



Date: 19/09/2023

Our ref: TTLP/Planning/RS-CG/LPIMMC – LBWF

Your ref:

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**Transport for London**  
TTL Properties Limited

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Dear Sir / Madam,

## **RE: LONDON BOROUGH OF WALTHAM FOREST LOCAL PLAN PART 1 PROPOSED MAIN MODIFICATIONS CONSULTATION.**

Thank you for providing the opportunity to comment on the **Local Plan Part 1 Proposed Main Modifications Consultation**.

Please note that our representations below are the views of the TTLP planning team (previously known as TfL Commercial Development (CD)) in its capacity as a landowner in the borough only and are separate from any representations that may be made by TfL in its statutory planning role and / or as the strategic transport authority for London. Our colleagues in TfL Spatial Planning have provided a separate response to this consultation in respect of TfL-wide operational and land-use planning / transport policy matters as part of their statutory duties.

### **Transport Trading Limited Properties Limited (TTLP)**

TfL owns around 5,700 acres of land across London and some of the surrounding boroughs, including buildings, land attached to tube, railway and bus stations, highways and worksites. TfL has set up a dedicated commercial property company, Transport Trading Limited Properties Limited (TTLP), to deliver housing in high demand areas and provide an increased revenue stream, and also to manage its commercial estate and undertake other development projects.

TTLP is a significant landowner in the Borough. Our projects are driven by optimising housing delivery in sustainable locations within developments which are sensitive to their context and communities, and which build on our legacy of design excellence. Key deliverables include 50% affordable housing across our London-wide portfolio of publicly-owned land and the enhancement of public transport infrastructure. Many of our sites are located next to busy transport hubs and our projects play a vital role in meeting London's priorities to build affordable homes, create healthy streets and neighbourhoods, improve air quality, encourage sustainable travel choices, provide transport infrastructure improvements (such as step-free access and better public realm), and support small and independent businesses. We do all this while also generating vital revenue to reinvest in improving London's transport network.

**MAYOR OF LONDON**

TTLP have also prepared a 'Sustainable Development Framework' (SDF) which consists of 98 Key Performance Indicators (KPIs) to monitor and grade the sustainability of TTLP's development schemes, ensuring that good practice is achieved as far as possible.

### **MM23 – Policy 10, Central Waltham Forest**

In previous representations TTLP requested that this policy was more explicit in acknowledging the potential of Walthamstow central station to undergo redevelopment in the future and its capacity to contribute to the boroughs housing needs. We support the amendment below:

*“Encouraging proposals that seek to consolidate the role and function of Walthamstow Central transport hub as a key transport interchange in outer north London, whilst supporting its potential for development and enhancement”*

### Conclusion

We hope that this representation is helpful, but if you need any further information or would like to discuss any of the points raised, please do not hesitate to contact me (christiangonito@tfl.gov.uk). We look forward to being kept up to date with your programme going forwards.

Yours faithfully

A black rectangular redaction box covering the signature of Christian Gonito.

Christian Gonito  
Planning and Development Assistant  
TTL Properties Limited, Transport for London