

From: Rosie Cade <[REDACTED]>
Sent: 18 January 2023 16:24
To: Andrea Copsey <[REDACTED]>
Subject: Highams Park Local Plan - objection

Dear Ms Copsey,

I live in Highams Park and am writing to submit answers to the below Local Plan consultation questions, after having read through the Skyline Study made in November 2021.

I wish this email to be taken as **an objection to the current inclusion of the HP Industrial Estate in the housing allocation as a site suitable for tall buildings.**

2.4 Overall, is the scale and distribution of housing and employment growth justified, including with regards to general conformity with the London Plan's housing target for the Borough, flood risk, the effect on Habitats Sites, and the effect on air quality? Are any main modifications necessary for soundness?"

The scale of housing planned for Highams Park centre is not justifiable. It is not appropriate as its delivery relies on the introduction of tall buildings, at 6-8 storeys well out of keeping with the current local character and with a detrimental impact on existing residents of those homes/blocks of flats immediately surrounding the proposed development sites.

While other parts of Waltham Forest are already established as locations for tall buildings, the character of Highams Park is very different and that difference adds to the Borough's diversity of both architecture and ambience.

In addition, the light industrial uses in the Estate currently provide a good level of daytime activity that prevents the immediate neighbourhood from becoming a dormitory/purely residential place. I do not believe that limited and F&B-related ground-floor retail, as is usual in new residential blocks, will compensate for this.

I would add that I believe smaller-scale (unit number and therefore height), conversion and infill development is much better suited to this area than an approach like the intensely-developed Blackhorse Road allocated land. Highams Park is not the place for high-rise buildings – especially when there are other opportunities to provide housing in the area through more sensitive, lower-impact forms of development.

6.6 Overall, is the approach to tall buildings and building heights positively prepared, justified, effective, consistent with national policy, and in general conformity with the London Plan? Are any main modifications, including to Policy 57, necessary for soundness?"

I believe heights of buildings should not be included in the Local Plan's site allocation decisions. Using site allocation proposed for the Highams Park Industrial Estate as an example, it is clear that the Council has not exercised sufficient due diligence with regards to the adverse impact on the character of the area, as a tranquil, low-rise and (to the east) a historic neighbourhood. The views across Highams Park to Epping Forest are a key benefit of living in the area.

Nor has the Council paid due regard to the opinions of local people during the consultation process, as there has been limited local consultation, and the largely negative views received as to the scale of the new development proposed have in the main been ignored.

Many thanks,

Rosie Cade