

DADRA

DRYSDALE AND DISTRICT RESIDENTS ASSOCIATION

Local Plan Team
Place Directorate
Waltham Forest Town Hall
Fellowship Square
Forest Road
London
E17 4JF

21st September 2023

Dear Sirs

Whilst reviewing the Main Modifications that are proposed for the Local Plan, we have identified some issues relating to our immediate locality – the Sewardstone Neighbourhood.

Firstly, MM25 shows that the requirement for new homes at the Sewardstone Neighbourhood has been reduced from 400 to 330. Whilst the reduction is welcome, it still fails to be justified or effective as infrastructure, especially transport, is sparse at this location and, hence, it fails to be a potential “15 minute neighbourhood” as targeted in MM1.

Sewardstone Neighbourhood is also not associated with new, or significant existing, employment or with transport links to enable residents to take up jobs elsewhere. Indeed, in the whole of North Waltham Forest, it is planned to build 3370 new homes and provide only 1950 jobs (MM25) – requiring new residents to join the commuting hoards or remain unemployed. Developments on this scale would fail to meet most of the “golden threads” listed in MM2 and cannot be justified as “protecting and enhancing the character of local areas” as required in MM1.

In more detail, it is not justified for site SA52 to be considered as a "Transition" site as the number of dwellings proposed cannot be achieved with only "some" change to character as specified in Policy 8, MM16 (considering that the character of this area is sub-urban semi-detached housing).

Indeed, the MM16 "some change to character" as specified in Policy 8, appears to conflict with the "protecting and enhancing the character of local areas" of MM1.

Please ensure that these issues are addressed prior to finalisation of the plan.

Yours faithfully

A solid black rectangular box redacting the signature of Peter Heatherley.

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