

# DADRA

DRYSDALE AND DISTRICT RESIDENTS ASSOCIATION

11<sup>th</sup> January 2023

Ms A Copsey - Programme Office

By email to [REDACTED]

**Re London Borough of Waltham Forest Local Plan Examination  
Our Representation Number 1253488**

Dear Ms Copsey

Please find below our consultation responses in relation to the Further Matters and Questions Stage 2 Topics.

**MATTER 1.4:-**

We have a number of issues with the accuracy of the Air Quality Study 2 (AQS2). We have asked London Borough of Waltham Forest to clarify some of these matters but they have failed to respond.

AQS2 Table A.1 SA54 shows retail AADT reducing from 802 to 496 although the new build retail space is the same as was previously on this site. This cannot be correct.

AQS2 Table A.1 SA53 A recent planning application (223355) for this site has used TRICS to estimate current AADT to be 26 – this makes the Table A.2 figure of 1459 appear to be significantly overstated.

AQS2 Table A.1 SA52 this site is of a similar nature to SA53 and so applying the same basis to SA53 would give the current AADT as 334 rather than the 2788 shown on Table A.2.

Adjusting for the above figures shows the current AADT for these three sites would give a far more realistic 864 rather than 5057 per Table A.1. With redeveloped AADT at 3255, this gives an **increase of 2391** rather than the claimed reduction. We consider this to be a far more realistic view of the traffic effect of these proposed huge developments.

**MATTER 6.2:-**

Even though the proposed development of site SA52 has been reduced from 17 stories, it remains completely out of character in the environment of suburban semi-detached houses. This is clearly not in accord with Policy 8 – Character Led Intensification.

We shall be grateful if you will ensure that these consultations are taken into consideration during the next stage of the examination.

Yours sincerely [REDACTED]

Peter Heatherley for and on behalf of Drysdale and District Residents' Association (DADRA)