

| Ref   | Site Name   | Transport Assessment based | Existing Uses |        |       |      |        |        |                     |         | Proposed Uses |         |         |                   |             |                       |                         | Health Centre and Community uses |
|-------|---|----------------------------|---------------|--------|-------|------|--------|--------|---------------------|---------|---------------|---------|---------|-------------------|-------------|-----------------------|-------------------------|----------------------------------|
|       |   |                            | Dwellings     | B1c    | B2    | B8   | Office | Retail | Class E Sui Generis | Class F | Dwellings     | B2 / B8 | Office2 | Retail / Cultural | Sui Generis | Commercial Floorspace | Town Centre Floor Space |                                  |
| SA01  | Leyton Mills Retail Park  | -                          | -             | -      | -     | -    | -      | -      | 24884               | 1,950   | -             | -       | -       | -                 | -           | -                     | 41000                   |                                  |
| SA02  | New Spitalfields Market   | -                          | -             | -      | -     | 3517 | 2373   | 23160  | 1638                | 2,750   | 32000         | 7000    | -       | -                 | -           | 32000                 |                         |                                  |
| SA03  | Bywaters Leyton   | -                          | -             | 856    | -     | -    | -      | -      | -                   | 9       | 1,250         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA03b | 9 Osier Way (Pocketscheme)  | Y                          | -             | -      | -     | 900  | -      | -      | -                   | -       | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA04  | The Score Centre  | Y                          | -             | -      | -     | -    | -      | -      | 466                 | 750     | -             | -       | -       | -                 | 1762        | -                     |                         |                                  |
| SA05  | Lea Bridge Gasholders   | Y                          | -             | -      | 30609 | -    | -      | -      | -                   | 573     | -             | -       | -       | -                 | 600         | -                     |                         |                                  |
| SA06  | Lea Bridge Site 1_2_3   | Y                          | -             | -      | -     | -    | -      | 9500   | -                   | 330     | -             | -       | -       | -                 | 2400        | -                     |                         |                                  |
| SA07  | Hare and Hounds Football Ground Former Wingate                              | -                          | -             | -      | -     | -    | -      | -      | 738                 | -       | -             | -       | -       | -                 | 1600        | -                     |                         |                                  |
| SA08  | Estate Way  | -                          | -             | 66200  | -     | -    | -      | -      | 662                 | 700     | 24000         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA09  | Low Hall Depot  | -                          | -             | -      | -     | -    | -      | -      | 52700               | 700     | 16400         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA10  | Leyton Leisure Lagoon Leyton Leisure Centre                                 | Y                          | -             | -      | -     | -    | -      | -      | 1620                | 90      | -             | -       | 1620    | -                 | -           | -                     |                         |                                  |
| SA11  | TESCO Bakers Arms   | -                          | -             | -      | -     | -    | -      | 5750   | -                   | 200     | 200           | -       | -       | 5750              | -           | -                     |                         |                                  |
| SA12  | Stanley Road Car Park   | -                          | -             | -      | -     | -    | -      | -      | -                   | 50      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA13  | 806 Community Place High Road Leyton  | Y                          | -             | -      | -     | -    | -      | 773    | -                   | 90      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA14  | Leyton Bus Depot  | -                          | -             | -      | -     | -    | -      | -      | 6814                | 225     | -             | -       | -       | -                 | 931         | -                     |                         |                                  |
| SA15  | The Territorial Army Centre   | -                          | -             | -      | -     | -    | -      | -      | 88000               | 130     | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA16  | Whipps Cross University Hospital  | Y                          | -             | -      | -     | -    | -      | -      | 163100              | 1,500   | -             | 900     | 2450    | -                 | -           | 90288                 |                         |                                  |
| SA17  | Joseph Ray Road   | -                          | -             | -      | 1463  | -    | -      | -      | -                   | 320     | 8041          | -       | -       | -                 | -           | -                     |                         |                                  |
| SA18  | Church Lane Car Park Leytonstone  | -                          | -             | -      | -     | -    | -      | -      | -                   | 105     | 1300          | -       | -       | -                 | -           | -                     |                         |                                  |
| SA19  | TESCO Leytonstone   | -                          | -             | -      | 674   | -    | -      | 7856   | -                   | 1,100   | -             | -       | -       | 14000             | -           | -                     |                         |                                  |
| SA20  | Matalan Leytonstone   | -                          | -             | -      | -     | -    | -      | 3491   | -                   | 190     | -             | -       | -       | 3500              | -           | -                     |                         |                                  |
| SA21  | Avenue Road and Thorne Close  | -                          | -             | -      | -     | -    | -      | -      | 3343                | 392     | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA22  | Cathall Leisure Centre The Epicentre Community Centre Jubilee Centre        | -                          | -             | -      | -     | -    | -      | -      | 7397                | 171     | -             | -       | -       | -                 | 7600        | -                     |                         |                                  |
| SA23  | B&M Howard Road   | -                          | -             | -      | -     | -    | -      | 2694   | -                   | 150     | -             | -       | -       | 3500              | -           | -                     |                         |                                  |
| SA24  | Norlington Road Sites   | -                          | -             | -      | 6800  | -    | -      | -      | -                   | 150     | 12850         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA25  | Walthamstow Central Bus Station   | -                          | -             | -      | -     | -    | -      | -      | 6300                | 200     | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA26  | The Mall  | Y                          | -             | -      | -     | -    | -      | 48900  | -                   | 538     | -             | -       | -       | 25000             | -           | -                     |                         |                                  |
| SA27  | St James Quarter  | -                          | -             | 93270  | -     | -    | -      | -      | 919                 | 933     | 450           | -       | -       | -                 | -           | -                     |                         |                                  |
| SA28  | High Street Sainsburys  | -                          | -             | -      | -     | -    | -      | 5689   | -                   | 300     | -             | -       | -       | 4000              | -           | -                     |                         |                                  |
| SA29  | Wilkos Walthamstow High Street  | -                          | -             | -      | -     | -    | -      | 2989   | -                   | 90      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA30  | Osborne Grove   | -                          | -             | -      | -     | -    | -      | 119    | -                   | 36      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA31  | Stow Car Wash & Valeting Hoe Street Walthamstow Trades Hall                 | -                          | -             | -      | -     | -    | -      | -      | 1170                | 60      | -             | -       | -       | 1000              | -           | -                     |                         |                                  |
| SA32  | 152_154 Blackhorse Road   | -                          | -             | -      | -     | 4020 | -      | -      | -                   | 85      | -             | -       | -       | 650               | -           | -                     |                         |                                  |
| SA33  | Standard Public House 1 Blackhorse Lane                                     | 1                          | -             | -      | -     | -    | -      | -      | 600                 | 167     | -             | -       | -       | 460               | -           | -                     |                         |                                  |
| SA34  | Webbs   | Y                          | -             | -      | 12658 | -    | -      | -      | -                   | 359     | 2560          | -       | -       | -                 | -           | -                     |                         |                                  |
| SA35  | 59_69 Sutherland Road   | -                          | -             | -      | -     | -    | -      | -      | 2603                | -       | 5440          | -       | -       | -                 | -           | -                     |                         |                                  |
| SA36  | Wood Street Library   | Y                          | -             | -      | -     | -    | -      | -      | -                   | 1337    | 67            | -       | -       | 745               | -           | -                     |                         |                                  |
| SA37  | The Town Hall Campus The Magistrates Town Hall                              | Y                          | -             | -      | -     | -    | -      | 7257   | -                   | 9250    | 433           | -       | -       | -                 | -           | -                     |                         |                                  |
| SA38  | Sterling House Willow House Homebase Forest Rd                              | Y                          | -             | -      | -     | -    | -      | 2562   | 7818                | 28      | 583           | -       | -       | 5270              | -           | -                     |                         |                                  |
| SA38b | Non-homebase part of site   | -                          | -             | -      | -     | -    | -      | -      | -                   | 145     | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA39  | Hylands Road Phase 1_2  | Y                          | 104           | -      | -     | -    | -      | -      | 78                  | 120     | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA40  | Crown Lea   | -                          | -             | 2480   | -     | -    | -      | 1656   | -                   | 90      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA41  | Wood Street Station Site  | -                          | -             | -      | -     | -    | -      | -      | 105                 | 65      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA42  | Travis Perkins  | -                          | -             | -      | -     | -    | -      | -      | 3539                | -       | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA43  | Brandon Road Car Park   | -                          | -             | -      | -     | -    | -      | -      | -                   | 8       | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA44  | Priory Court  | -                          | -             | -      | -     | -    | -      | 50     | 898                 | 100     | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA45  | 234_240 Billet Road   | 10                         | -             | -      | -     | -    | -      | -      | 471                 | 50      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA46  | Dog Track Carpark and Sainsburys  | -                          | -             | -      | -     | -    | -      | -      | 6427                | 250     | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA47  | Cork Tree Retail Park   | -                          | -             | 3443   | -     | -    | -      | 4903   | 1441                | -       | 50000         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA48  | Morrisons Supermarket and Car Park  | -                          | -             | -      | -     | -    | -      | 6488   | 3598                | 270     | -             | 6488    | 3598    | -                 | -           | -                     |                         |                                  |
| SA49  | Sainsburys Hall Lane  | -                          | -             | -      | -     | -    | -      | 3662   | -                   | 90      | -             | 2200    | -       | -                 | -           | -                     |                         |                                  |
| SA50  | South Chingford Library   | -                          | -             | -      | -     | -    | -      | -      | 631                 | 25      | -             | -       | 631     | -                 | -           | -                     |                         |                                  |
| SA51  | Iceland Old Church Road   | -                          | -             | -      | -     | -    | 285    | 1169   | 389                 | 58      | -             | -       | -       | 1400              | -           | -                     |                         |                                  |
| SA52  | Motorpoint, Sewardstone Road  | -                          | -             | -      | -     | -    | -      | -      | 2788                | 313     | -             | -       | -       | 2200              | -           | -                     |                         |                                  |
| SA53  | Lea Valley Motor Company  | -                          | -             | -      | -     | -    | -      | -      | 1459                | 15      | -             | -       | -       | 190               | -           | -                     |                         |                                  |
| SA54  | 60_74 Sewardstone Road  | Y                          | 8             | -      | -     | -    | -      | 802    | -                   | 41      | -             | -       | -       | 496               | -           | -                     |                         |                                  |
| SA55  | Budgens and Gresham Works   | -                          | -             | 1070   | -     | -    | -      | 1474   | -                   | 15      | 1070          | 1474    | -       | -                 | -           | -                     |                         |                                  |
| SA56  | Chingford Library and Assembly Hall   | -                          | -             | -      | -     | -    | -      | -      | 1656                | 46      | -             | -       | -       | -                 | 1100        | -                     |                         |                                  |
| SA57  | North City Motors North Chingford   | -                          | -             | -      | -     | -    | -      | -      | 591                 | 30      | -             | -       | -       | 591               | -           | -                     |                         |                                  |
| SA58  | Royal Epping Forest Golf Club   | -                          | -             | -      | -     | -    | -      | -      | 721                 | 45      | -             | -       | -       | 721               | -           | -                     |                         |                                  |
| SA59  | 472_510 Larkshall Road and James Yard                                       | -                          | -             | -      | 29    | 2468 | 500    | -      | 104                 | 145     | -             | -       | -       | 3101              | -           | -                     |                         |                                  |
| SA60  | Shell Garage Highams Park   | -                          | -             | -      | -     | -    | -      | -      | 1200                | 10      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA61  | Larkwood Leisure Centre Nursery and land to rear of Larkwood Leisure Centre | -                          | -             | -      | -     | -    | -      | -      | 40500               | 280     | -             | -       | 40500   | -                 | -           | -                     |                         |                                  |
| SA62  | Pear Tree House   | -                          | -             | -      | -     | -    | -      | -      | 600                 | 33      | -             | -       | -       | -                 | -           | -                     |                         |                                  |
| SA63  | North Circular (SIL2)   | -                          | -             | 40600  | -     | -    | -      | -      | -                   | -       | 90000         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA64  | Justin Road Trinity Way   | -                          | -             | 32000  | -     | -    | -      | -      | -                   | -       | 21700         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA65  | Hainault Road   | -                          | -             | 14500  | -     | -    | -      | -      | -                   | -       | 8700          | -       | -       | -                 | -           | -                     |                         |                                  |
| SA66  | Howard Road   | -                          | -             | 7000   | -     | -    | -      | -      | -                   | -       | 10700         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA67  | Barrett Road  | -                          | -             | 5400   | -     | -    | -      | -      | -                   | -       | 2900          | -       | -       | -                 | -           | -                     |                         |                                  |
| SA68  | Highams Park Industrial Estate  | -                          | -             | 56700  | -     | -    | -      | -      | -                   | 400     | 52400         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA69  | Blackhorse Lane (SIL3)  | -                          | -             | 161200 | -     | -    | -      | -      | -                   | 2,850   | 81000         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA70  | Argall Avenue (SIL4)  | -                          | -             | 260600 | -     | -    | -      | -      | -                   | -       | 127550        | -       | -       | -                 | -           | -                     |                         |                                  |
| SA71  | Rigg Approach (SIL5)  | -                          | -             | 50600  | -     | -    | -      | -      | -                   | -       | 42600         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA72  | Lammas Road (SIL6)  | -                          | -             | 12570  | -     | -    | -      | -      | -                   | -       | 12570         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA73  | Orient Way (SIL7)   | -                          | -             | 16037  | -     | -    | -      | 1992   | -                   | -       | 16037         | -       | -       | -                 | -           | -                     |                         |                                  |
| SA74  | Deacon Trading Estate (Cabinet Way)   | -                          | -             | 333    | 7800  | -    | -      | 1588   | 8795                | 3       | -             | 7800    | -       | -                 | -           | -                     |                         |                                  |
| SA75  | Lea Bridge Hotel Site   | -                          | -             | -      | 5000  | -    | -      | -      | -                   | 90      | -             | -       | -       | -                 | -           | -                     |                         |                                  |

Table  
**A-1 classification**  
 Dwelling: Residential Dwellings  
 B2 / B8: Either Industrial Park / Business Park / Industrial Estate  
 Office2: Office  
 Retail / Cultural: Food Retail  
 Sui Generis: Variety of use classes within Sui Generis, modelled as appropriate.  
 Commercial Floorspace: Commercial  
 Town Centre Floor Space: Where food retail is existing assumed to be replaced and modelled accordingly as highest trip generator. Where other uses existing, same land use assumed.  
 Health Centre and Community uses: n/a not modelled as any uses would be replaced.

Note: The TRICS database of surveys are grouped on the basis of pre-2020 use classes. Thus all existing sites have been modelled based on specific known use class. All proposed non-residential uses have been modelled based on a replacement of existing uses (eg. food retail, community, healthcare) unless specific knowledge of alternative uses through planning application, pre-app discussions etc. was available. Proposed uses are based upon sites being re-provided with reduced car parking to accord with the the Waltham Forest Local Plan Appendix 1 standards.