/2020 11:59PM

LEARN MORE GO TO EVENT



3 choose LP1 or LP2

For draft LP2 Site Allocations



4 click on area

001

Which site does your comment relate to? (Please enter in the form SA##) *

SA47

Which site does your comment relate to? *

Sainsbury's Car Park

Please leave your comment in the box below:

Write comment here

COMPLETE COMMENT SAVE DRAFT DISCARD

6 enter name of site and comment

5 enter your name

Profile

Your title - or how you like to be addressed (e.g. Mr, Mrs, Ms, Dr, etc)

Title

This is normally your first name (or the name you prefer to be called by)

Given Name

Jessica

Your last name or surname

Family Name

Cargill Thompson

Address Line 1

Address Line 2

Address Line 3

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

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

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.xism
- LP1 SA Appendix D.pdf

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

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

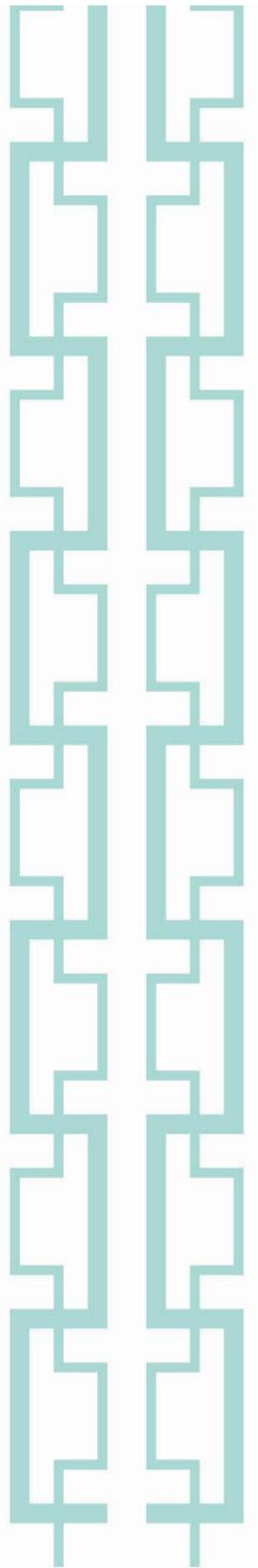
Which layer does your representation relate to?

6 click 'representation;
and answer the questions

Where to submit your responses

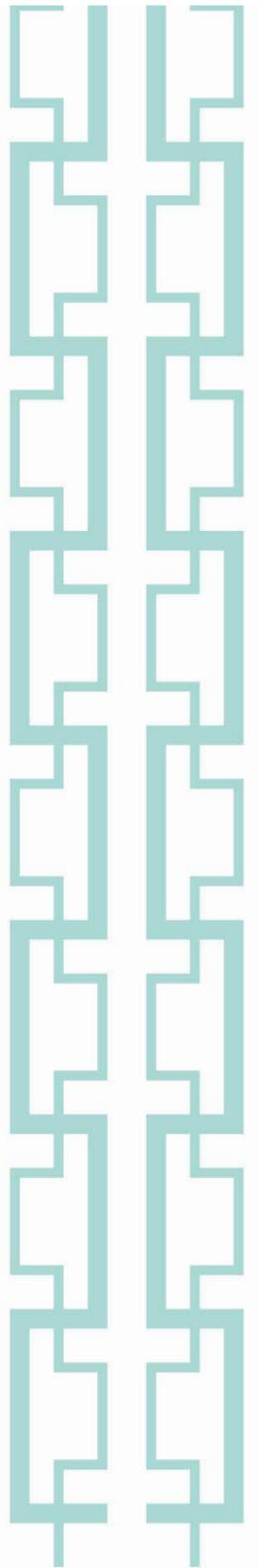
- Online via the [response forms](https://walthamforest.gov.uk/LocalPlan) on walthamforest.gov.uk/LocalPlan
- By email to planning.policy@walthamforest.gov.uk
- By post to: Planning Policy, Waltham Forest Council,
The Magistrates,
1 Farnan Road,
London E17 4JF

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



Any questions?

walthamforest.gov.uk/LocalPlan

