

London Borough of Waltham Forest
Authority Monitoring Report 2020/21

Housing in Waltham Forest



December 2021

INTERPRETING AND TRANSLATION ASSISTANCE

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1. Executive Summary

1.1. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for the preparation of the Authority Monitoring Reports (AMR) by Local Authorities.

1.2. The Council is preparing the AMR as a series of reports based around topic areas. This AMR document covers the topic area of housing: delivery of housing and performance against the borough's housing targets.

1.3. Key Findings

1.3.1. The overall housing completions for the year 2020/21 is 1305 gross new homes. Losses of 20 units brings the net figure to 1285. The proportion of affordable homes delivered was 18%, bringing the overall percentage for the plan period to 33%.

1.3.2. The proportion of development which is completed on small sites each year has an influence on the total affordable housing percentage. The total affordable percentage in major developments is 44% across the plan period and 23% in 2020/21. The in-year figure is also potentially skewed by schemes which complete across multiple years.

1.3.3. In the year 2020/21, 40% of all affordable housing units delivered have been either Social Rent or Affordable Rent, 45% are Discount Market Rent, and 15% other Intermediate products. Over the whole plan period, 54% of Affordable Housing provision has been either Social Rent or Affordable Rent, with 46% being Intermediate.

1.3.4. Most of the housing supply over the plan period has been from 1 and 2 bed units. 86% of the units delivered in 2020/21 and 66% of all units delivered within the plan period are either 1 or 2 bed units.

1.4. Looking Forward

1.4.1. The current pipeline of new homes to be delivered – defined as those that have either already started construction or benefit from planning permission or resolution to grant, as of 22nd December 2021, - is 8668 new homes. Of these, 45%, or 3887 new homes, will be Affordable, with a split of 60% Affordable Rent and Social Rent and 40% Intermediate. Of these Affordable Homes, 1031 (or 27% of all Affordable Homes) will be for social rent.

2. Introduction

- 2.1. The Authority Monitoring Report (AMR) assesses the performance and effectiveness of the policies in the Waltham Forest Local Plan.
- 2.2. The requirement for a local authority to produce an Authority Monitoring Report is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan, and the extent to which the planning policies set out in the Local Plan documents are being successful in achieving their aims.
- 2.3. The AMR will be prepared in a series of reports based around topic areas. In line with regulations, the relevant data will be published as soon as possible following production.
- 2.4. This AMR document covers the topic area of housing: delivery of housing and performance against the borough's housing target.
- 2.5. The reporting year for this AMR is the financial year 2020-21, and where relevant data will be provided for all years following the adoption of the Local Plan in March 2012.
- 2.6. The Council's Local Plan comprises the Core Strategy (adopted 2012), Development Management Policies Document (adopted 2013), Walthamstow Town Centre Area Action Plan (adopted 2014), Blackhorse Lane Area Action Plan (adopted 2015). These, along with Supplementary Planning Documents (SPDs) on Affordable Housing & Viability, Planning Obligations, and area based SPDs relating to South Grove/ St James Street, and Norlington Road Industrial Site, seek to make full use of Waltham Forest's capacity for housing for a range of needs and providing quality development in the right places.
- 2.7. There is also an emerging two-part Local Plan with the first, Local Plan 1 currently at examination and the Site Allocation Plan, Local Plan 2 at the Regulation 19 consultation stage. Also, currently out for consultation are draft Chingford Mount Framework and Leytonstone Town Centre Framework SPDs.
- 2.8. This AMR has been prepared with reference to updated Planning Practice Guidance, and the revised National Planning Policy Framework (July 2021).

3. Monitoring Indicators

- 3.1. The Waltham Forest Core Strategy (2012) sets out a series of monitoring indicators and specific targets in Appendix 3.¹
- 3.2. This AMR reports on a selection of indicators outlined in the Core Strategy. This report is on Housing Delivery, there will be subsequent reports on indicators on other aspects of the plan.

Table 1: Key Targets relating to housing

Monitoring Indicators	Target
Housing Delivery	
H1 – Plan period and housing target	-
H2(a) – Net additional dwellings in previous 5 years	Meet the minimum target of additional homes set by the London Plan
H2(b) – Net additional dwellings for the reporting year – including net gain of housing including empty properties returned to use and non-self-contained units	Meet the minimum target of additional homes set by the London Plan
H5: Gross affordable housing completions	Provide 50% of new housing to be affordable
L9 (i) and (ii) – Affordable housing by type and tenure	Provide affordable housing at a split of 60% social rented/affordable rented and 40% intermediate affordable housing
L10 – Housing development by unit type	50% of new homes to be 3 bed or larger
LP8 – Loss and gain of Houses in Multiple Occupation (HMOs)	-

¹ London Borough of Waltham Forest, 2012, Core Strategy, p.197, (Available at: <http://static.walthamforest.gov.uk/sp/documents/adopted-core-strategy.pdf>)

4. Housing Delivery

4.1. Plan Period and Housing Targets

Table 2: Monitoring Headlines

Monitoring Indicator:	H1: Plan period and housing targets
Relevant Policies:	CS2(A), DM2, WTC2, BHL2

4.1.1. The Core Strategy (2012) was prepared with reference to the 2011 London Plan, which set an initial ten-year target of 7,600, equating to an annual target of 760 homes between 2011 and 2021. This was extrapolated in the Core Strategy to 2026.

4.1.2. Another housing target of 862 new homes per year was set for Waltham Forest in 2015 when further alterations to the London Plan were adopted. The new London Plan 2021 sets a 10-year targets for net housing completions (2019/20 -2028/29) for Waltham Forest at 12,640 which divides to 1,264 units per year.

Table 3: Housing delivery target from 2012-2021

Financial Year	Housing Delivery Target
2012-13	760
2013-14	760
2014-15	760
2015-16	862
2016-17	862
2017-18	862
2018-19	862
2019-20	862
2020-21	1264

4.2. Total Net Housing Delivery

Table 4: Monitoring Headlines

Monitoring Indicator:	H2(a): Net additional dwellings - in previous 5 years; H2(b)* (NI154) Net additional dwellings for the reporting year - Including net gain of housing including empty properties returned to use and non self contained units.
Target:	Meet the minimum target of additional homes set by the London Plan
Target met (2018/19):	Yes
Relevant Policies:	CS2(A), DM2

4.2.1. Waltham Forest has seen a significant increase in the level of housing delivery over the plan period, from around 500 units per year in 2012-13 and 2013-14, to almost double that rate in the last few years.

4.2.2. For five out of the last six years, Waltham Forest has achieved the target set by the Mayor of London.

4.2.3. In 2020-21, 1305 units of self-contained residential accommodation were delivered. A loss of 20 unit brings the net total to 1285.

Figure 1: Total Net Housing Delivery 2012-2021

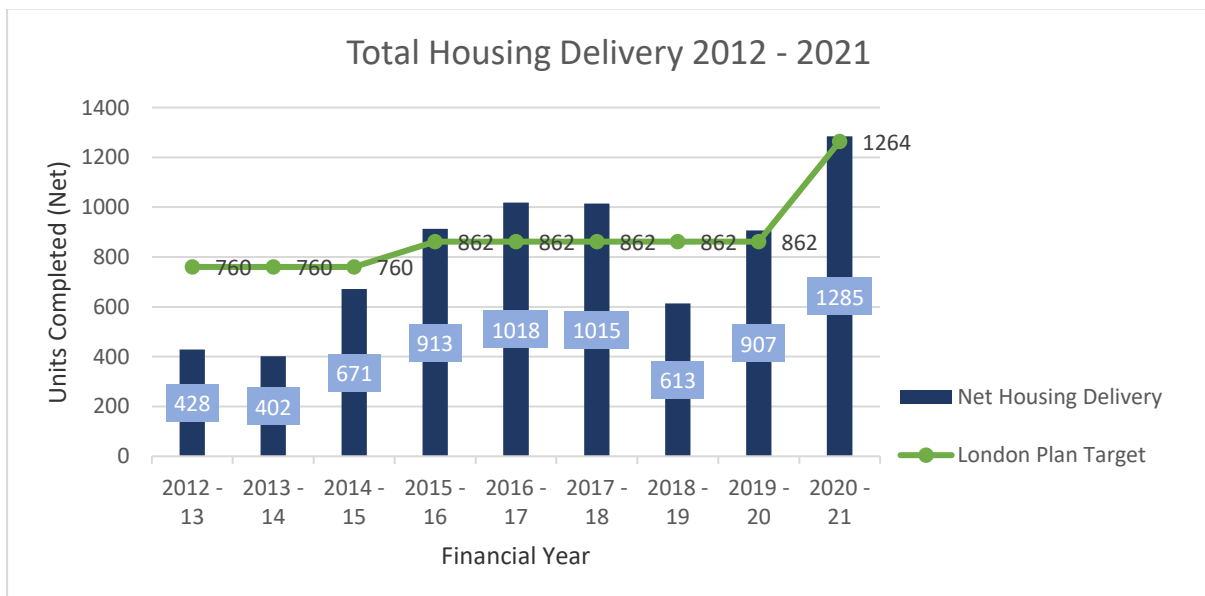


Table 5: Total Net Housing Delivery 2012-2021²

Financial Year	Net Self-Contained units	Net Non-Self –Contained units (adjusted)	Total
2012-13	456	-27	429
2013-14	391	11	402
2014-15	697	-30	667
2015-16	970	-59	913
2016-17	1035	-17	1018
2017-18	707	308	1015
2018-19	613	0	613
2019-20	915	-8	907
2020-21	1285	212	1497
Total	7069	390	7459

4.2.4. The total net housing delivery figure is composed of supply from 'self-contained' homes and 'non-self-contained' housing.

4.2.5. 'Self-contained' means that a home has all the necessities (bedroom, living, cooking and washing facilities) behind its lockable front door.³

4.2.6. 'Non-self-contained' homes therefore are a form of housing which does not have these facilities. Common types of non-self-contained accommodation are purpose-built student accommodation, large scale

² The source of data for self-contained and non-self-contained housing from 2012 to 2019 is the London Development Database (LDD). The source of data for the current year is from the survey carried out by the council.

³ For definition source see: <https://www.gov.uk/guidance/definitions-of-general-housing-terms>

purpose built shared living developments, older persons care facilities, and hostels.

4.2.7. Planning practice guidance (PPG) provides direction on how to count contributions to housing supply from the aforementioned sources.

- The contribution of non-self-contained accommodation is counted according to the amount of accommodation it releases in the housing market or extent to which it allows general market housing to remain in use.
- The PPG outlines that, for student accommodation, 'to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of students living in student only households, using the published census data'.⁴ The exception here is for studio flats, which can be counted on a one for one basis.
- For student only households in Waltham Forest, the average number of students composing a household is 2.4.⁵
- Similarly, for older people's housing, the PPG outlines that, 'for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data'.⁶
- For older people (aged 65+) living in Waltham Forest, the average household size is 1.0.⁷

4.2.8. The reported figures for non-self-contained accommodation have been adjusted accordingly, so that for every 2.4 units of student accommodation built; one equivalent unit of self-contained

⁴ MHCLG, 2019, Planning Practice Guidance, Paragraph: 034 Reference ID: 68-034-20190722 (Available at: <https://www.gov.uk/guidance/housing-supply-and-delivery>)

⁵ ONS Statistical Release 008207. (Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008207ct07732011censusnumberofstudentsinstudentonlyhouseholdnationaltolocalauthoritylevel>)

⁶ MHCLG, 2019, Planning Practice Guidance, 016a Reference ID: 63-016a-20190626 (Available at: <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#para016a>)

⁷ Calculated using ONS Statistical Release 008208 and DC1109EW - Household composition by age by sex (Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel> and <https://www.nomisweb.co.uk/census/2011/dc1109ew>)

accommodation is counted.⁸ Likewise, as housing provided for older people has a ratio of 1:1, every unit of older people's housing provided counts as a unit of self-contained accommodation.

4.2.9. Previously, 'long term vacant dwellings' were counted as a component of supply. These are dwellings which have been unoccupied and substantially unfurnished for over 6 months.⁹

4.2.10. PPG directs that unless an authority can prove that long term vacant dwellings have not already been counted as part of the existing stock of dwellings, the net change in their number cannot be included as a contribution to supply.¹⁰ As such, long term vacant dwellings are not incorporated into the supply detailed in Table 5.

⁸ For detail on the components of non-self-contained supply, see section 3.10

⁹The change in long-term empty homes comes from annual statistics reported by the Ministry for Housing, Communities and Local Government (MHCLG), based on local authority Council Tax data in Live Table 615. Data for 2018/19 will be released in April 2020. For greater detail on the methodology and sources of the data in Table 615 please refer to the note accompanying the statistical release (Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685575/LT_615.xls) Figures are rounded to the nearest integer.

¹⁰ Planning Practice Guidance, 2019, Paragraph: 030 Reference ID: 68-030-20190722 (Available at: <https://www.gov.uk/guidance/housing-supply-and-delivery>)

4.4. Affordable Housing

4.4.1. Since 1st April 2012, 2631 units of affordable housing (gross) have been delivered in Waltham Forest.

4.4.2. In monitoring affordable housing delivery, it is important to distinguish between net and gross figures.

4.4.2.1. Net figures illustrate the overall progress made towards providing an absolute amount of affordable housing. When reporting net figures, any units which once stood on the site of completed developments have been counted as losses. This allows for tracking of the level of supply of particular tenures over time.

4.4.2.2. Gross figures are important to consider in relation to the Council's delivery targets, to achieve certain proportions of new housing to be affordable, and particular tenure splits. When reporting gross figures, only the newly created units as part of the development are counted.

4.4.3. Net Self-Contained Delivery — Unit Tenure

Table 6: Monitoring Headlines

Monitoring Indicator:	H2(a) – New dwellings built in previous 5 years including by dwelling size and tenure
Relevant Policies:	CS2(B), DM3

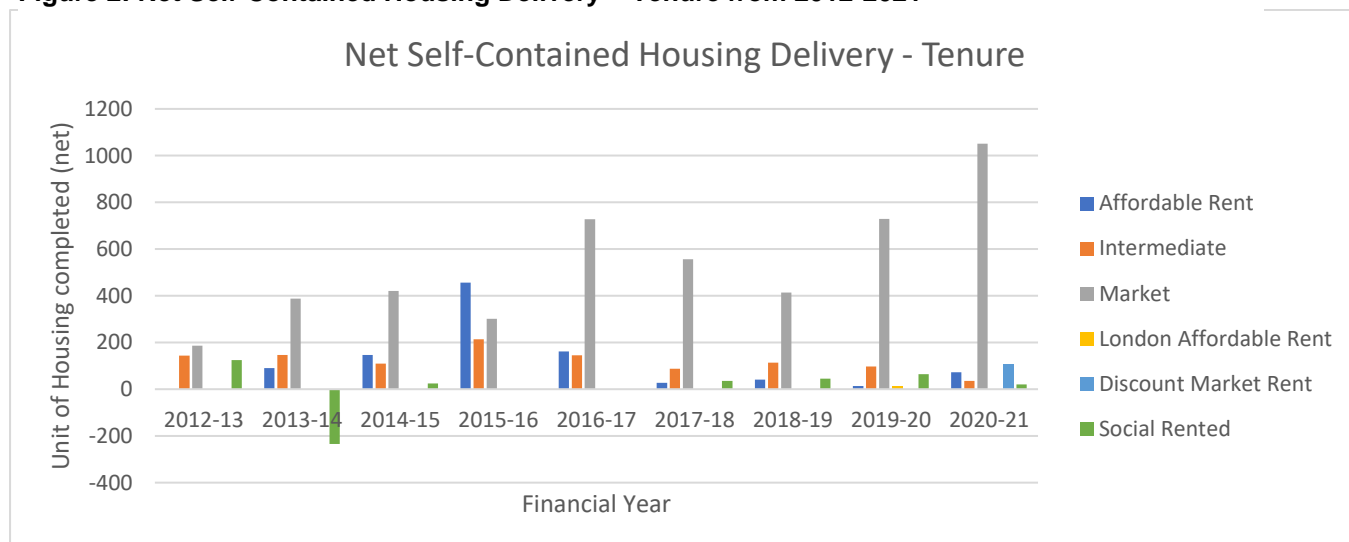
4.4.3.1. Market housing has been the most consistent contributor to Waltham Forest's housing supply in every year except one. Since 2012, market housing has supplied the greatest proportion of units to overall supply.

4.4.3.2. 2020-2021 provided the greatest housing delivery since the plan was adopted in 2012. Contributing significantly to this are the developments at 97 Lea Bridge Rd and Ferry Lane Industrial Estate which also contributed the first Discount Market Rent units to the affordable housing total.

Table 7: Net Self-Contained Housing Delivery 2012-2021¹¹

Financial Year	Affordable Rent	Intermediate	Market	Social Rented	Total
2012-13	0	144	187	125	456
2013-14	90	147	388	-234	391
2014-15	147	110	416	24	697
2015-16	456	214	300	0	970
2016-17	162	145	726	0	1033
2017-18	28	87	565	36	716
2018-19	41	113	414	45	613
2019-20	24	97	729	65	915
2020-21	73	141	1051	20	1285
Total	1126	1093	4774	81	7074

Figure 2: Net Self-Contained Housing Delivery – Tenure from 2012-2021



¹¹ For information on the definitions of affordable housing, please visit: <https://www.gov.uk/guidance/definitions-of-general-housing-terms#social-and-affordable-housing>

4.4.4. Gross Self-Contained Delivery – Tenure

Table 8: Monitoring Headlines

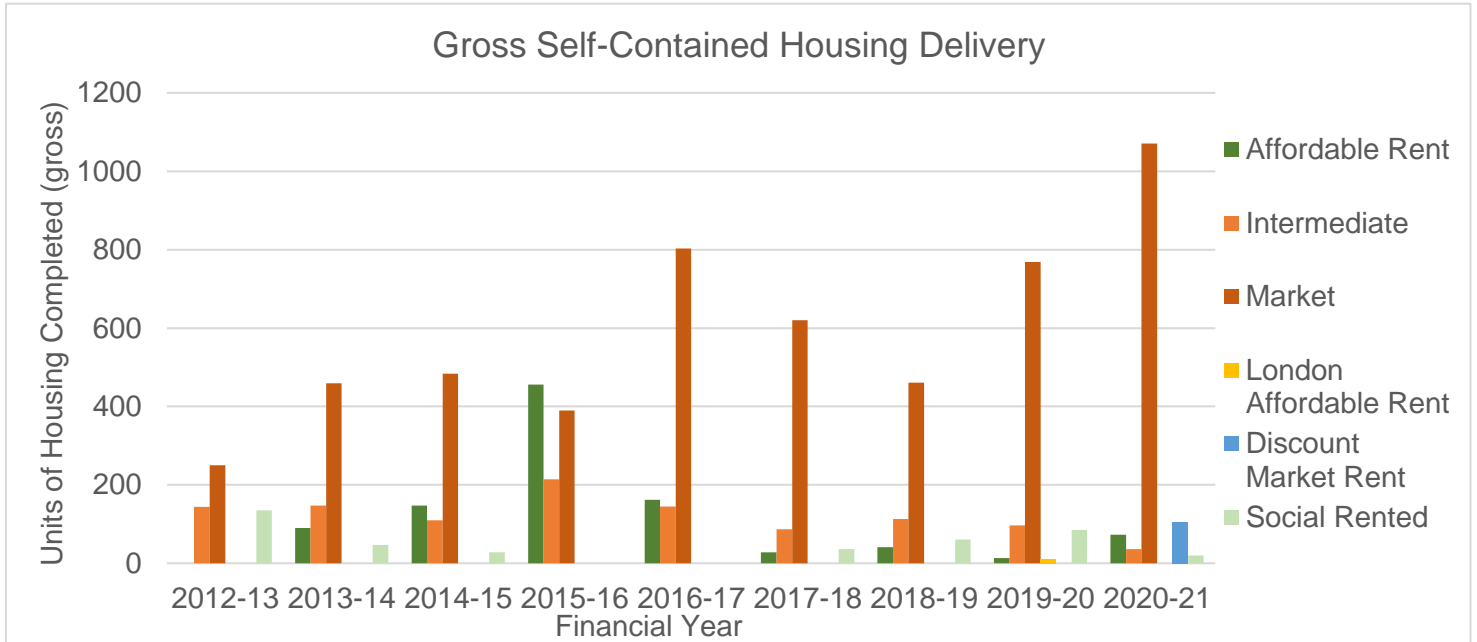
Monitoring Indicator:	H2(a) – New dwellings built in previous 5 years including by dwelling size and tenure; H5* Gross affordable housing completions. L9 (i) & (ii) – Affordable housing by type and tenure.
Target:	Provide 50% of new housing to be affordable
Target met:	No
Relevant Policies:	CS2(B), DM3

4.4.4.1. Over the plan period, 33% of housing delivery has been affordable, at 2631 of a total 7937 units.

Table 9: Gross Self-Contained Delivery - Tenure from 2012-2021

Financial Year	Affordable Rent	Intermediate	Market	Social Rented	Total	Total Affordable (%)
2012-13	0	144	250	135	529	53%
2013-14	90	147	459	47	743	38%
2014-15	147	110	480	28	765	37%
2015-16	456	214	386	0	1056	63%
2016-17	162	145	801	0	1108	28%
2017-18	28	87	629	36	780	19%
2018-19	41	113	461	61	676	32%
2019-20	24	97	769	85	975	21%
2020-21	73	141	1071	20	1305	18%

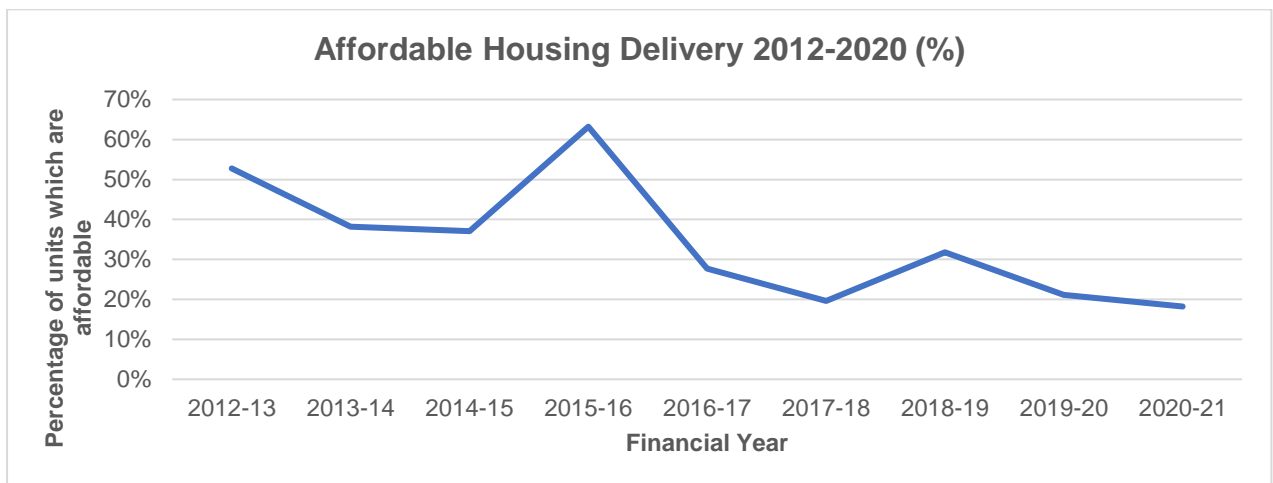
Figure 3: Gross Self-Contained Housing Delivery - Tenure from 2012-2020



4.4.4.2. The proportion of development which is completed on small sites each year has an influence on the total affordable housing percentage. This figure is also potentially skewed by schemes which complete across multiple years.

4.4.4.3. The total affordable percentage on sites delivering more than 10 units is 44% over the plan period, and 18% in 2020/21. The in-year figure is also potentially skewed by schemes which complete across multiple years.

Figure 4: Gross Self-Contained Housing Delivery - Affordable Housing Delivery 2012-2020 (%)



Gross Self-Contained Delivery – Tenure Split

Table 10: Monitoring Headlines

Monitoring Indicator:	H5 Gross affordable housing completions.
Target:	Provide affordable housing at a split of 60% social rented/affordable rented and 40% intermediate affordable housing
Target met:	No
Relevant Policies:	CS2, DM3

4.4.4.4. The target of a 60:40 split of social rented/affordable and intermediate was designed to increase the amount of intermediate housing in the borough to provide residents on low and medium incomes with more opportunities to own their own home.

4.4.4.5. Overall, 54% of affordable housing provision has been either social rented or affordable rented, with 46% being intermediate. In the current year, 31% of affordable housing units delivered have been either Social Rent or Affordable Rent, 45% are discount market rents, and 15% Intermediate.

Table 11: Gross Self-Contained Delivery - Tenure Split - 2012-2021

Financial Year	Social Rent/Affordable Rent	Intermediate	Total
2012-13	135	144	279
2013-14	137	147	284
2014-15	175	110	285
2015-16	456	214	670
2016-17	162	145	307
2017-18	64	87	151
2018-19	102	113	215
2019-20	109	97	206

Financial Year	Social Rent/Affordable Rent	Intermediate	Total
2020-21	73	141	234
Percentage	54%	46%	2631

4.5. Gross Self-Contained Delivery – Unit Size

Table 12: Monitoring Indicators

Monitoring Indicator:	H2(a) – New dwellings built in previous 5 years including by dwelling size and tenure; L10 – Housing development by unit type
Target:	50% of new homes to be 3 bed or larger
Target met:	No
Relevant Policies:	CS2, DM3, DM5

4.5.1. Most of the supply over the plan period has been 1 and 2 bed units.

Table 13: Gross Self-Contained Delivery - Unit Size - 2012-2021

Financial Year	1 bed	2 bed	3 bed	4 bed	5+	Total	Percentage 3 bed or larger
2012-13	216	223	68	13	9	529	17%
2013-14	293	314	77	58	1	743	18%
2014-15	255	381	103	26	4	769	17%
2015-16	389	386	217	65	3	1060	27%

Financial Year	1 bed	2 bed	3 bed	4 bed	5+	Total	Percentage 3 bed or larger
2016-17	377	476	186	63	8	1110	23%
2017-18	274	397	77	20	3	771	13%
2018-19	272	273	115	13	3	676	19%
2019-20	384	391	177	19	4	975	21%
2020-21	557	568	169	11	0	1305	14%
Grand Total	2460	2841	1020	277	35	7938	19%

4.6. Gross Self-Contained Delivery – Source of new homes

Table 14: Monitoring Headlines

Monitoring Indicator:	L10: Housing development by type
Relevant Policies:	DM4, DM5

4.6.1. New build homes have consistently been the largest contributor to overall supply.

Table 15: Gross Self-Contained Delivery - Source of new homes - 2012-2021

Financial Year	Change of use	Conversion	Extension	New Build	Part conversion part change of use	Grand Total
2012-2013	36	125	15	353	0	529
2013-14	32	130	11	570	0	743
2014-15	98	90	24	557	0	769
2015-16	115	170	3	772	0	1060

Financial Year	Change of use	Conversion	Extension	New Build	Part conversion part change of use	Grand Total
2016-17	196	128	29	756	1	1110
2017-18	77	114	24	554	2	771
2018-19	60	76	39	499	2	676
2019-20	58	127	20	770	0	975
2020-21	69	18	14	1199	5	1305
Grand Total	672	960	165	4831	5	6633

4.6.2. There are several types of development which make up the overall supply:

- New Build refers to any new building that provides one or more new residential units, whether on a vacant site or following demolition.
- Conversion refers to the conversion of existing residential dwelling(s) to create a different number of self-contained residential dwellings.
- Change of Use refers to the change of non-residential buildings or floorspace to one or more new self-contained dwellings.
- Extensions are where dwellings are being created in a new structure which does not have its own footprint, such as an extra floor at the top of an existing building.
- Part conversion, part change of use captures when an area in non-residential use is merged with an existing residential unit to create a new, larger unit.

4.7. Gross Self-Contained Delivery – Type of new homes

Table 16: Monitoring Headlines

Monitoring Indicator:	L10: Housing development by type
Relevant Policies:	DM5

4.7.1. Most of the development delivered so far over the plan period has been flats/apartments.

Table 17: Gross Self-Contained Delivery - Type of new homes - 2012-2021

Financial Year	Flat Apartment or Maisonette	House or Bungalow	Live/Work	Studio or S/C Bedsit	Grand Total
2012-2013	478	40	1	10	529
2013-14	600	107	0	36	743
2014-15	619	119	0	31	769
2015-16	860	142	0	58	1060
2016-17	935	91	1	83	1110
2017-18	676	69	1	25	771
2018-19	602	45	0	29	676
2019-20	841	91	0	43	975
2020-21	1203	41	0	61	1305

Financial Year	Flat Apartment or Maisonette	House or Bungalow	Live/Work	Studio or S/C Bedsit	Grand Total
Grand Total	5611	704	3	315	6633

4.8. Determination of Applications proposing Houses in Multiple Occupation (HMOs)

Table 18: Monitoring Headlines

Monitoring Indicator:	L10: Housing development by type
Relevant Policies:	DM6

4.8.1. There were 100 applications in the 2020-21 financial year relating to HMOs, and of those applications, 13 were approved while 75 were refused.

4.8.2. Only two of the 13 got full planning approval while the remaining applications were approved for a Certificate of Lawful Use under Sections 191 and 192 of Town and Country Act 1990 (as amended). Of these, one case is at appeal.

Table 19: Determination of applications proposing Houses in Multiple Occupation in 2020-21

	Approved (with Conditions & Informatives)	Approved with informatives	Closed Invalid (IAN)	Refused (with Reasons)	Withdrawn	Grand Total
Decision Issued						
Cert of Lawfulness Existing Use	0	11	1	54	0	66
Cert of Lawfulness Proposed Use	0	0	0	0	0	0
Full Planning Approval	2	0	7	20	4	33
Total	2	11	8	74	4	99
Under Appeal						
Certificate of Lawful Development - Existing	0	0	0	1	0	1
Grand total	2	11	8	75	4	100

4.9. Non-Self-Contained Delivery

Table 20: Monitoring Headlines

Monitoring Indicator:	H2(a) New dwellings built in previous 5 years; H2(b) (NI154) – New dwellings built (annually) - Including net gain of housing including empty properties returned to use and non self contained units.
Relevant Policies:	CS2(C), DM2

Table 21: Non-Self-Contained delivery (adjusted,¹² net) 2012-2021)

Financial Year	Total (Net)
2012-13	-27
2013-14	11
2014-15	-30
2015-16	-59
2016-17	-17
2017-18	308
2018-19	0
2019-20	-8
2020-21	212
Total	178

¹² MHCLG, 2019, Planning Practice Guidance, Paragraph: 034 Reference ID: 68-034-20190722 and Paragraph: 035 Reference ID: 68-035-20190722 (Available at: <https://www.gov.uk/guidance/housing-supply-and-delivery>)

- 4.9.1. Over the plan period Waltham Forest has seen a net gain in non-self-contained accommodation.
- 4.9.2. Non-self-contained accommodation is defined by different units or households sharing certain communal facilities, such as kitchens and bathrooms.
- 4.9.3. Examples of non-self-contained accommodation are bedrooms in student halls of residence, shared living schemes, hostels, large houses in multiple occupation and care homes.

Table 22: Components of Non-Self-Contained Delivery 2012-2021

Financial Year	Net change in Hostel bedrooms	Net change in C1 Halls of Residence bedrooms	Net change in C1 Halls of Residence (studios)	Net change in C2 bedrooms
2012-13	-11	0	0	-16
2013-14	11	0	0	0
2014-15	17	0	0	-47
2015-16	19	0	0	-78
2016-17	-10	0	0	-7
2017-18	84	485	42	-20
2018-19	0	0	0	0
2019-20	-8	0	0	0
2020-21	10	123	59	20
Total	112	608	101	-148

- 4.9.4. There was a loss of bedrooms of non-self-contained accommodation in C2 use class, which includes residential care homes, hospitals, nursing homes, boarding schools, residential colleges, and secure residential institutions (C2a).
- 4.9.5. The predominant type of C2 accommodation which has been lost over the plan period in Waltham Forest is residential care homes.

- 4.9.6. 2017-18 saw the delivery of 527 beds of student accommodation at the Mandora site in Blackhorse Lane, known as 'Mannequin House'. 42 of these units were studios.
- 4.9.7. 81 additional hostel beds were also delivered at 497-501 Lea Bridge Road in 2017/18.
- 4.9.8. There were no changes in non-self-contained accommodation in 2018-19. 2019-20 saw a loss of 8 hostel beds.
- 4.9.9. 4-10 Forest Road, delivered 353 beds of student accommodation in FY 2020-21. which includes 59 studio (C1) and 294 bedrooms in halls of residence.

4.10. Gypsy and Traveller Provision

Table 23: Monitoring Headlines

Monitoring Indicator:	H4 – Pitches for Gypsies and Travellers
Target:	Provide a minimum of (an additional) 3 pitches for Gypsy and Travellers up to 2017.
Target met:	Yes
Relevant Policies:	CS2(F), DM2, DM8

4.10.1. Waltham Forest currently has provision for 20 pitches. 17 of these are on a Local Authority site at Folly Lane, Chingford, while 3 are located on a private site in Woodford Green, adjacent the North Circular.

Table 24: Traveller and Travelling Showpeople Caravan Sites provided by Local Authorities

Local Authority	Site and Address	Date Site Opened	Date of Last Site Changes	Total Number of Pitches	Residential	Transit	Caravan Capacity
Waltham Forest	Peacocks Close, 7 Folly Lane Chingford E4 8TX	1985	2007	17	17	0	17

Table 25: Count of Traveller Caravans on LA sites¹³

Year	Month	Socially Rented Caravans	All Private Caravans	Total All Caravans
2015	January	15	0	15
	July	0	0	0
2016	January	12	0	12

¹³ MHCLG, 2020, Traveller caravan count: January 2020 (Available at: <https://www.gov.uk/government/collections/traveller-caravan-count>)

Year	Month	Socially Rented Caravans	All Private Caravans	Total All Caravans
	July	12	0	12
2017	January	12	0	12
	July	12	0	12
2018	January	17	0	17
	July	12	0	12
2019	January	15	0	15
	July	16	0	16
2020	January	16	0	16
2021	July	16	0	16

4.10.2. The London Gypsy and Traveller Accommodation Needs Assessment (GTANA) (2008) identified that there was a need for a minimum of 3 additional pitches up to 2017.

4.10.3. Waltham Forest has one Local Authority caravan site at Folly Lane, Chingford. The MHCLG Caravan Count indicates that at the most recent visits the site was marginally below capacity.

4.10.4. There is also one private site, located at Hale Brinks North, Woodford Green. This site is for three static caravans and has lawful use as a gypsy and traveller site following a planning appeal decision in 2012¹⁴.

¹⁴ Appeal reference: APP/U5930/C/OO/1055308

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