Your chance to shape our borough

“There’s a lot of work taking place across the borough to make sure we have the homes, work places, transport network, schools, health and leisure facilities that our residents will need in the future.

“To help us make sure development happens in a coordinated way we have prepared a Draft Local Plan which will cover the period from 2020 to 2035.

“It sets out how the borough can achieve an appropriate balance between physical, social, economic development and environmental protection through growth and sustainable development.

“This Plan will shape developments and guide decisions on the location, amount and types of development the borough requires to meet local needs and accommodate good growth.

“When finally adopted, it will replace a number of other planning documents, so all our policies are in one place.

“We now want your views on the ideas we have brought together. The Draft Local Plan recognises the different needs of different parts of the borough and has three sections covering the north, central and south areas of Waltham Forest.

“Until Monday 30 September we are asking you to share your views with us. You can do that online, at walthamforest.gov.uk/LocalPlan, or pop in to one of our meetings where council officers will be available to explain the details and answer any questions.

“Your views are very important to us as it is only by working together that we can make the borough a place where we, and future generations, want to live and work.”

Councillor Simon Miller, Cabinet Member for Economic Growth and Housing Delivery.

The North Area covers the following wards:

- Chapel End (part)
- Chingford Green
- Endlebury
- Hale End and Highams Park
- Hatch Lane
- Larkswood
- Valley

Throughout the Draft Local Plan, regeneration of sites will be delivered through further guidance, including Supplementary Planning Documents, Masterplans, development briefings and public realm guidance.

This Plan does not include detailed policies for individual sites. Individual sites can be found on the Brownfield Land Register which is published at walthamforest.gov.uk/LocalPlan

Residents will be able to make their views known on each planning application received.

Meetings

- Wednesday 31 July, 6 to 8.30pm, Chingford Assembly Hall, Station Road, Chingford
- Saturday 31 August, 1 to 9pm, Chingfest, Old Church Road, Chingford, E4 6RS
- Saturday 07 September, 10am to 4pm, Hale End Library, Castle Avenue, Highams Park, E4 9QD
Shaping the Borough: North Waltham Forest

Sewardstone Road

The Sewardstone Road Neighbourhood Centre sits at where the A110 and A112 meet. It is a gateway into the borough from Enfield and the Lea Valley, close to North Chingford. Transport improvements in the Lea Valley, such as Crossrail 2 at Angel Road and Ponders End, are key to the area. Currently the area includes a number of low-intensity employment uses which are becoming increasingly under-used.

Housing is mixed, with mainly one to three-storey houses and one seven storey apartment block. The area has the long term potential to become an enhanced Neighbourhood Centre, forming a western gateway to the borough. In addition to making better use of the green spaces in the area and to reduce car dependency, the area will benefit from transport improvements, including the opening up of a public pedestrian and cycle greenway along the River Lea.

The Draft Local Plan:
- Identifies Sewardstone Road as a Neighbourhood Centre to provide locally needed town centre retail and other services. It supports the nearby South Chingford District Centre, which is the main focus for development and investment in shops, services, leisure and community uses. A mix of uses will be supported to create and keep vibrant centres which meet the needs of local residents and businesses.
- Identifies the opportunities to link to neighbouring large scale regeneration and infrastructure outside the borough.
- Supports the long-term delivery of an enhanced and expanded neighbourhood centre at the junction of Kings Head Hill and Sewardstone Road.
- Promotes initiatives that make the best use of opportunities arising from Crossrail 2 to support the improvements to Sewardstone Road Neighbourhood Centre.
- Supports the delivery of intensification of workspace in the area.
- Improves pedestrian and cycle links to Lea Valley Regional Park and Epping Forest.
- Supports sensitively designed taller buildings and higher densities around the junction of Sewardstone Road and Kings Head Hill.
- Enables comprehensive redevelopment of sites as identified in the Brownfield Land Register.

South Chingford

South Chingford is the fifth largest District Centre in the borough, Centred around Albert Crescent, the main focus of retail in the area is local convenience shopping, as well as at the Sainsburys and Morrisons stores to the south of the centre. The centre struggles to thrive due to competition from nearby centres yet has a developing offer of wide range food and drink in cafes and restaurants. The area offers opportunities for residential, commercial, cultural and hospitality development in the main centre. New development in the area will provide the opportunity to substantially increase the number of homes in and around the town centre. Developers of sites identified in the Brownfield Land Register, will be encouraged to come forward to support the growing population and re-establish the High Street as a successful, distinctive town centre.

The Draft Local Plan:
- Identifies South Chingford as a District Centre, which is the main focus for development and investment in shops, services, leisure and community uses. A mix of uses will be supported to create and keep vibrant centres which meet the needs of local residents and businesses.
- Supports the building of a substantial mix of new quality housing in the area, including supporting higher density residential development in the District Centre.
- Supports taller buildings and higher density in quality developments around the junction of Old Church Road and Chingford Mount Road.
- Encourages the redevelopment of underused sites as identified in the Brownfield Land Register.
- Promotes Chingford Mount as a place that is geographically well-positioned to enjoy the benefits of growth and investment.
- Encourages regeneration to the south towards the North Circular Road linking to the neighbouring Meridian Water development in Enfield.

North Circular Corridor

The North Circular Corridor is an area extending westwards from the banks of the Banbury Reservoir to the borough boundary at Cooks Ferry; and northwards to the southern half of Chingford between Hall Lane and Chingford Mount Road to include the Chingford Hall Estate. The land between the Banbury Reservoir and Cooks Ferry is a mixture of employment land and Green Belt which forms a narrow margin along the southern and western boundary. As part of the Local Plan, consideration will be given to the reassessment of the Green Belt designation of these land parcels.

The Draft Local Plan:
- Identifies the strategic development opportunity to link to the neighbouring regeneration at Meridian Water in Enfield.
- Supports well-designed taller buildings (10 storeys and above) and higher density around the A406 North Circular.
- Explores opportunities for infill development and estate renewal at Chingford Hall Estate.
- Improves links to Lea Valley Regional Park and Epping Forest.
- Explores opportunities to provide new homes and employment at several sites including, identified in the Brownfield Land Register.

See the full plan and comment online: walthamforest.gov.uk/LocalPlan
North Chingford is the Gateway to the Forest. It is the fourth largest District Centre in the borough and the borough’s principal centre north of the A406. The thriving cultural suburban town centre benefits from heritage assets including the Green Conservation Area and its Listed Churches (The Parish Church of St Peter and Paul and Our Lady of Grace and St Teresa of Avila) and its role as a gateway to Epping Forest. North Chingford will be the focus of sensitive area investment and allowed to evolve into a more diverse cultural suburban town centre supporting a diverse population but retaining its character which we know is important to local residents.

The Draft Local Plan:
- Identifies North Chingford as a District Centre, which is the main focus for development and investment in shops, services, leisure and community uses. A mix of uses will be supported to create and keep vibrant centres which meet the needs of local residents and businesses.
- Identifies Chingford Station, on London Overground, along with the nearby bus station, as a significant transport hub for this part of the borough.
- Encourages workspace, office and business developments in the District Centre, especially near the station.
- Intensifies land use at the Bus Station and MOT Test Centre sites in Station Road, to increase employment opportunities.

Highams Park is a very well-connected district centre with a great cultural potential. The Council is keen to improve links in Highams Park to make it more accessible. This will improve access to retail, services and employment uses in and near the centre. The area benefits from high quality existing homes and easy access to Epping Forest and green assets such as Highams Park and its lake. It is proving an increasingly attractive location for a younger population with growing families.

The Draft Local Plan:
- Identifies Highams Park as a District Centre, which is the main focus for development and investment in shops, services, leisure and community uses. A mix of uses will be supported to create and keep vibrant centres which meet the needs of local residents and businesses.
- Identifies Highams Park Station, on London Overground, as a significant transport link for this part of the borough and supports improvements to the station.
- Supports the providing of a mix of new quality housing in the area, including opportunities to improve transport links and supports higher density residential development around the train station.
- Supports the delivery of new community and cultural uses near the Regal Cinema redevelopment and Highams Park Station.
- Aims to deliver employment opportunities in Hickman Avenue.
- Supports comprehensive redevelopment of sites identified in the Brownfield Land Register.
- Protects existing open space and investigates ways to create new open spaces.

See the full plan and comment online: walthamforest.gov.uk/LocalPlan
Some recently completed projects in your area

**Pimp Hall Park**
In 2015 a large wildlife meadow was created at this park along with a new play area for under seven-year-old children.
The 17th century, Grade II Listed dovecote was renovated in 2018 and provides space for community use.

**New Housing**
Making best use of available land to provide new homes for local people is a major part of the Council’s programme.
In some places it may be two or three new homes on a former garage site, while in others it can be more intensive development such as these apartments in Hickman Avenue, which are close to local transport links and other amenities.

**Creating working space**
Across the north of the borough the Council has been working with partners to provide work space for businesses of all sizes, so a range of employment opportunities is available for local people.
On the Deacon Industrial Estate there are the national and regional headquarters of firms such as TSS Limited, between them providing hundreds of jobs.
There is also work space for smaller firms too such Eternity House in Highams Park. The premises, which is part of the Tesco building, opened in May 2018 and offers 14 office spaces for local businesses – a scheme that has been brought together by Waltham Forest Council’s business support team working with Borno and Head Landlord, Tesco.

**Improving transport**
The north of the borough is well served by public transport including buses and London Overground services.
The Council is committed to working with Transport for London to make all stations in the borough fully accessible and ready to cope with future demand.

**Why are we producing this Plan?**
Each Council produces a Local Plan against which any developments are judged.
The Local Plan has to take account of policies and targets set by central Government.
We also have to show our Local Plan meets the targets set by the Mayor of London and works alongside the London Plan.
Details of those targets can be found in the full plan online.

**What will the Local Plan replace?**
The new Local Plan will replace:
- Core Strategy (2012)
- Walthamstow Town Centre Area Action Plan (2015)
- Blackhorse Lane Area Action Plan (2015)

**What happens when?**

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<td>Consultation on Draft Local Plan ends</td>
<td>Consideration of the outcome of the Draft Plan Local Plan consultation and preparation of the ‘Proposed Submission’ Plan</td>
<td>Public consultation on ‘Proposed Submission’ Plan</td>
<td>Independent examination period (conducted by independent Planning Inspector)</td>
<td>Local Plan is adopted and comes into force (subject to receipt of the Inspector’s Report by Winter 2020/21)</td>
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See the full plan and comment online: walthamforest.gov.uk/LocalPlan