

SHAPING THE BOROUGH

WALTHAM FOREST LOCAL PLAN (LP2)

SITE ALLOCATIONS







PROPOSED SUBMISSION DOCUMENT (REGULATION 19)

NOVEMBER 2021

Waltham Forest

Translation

Translation

INTERPRETING AND TRANSLATION ASSISTANCE

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يمكن توفير هذه الوثيقة أو ملخصها بلغات أخرى أو بالطبعة الكبيرة أو بلغة بريل أو على الشريط. ويمكن توفير خدمة ترجمة عند الطلب. وإذا احتجت منالا من هذه الخدمات الرجاء الاتصال معنا على العنوان المذكور أدناه. Arabic ☐	यह पर्चा या इसका संक्षेप अन्य भाषाओं में, बड़े अक्षरों में या सुनने वाली टेप पर माँग कर लिया जा सकता है, और अन्य भाषाओं में अनुवाद की सुविधा भी मिल सकती है। यदि आपको इन सुविधाओं की जरूरत है तो कृपया निम्नलिखित पते पर हमारे साथ संपर्क करें। Hindi ☐
অনুরোধক্রমে এই ডকুমেন্ট অথবা এর সারমর্ম অন্যান্য ভাষায়, বড় ছাপার অক্ষরে, ব্রেইল বা অক্ষলিপিতে, অডিও টেইপ বা বাজিয়ে শোনার কেসেটে অথবা অনুবাদ করে দেয়ার ব্যবস্থা করা যাবে। আপনার যদি এসব সেবাসমূহের প্রয়োজন হয়, তাহলে অনুগ্রহ করে আমাদের সাথে নীচের ঠিকানায় যোগাযোগ করুন। Bengali ☐	ਇਹ ਪਰਚਾ ਜਾਂ ਇਹਦਾ ਖ਼ੁਲਾਸਾ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ, ਜਾਂ ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ, ਅਤੇ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ ਤਰਜਮਾ ਕਰਨ ਦੀ ਸਹੂਲਤ ਵੀ ਮਿਲ ਸਕਦੀ ਹੈ। ਜੇ ਇਹਨਾਂ ਸਹੂਲਤਾਂ ਦੀ ਤੁਹਾਨੂੰ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ। Punjabi ☐
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Name _____ Address _____ _____ _____ Telephone No _____	**CONTACT:** Planning Policy Team London Borough of Waltham Forest, 2nd Floor West, Waltham Forest Town Hall Fellowship Square, Forest Road London, E17 4JF Email: planning.policy@walthamforest.gov.uk Web site: www.walthamforest.gov.uk

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Foreword

Waltham Forest is a place where people want to live, raise a family and start a business. The Local Plan plays an important role in making these dreams a reality, while ensuring the unique character of the borough is protected and enhanced. Our priority as a Council is to plan for future growth so that development makes a lasting and positive impact on communities and opens new opportunities for our people. This links to our four overarching strategic priorities as a Council:

- 15 Minute Neighbourhoods
- Connecting People with Jobs
- Tackling the Climate Emergency
- Ensuring Infrastructure and Investment is delivered to support growth.

To do this effectively, we need to ensure we promote the right development in the right places at the right scale, creating attractive sustainable neighbourhoods as well as new economic opportunities.

When adopted, the Site Allocations Document will represent Part 2 of the Council's Local Plan. It complements the Strategic Policies document (Part 1) of the Local Plan. It identifies key or strategic sites with potential for redevelopment providing circa 19,000 new homes.

As background, the Council's Local Plan is built around six core golden threads:

- Increasing housing delivery. Creating liveable places,
- Ensuring growth is sustainable and supported by infrastructure,
- Building on the unique strengths of the borough and carrying forward its cultural legacy,
- Promoting the economy to improve life chances for all residents, students and workers,
- Protecting and enhancing the natural environment, and
- Ensuring land optimisation and driving investment.

The proposed land allocations in this document seek to address the needs of the local community over the next 15 years, including the delivery of new high quality, genuinely affordable homes, new jobs and employment space, thriving cultural neighbourhoods and town centres, infrastructure provision, preserving the environment and addressing climate change.

Although in most cases the existing use of these sites may be long-established, the allocation of a site for a particular use does not necessarily imply that the existing use would be lost or discontinued. To make more efficient use of land, the intention is to retain the existing use while providing additional uses. Furthermore, the allocation of a site for a proposed use does not also imply that planning permission will be automatically granted. Proposals submitted for planning permission will be considered on their individual merits.

We are now consulting on the final stage of the Site Allocations Local Plan (LP1) - the Proposed Submission version. This version of the Plan follows on the earlier public consultation on the Draft Plan (September - December 2020). It takes account of comments made in the previous round and new information since the Draft Plan was

Foreword

published. Comments made on this version of the Plan will be submitted to the Secretary of State for independent examination. At the examination, the Inspector will want to know whether the Council has met the legal requirements for the preparation of this Local Plan and whether it meets what are known as the 'tests of soundness' set out in the National Planning Policy Framework. Thank you for your interest and participation.



Cllr Simon Miller - Portfolio Lead Member for Economic Prosperity

1 Introduction

1.1 Waltham Forest is experiencing significant change, and post-Covid19, the borough is going through accelerated economic recovery. To make this happen, the Waltham Forest Local Plan sets targets to deliver 27,000 additional homes and 52,000sqm of employment floorspace in Waltham Forest by 2035. Waltham Forest is an attractive and sustainable place for growth, however there is only a limited amount of land available, and we need to ensure that where development takes place, it makes the most efficient use of land and buildings and responds to local character, and the needs and aspirations of residents.

1.2 The Local Plan comprises two parts. Local Plan Part 1 (LP1) sets out the strategic policies and development management policies for delivering development across the borough. This document Local Plan Part 2 (LP2) complements the Strategic Policies Document (LP1). It allocates land for a range of uses to deliver the Council's spatial vision, objectives and development requirements of the emerging Local Plan (LP1) – Strategic Policies Document. The key sites identified in the document are those the Council expects development to come forward over the next 15 years. This Plan sets out the parameters within which these sites should be redeveloped. A typical allocation includes:

- the site location,
- proposed uses in future,
- design considerations and other key planning considerations, and
- estimated future timescales for delivery or development.

1.3 By allocating land for particular purposes, the Site Allocations Local Plan (LP2) establishes in principle the land uses that will be supported by the Council for development. The document therefore provides a framework for clear and consistent decision making, giving greater certainty to both the local community and developers.

1.4 Both Plan documents (LP1 and LP2) will be used to inform decisions on planning applications across the borough. Accordingly, they should be read together, also in conjunction with the London Plan, the emerging North London Waste Plan, and any 'made' neighbourhood plans prepared by the community. Other documents supporting the Local Plan include Supplementary Planning Documents. These provide additional detail and guidance to existing policies.

1.5 Once adopted, the new Local Plan will replace the Core Strategy (2012), Development Management Policies Document (2013), Walthamstow Town Centre Area Action Plan (2014) and Blackhorse Lane Area Action Plan.

1.6 This Plan has been prepared in compliance with the Planning and Compulsory Purchase Act 2004, and other relevant regulations. Government planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The NPPF sets out the Government's planning policies for achieving sustainable development and is complemented by the PPG, which provides additional guidance.

1.7 The preparation of the Plan has involved testing of reasonable alternatives through Sustainability Appraisal (SA) that incorporates a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA). Both reports are published alongside this document. It is also informed by evidence base studies. These are published on the Council's Local Plan Evidence Base page.

1.8 This version of the Plan (Proposed Submission Site Allocations Local Plan) is published for consultation at the Regulation 19 stage, representing the final consultation stage prior to submission to the Secretary of State for independent examination. The NPPF states that Development Plan Documents should be prepared in accordance with the legal and procedural requirements. To be found to be 'sound', plans must be positively prepared, justified, effective, and consistent with national policy. It must also satisfy the legal and procedural requirements. The Council has prepared this document in line with these requirements.

1.9 After the consultation period, all duly made representations received will be submitted to the Secretary of State for independent examination. Any persons or organisations that submit a representation during the Regulation 19 consultation will be notified of the details of the examination once a date has been set.

1.10 At this stage of the Plan preparation process, development proposals submitted in line with the emerging Site Allocations Local Plan (LP2) carry weight in planning decision-making and further weight as the Plan moves nearer to adoption. The allocation of a site does not replace the need for planning permission. Accordingly, developers will still need to submit a planning application for an allocated site, allowing the local community and other interested parties the opportunity to comment on the detailed proposals and the Local Planning Authority to ensure the development is in accordance with all relevant planning policy requirements.

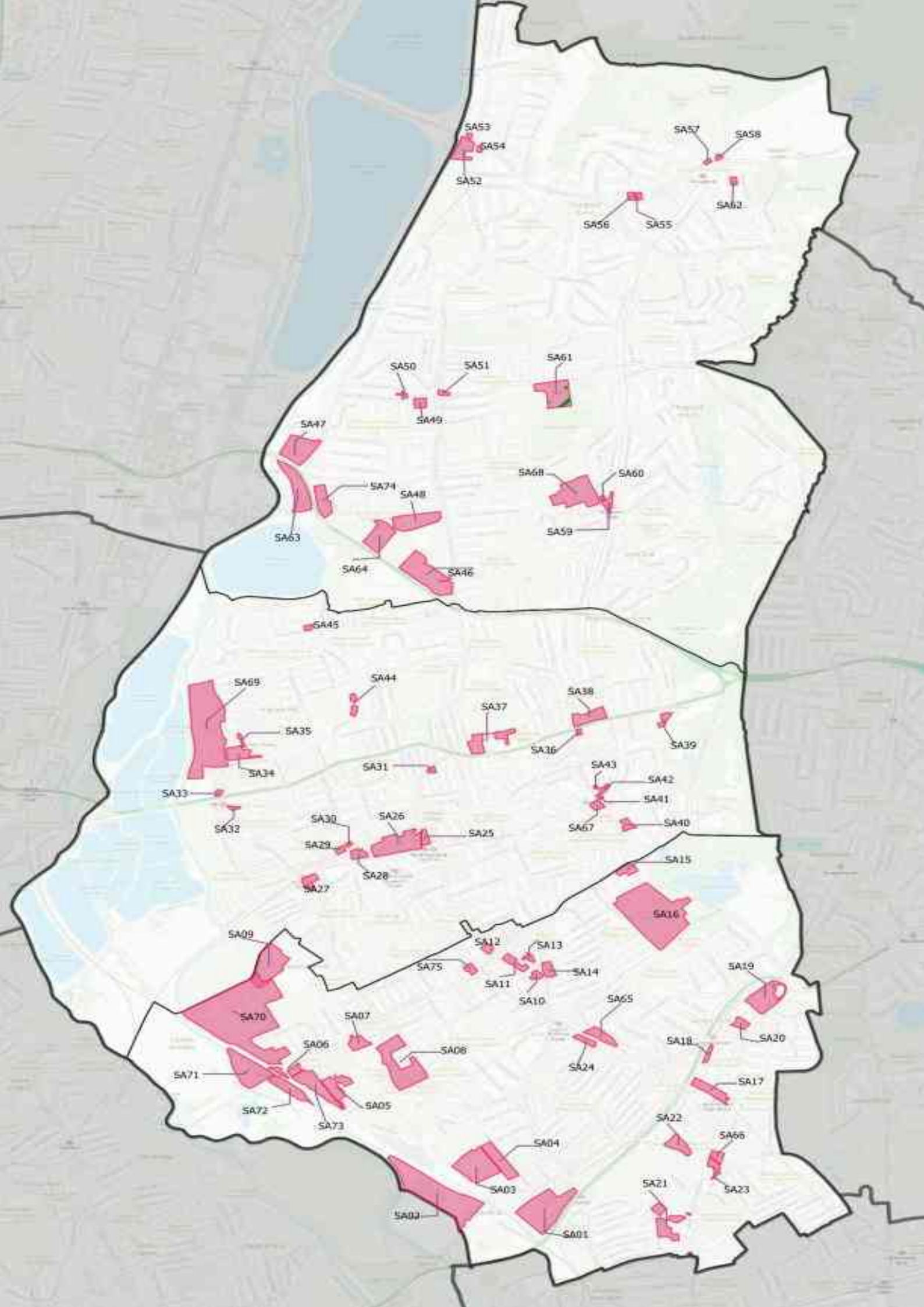
Structure of the Document

1.11 The table below shows the format used to present each site allocation and provides clarification on the information provided.

<table>
<tr><td colspan="2"></td><td colspan="3">The postal address of the site - for referencing purposes.</td></tr>
<tr><td colspan="2">Ward</td><td colspan="3">The name of the population ward - representing the primary unit of electoral geography in Waltham Forest (ONS)</td></tr>
<tr><td colspan="2">Site Size</td><td colspan="3">Measured in hectares (ha)</td></tr>
<tr><td colspan="2">Planning Designations</td><td colspan="3">The designated of the land as purposely defined in the Local Plan</td></tr>
<tr><td colspan="2">Intensification Approach</td><td colspan="3">The character-led intensification approach as defined in the emerging Local Plan Part 1 (Policies 8 and 57). Preferred typology is indicated either as Reinforcement, Transition or Transformation.</td></tr>
<tr><td rowspan="3">Indicative Development Capacity</td><td>New homes (gross)</td><td colspan="3">Indicative number of new housing units - to be provided and occupied as a separate dwelling by a single household.</td></tr>
<tr><td>Floorspace (sqm)</td><td colspan="3">Indicative area of the floor of a building as proposed for particular uses - e.g retail, cultural etc</td></tr>
<tr><td>Industrial floorspace (sqm)</td><td colspan="3">Indicative area of the floor of a building as proposed for industrial use.</td></tr>
<tr><td colspan="2" rowspan="2">Site delivery phasing</td><td>2022 - 2027</td><td>2027-2032</td><td>2032-2037</td></tr>
<tr><td></td><td>Shading indicates the relevant plan period</td><td></td></tr>
<tr><td colspan="2">Planning Status</td><td colspan="3">Provides information on the current planning position on the site - whether the site has planning permission, application submitted or none. Plan readers should note the time limits on planning permissions (normally valid for 3 years from the date granted) and therefore the need to contact the Council for the latest information.</td></tr>
</table>

1.12 Each site includes supporting text on Site Requirements and Development Guidelines highlighting the key considerations. In determining planning applications the provisions of the Local Plan will apply. This includes the policies of the Council's Strategic Policies Document (LP1), the London Plan as well as other relevant matters specified in Supplementary Planning Documents.

1.13 A placemaking plan is also provided. This is intended to provide a vision of how new development will be guided on the identified site. This information is intended to highlight the key placemaking principles that will guide and inform the physical planning of these sites. These include the patterns of movement, key frontages, retained trees, locations for potential height, sensitive edges and other general matters considered integral to the design of schemes. These plans are provided in the form of a key diagram.


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2 Methodology and Approach to Site Selection

2.1 The Strategic Policies Document (LP1) sets out the broad locations for development. The Council is required to allocate sufficient sites to deliver the strategic priorities of the Borough. The Site Allocations Document (LP2) focuses primarily on the delivery of development in the plan period (2022 to 2037). This document does not seek to identify every development site that will come forward in the plan period. Other smaller sites - those likely to deliver less development will still contribute to delivery of the development planned in Waltham Forest.

2.2 The sites included in the Site Allocations Development Plan (LP2) have been through a selection process and methodology which considers policy drivers from the National Planning Policy Framework (NPPF) and the London Plan. The National Planning Policy Framework (NPPF) provides the overarching national planning guidance on Local Plan making and identification of sites for allocation. Paragraph 23 requires local plans to provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period.

Site Selection

2.3 The key stages of the site allocations process is as follows:

- Initial Site Identification - collation of site information, GIS mapping, 'Call for Sites' exercises, establishment of initial criteria for considering and selecting sites.
- Initial Site Assessments – initial assessment of development potential, identification of constraints, initial site screening, timescale (phasing) of development.
- Further Site Assessments – involving enhanced screening criteria, site capacity sensitivity testing and engagement to inform site phasing and considerations about infrastructure provision to support growth.

2.4 The identification of sites for allocation has also been informed by evidence base studies. As background to the site selection, the Greater London Authority (GLA) undertook a Strategic Housing Land Availability Assessment (SHLAA) as part of work to underpin the new London Plan. The SHLAA work undertaken sought to find sites capable of delivering housing and other development to meet London's housing need. This exercise, undertaken in collaboration with London boroughs, identified potential development sites across London, which also informed the borough-level housing targets in the London Plan.

2.5 The Waltham Forest Growth Capacity Study (2018) evaluated the potential to deliver against the Draft London Plan (2018) target. It assessed the potential to accommodate new housing development throughout Waltham Forest.

2.6 Site selection has also been informed by existing site allocations included in adopted development plan documents, but not delivered. Other sites included in unadopted development plans have also been considered. Furthermore, information from 'Call for Sites' exercises undertaken during the period 2017-2019 alongside Local Plan consultation work have been important sources of information.

2.7 Starting with an initial long list of potential development sites, a screening exercise was undertaken which considered sites against specified criteria to establish whether they were suitable for inclusion as site allocations. Matters taken into account in making decisions include availability (whether site owners were willing for their sites to be included), suitability (constraints affecting the site e.g. flooding and infrastructure needed to support the development) and deliverability (viability of the proposed development, infrastructure requirements/considerations etc).

2.8 The Sequential Test process and Level 2 Strategic Flood Risk Assessment are important considerations when assessing the suitability of sites for allocation. In line with national planning policy, this seeks to ensure that sites of little or no risk of flooding are developed in preference to sites at higher risk. As part of the site screening exercise, all sites proposed for allocations have been subject to flood risk considerations through the Sequential Test and where appropriate the Exception Test. A separate evidence base document (Strategic Flood Risk Assessment) has been prepared by the Council.

2.9 The Council's Industrial Land Audit also listed as evidence base was completed early 2021. This has informed the decision-making process in relation to the suitability of the borough's industrial land for various uses, and the scope for co-location and intensification.

2.10 The preparation of the Site Allocations Document has considered the representations received through the Regulations 18 consultation stage.

2.11 It is important to establish indicative site development capacities for proposed site allocations as this helps to set clear expectations about the level of development considered appropriate for each site and to measure delivery against the Borough's future needs. Accordingly, information on indicative site capacity has been included in the Plan. This relates to housing, employment, and town centre/retail floorspace. Information on development capacity has been established from existing planning consents, planning applications proposals and masterplan sites/proposals, where there is reliable information. However, the indicative capacities included in the plan should not be read prescriptively. The actual development capacity of a site will ultimately need to be determined through detailed design and the planning approval process.

2.12 The delivery of development sites is an important planning matter. Accordingly, information is included on the phasing of the proposed site allocations. This is necessary in the context of meeting the Borough's housing target. A significant amount of future housing supply is expected to come forward in the later stages of the plan period (after 10 years). This information will be monitored through the Authority Monitoring Report.

2.13 This Plan makes provision for 75 site allocations. The final list of sites as included in the Plan have been derived from the outcome of the process methodology described above. The Site Allocations Development Plan Document does not allocate all sites appropriate for development in the borough. Sites allocated are those considered to be 'strategic' or 'key' sites with regard to the number of units to be provided and the contribution of the site towards the Council's regeneration aspirations. These sites are intended to act as a catalyst for regeneration, improvement and renewal in local areas. A Strategic Site is defined as those capable of delivering 100 or more new homes. Key Sites are those considered critical to the delivery of the vision for the area but under 100 units.

2.14 The Council intends to make effective use of the Brownfield Land Register, which is published and reviewed annually. The purpose of this register is to provide up-to-date, publicly available information on brownfield land that is suitable for housing to help provide certainty for developers and communities and encourage investment in local areas.

Sustainability Appraisal and Habitats Regulations Assessment

2.15 In accordance with legislative requirements on plan making, this Plan is supported by Sustainability Appraisal and Habitat Regulations Assessment (HRA). These documents are published with the Plan. All potential sites have been assessed and reasons for preferred and discounted (rejected) sites are explained in the Sustainability Appraisal report.

2.16 A Habitats Regulations Assessment (HRA) has been undertaken on the Local Plan (Parts 1 and 2) in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and in consultation with Natural England and the City of London, Conservators of Epping Forest. As part of Emerging Strategic Mitigation for Epping Forest, Natural England has issued advice that all residential development within 3km of the Special Area of Conservation (SAC) and all development with 100 or more dwellings within 6.2km of the SAC should make a financial contribution to strategic measures as set out in the costed Strategic Access Management Measures (SAMM) provided by the Conservators of Epping Forest.

2.17 The HRA has identified that developments within 400m of the Epping Forest Special SAC boundary pose a particular risk to the integrity of the SAC and will therefore need to do more in relation to mitigating potential adverse urban effects arising from development. Potential urban effects need to be dealt with on a site by site basis and mitigation put forward to address what is needed to mitigate for development on that site. Policy wording is included in LP1 and LP2 to ensure that urban effects are addressed at the detailed design stage. The HRA assessment has identified the types of mitigation which are suitable for incorporation into detailed design at the project stage in order to ensure that measures are secured to eliminate adverse effects on the SAC. As well as mitigating potential effects on site, there are projects in the SAMM list which allocations could also specifically contribute to.

3 Site Allocations

3.1 SA01

Site SA01 - Leyton Mills Retail Park



Proposed Site Allocation

Comprehensive redevelopment to provide new residential, retail and commercial development, a new primary school, nursery, and public connectivity improvements including links to Ruckholt Road Station.

Site Address		Leyton Mills Retail Park, Marshall Road, Leyton London E10 5NH		
Ward		Leyton		
Site Size		7.96 ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2) • Flood Zone 2 & 3		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	1,950		
	Town Centre floorspace (sqm)	41,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning status		None		

Site requirements

3.1.1 Development proposals should:

- seek to optimise site capacity and deliver around 1,950 new homes.
- provide a new primary school and nursery.
- include provision of retail and commercial uses
- explore a new pedestrian and and cyclist bridge link over the railway lines connecting to Eton Manor
- include reprovision of bus infrastructure
- support the delivery of a new station at Ruckholt Road

3.1.2 Co-location of residential uses with employment or commercial uses should be in compliance with LP1 Draft Policy 31 (Co-location Design Principles).

Development guidelines

3.1.3 Strategic cycle and pedestrian connections should be made through the site, linking to Leyton High Road, Leyton Underground Station and a new station at Ruckholt Road with consideration of wider connectivity to the Queen Elizabeth Olympic Park. Connections should ensure accessibility for all.

3.1.4 Development should:

- complement, rather than compete with the District Centre and include public realm enhancements connecting to High Road Leyton and around Leyton Underground Station
- provide a new significant public urban square with green amenity, play space and sustainable urban drainage at the centre of the site
- address and mitigate the local impact of the A12 on air quality and noise pollution
- explore the significant opportunity for enhancements to on-site ecology and biodiversity including sustainable urban drainage, green "buffers", green roofs and tree planting

- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should explore the role of the site as part of the future of the network
- Additional detail on the development guidelines for the site will be provided in a forthcoming SPD for the area.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.2 SA02

Site SA02 - New Spitalfields Market



Proposed Site Allocation

Comprehensive redevelopment to provide a new neighbourhood, including cultural, industrial, residential, nursery and complementary uses, and new public transport infrastructure including links to Ruckholt Road station.

Site Address		New Spitalfields Market, Sherrin Road, London E10 5SQ		
Ward		Leyton		
Site Size		11.90 ha		
Planning Designations		• Locally Significant Industrial Site (LSIS) • Archaeological Priority Area (Tier 2) • Flood Zone 2 (<0.5% of site in Flood Zone 3) • Metropolitan Open Land • Green Corridor		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	2,750		
	Retail/ Cultural Floorspace (sqm)	7,000		
	Industrial floorspace (sqm)	32,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.2.1 Development of the site should:

- Seek to optimise site capacity and deliver around 2,750 new homes
- Provide a significant cultural hub
- Provide a nursery
- Include provision for bus infrastructure on site
- Respond to the sensitive context of the Hackney Marsh
- Retain and enhance the existing woodland alongside the River Lea
- Support the delivery of a new station at Ruckholt Road

3.2.2 Development will be expected to provide replacement LSIS compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 20,500 sqm.

- Proposals are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire site.
- A small part of the southern corner of the site bordering Ruckholt Road is Metropolitan Open Land. No buildings should be proposed on this part of the site.

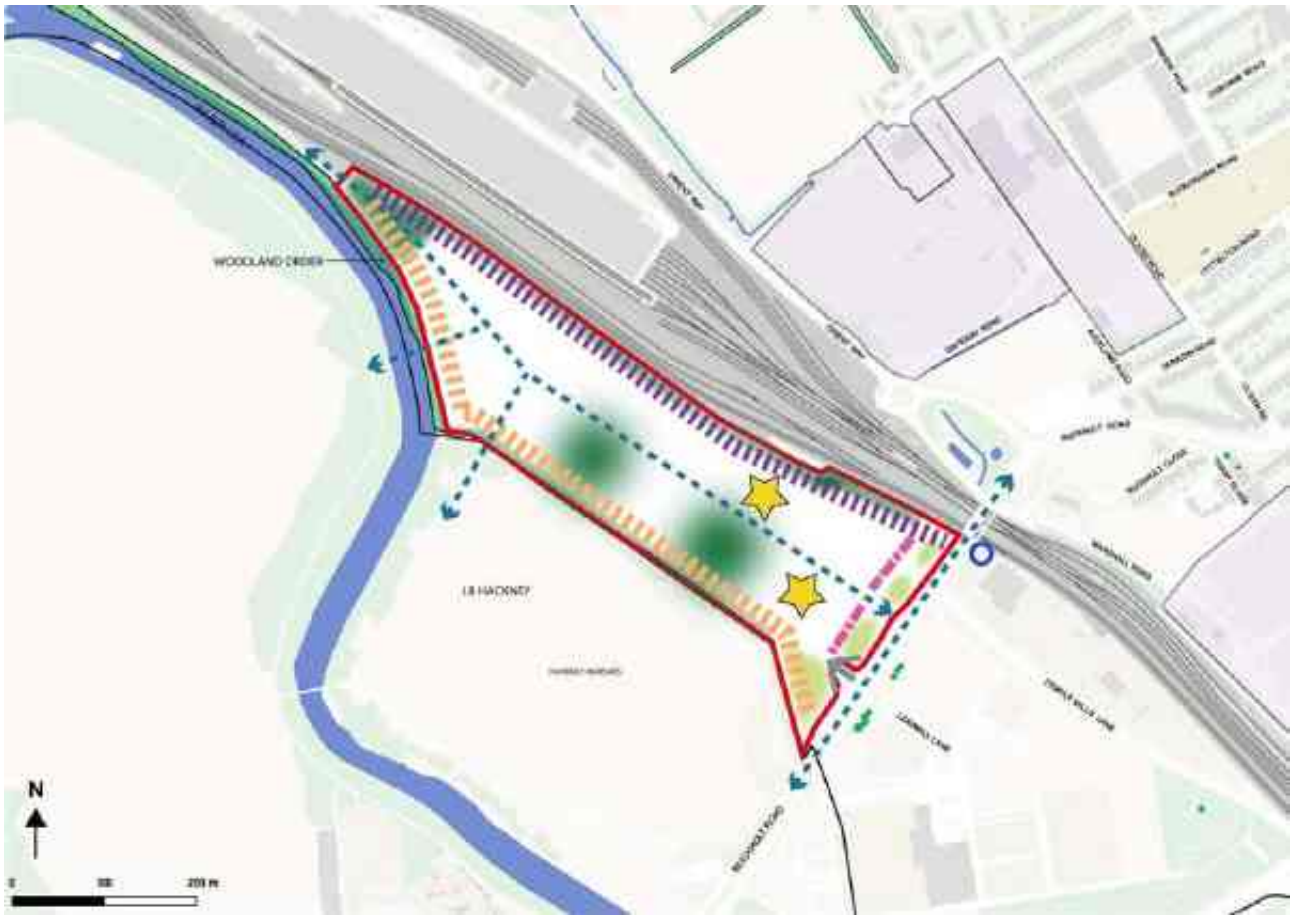
Development guidelines

3.2.3 Strategic cycle and pedestrian connections should be made through the site, linking to Hackney Marshes, Ruckholt Road and the new station with consideration of wider connectivity to Leyton Underground Station, the Queen Elizabeth Olympic Park and Lea Bridge Station. Connections should ensure accessibility for all.

3.2.4 Development should:

- Provide a new significant public urban square with green amenity, play space and sustainable urban drainage linked to the cultural provision
- Provide a new significant green public park with an ecological focus
- Consider and mitigate the local impact of Eastway/ Ruckholt Road on air quality and noise pollution
- Explore the significant opportunity for enhancement to on-site ecology and biodiversity including daylighting the culverted river, sustainable urban drainage, green ‘buffers’ and corridors, ‘wild’ public amenity, green roofs and tree planting
- Improve the River Lea habitat
- Proposals could explore the potential for commercial, office and workspace to support a new neighbourhood and to help create a vibrant and distinctive place.
- This site is identified as being in an area with potential for being part of a de-centralised energy network. Proposals should explore the role of the site as part of the future of the network.
- Additional detail on the development guidelines for the site will be provided in a forthcoming SPD for the area.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.3 SA03

Site SA03 - Auckland Road LSIS



Proposed Site Allocation

Comprehensive redevelopment to provide mixed use development comprising residential and commercial uses subject to the two-stage industrial masterplan process. Development proposals will be required to demonstrate compensatory capacity within North London in line with Policy 1 of the North London Waste Plan.

Site Address		Auckland Road, Leyton London, E10 5BY		
Ward		Leyton		
Site Size		5.71 ha		
Planning Designations		• Locally Significant Industrial Site (LSIS) • Archaeological Priority Area (Tier 2) • Flood Zone 2 • Metropolitan Open Land		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	1250 - subject to relocation of waste uses		
	Industrial Floorspace (sqm)	Subject to the two stage masterplan process		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted for 9 Osier Way at ref. 191876		

Site requirements

3.3.1 Development will be expected to provide replacement LSIS compliant industrial floorspace capacity, either on-site or via consolidation elsewhere in London. The reference capacity for reprovision is 33,000 sqm. Proposals are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire LSIS.

3.3.2 Development proposals will be required to demonstrate compensatory capacity within North London in line with Policy 1 of the North London Waste Plan.

3.3.3 Development proposals should seek to optimise site capacity and deliver around 1250 new homes.

Development guidelines

- Comprehensive development of the site is supported, and any proposals for Bywaters and Thames Water Flood Tanks should thoroughly consider the relationship with the extant permission at 9 Osier Way (191876).
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).

- Proposals should enhance pedestrian and cycling connectivity from Osier Way to Auckland Road.
- Proposals should explore opportunities for urban greening and provision of open space.
- Proposals affecting the Thames Water Flood Tanks should seek to re-provide and improve this infrastructure.

Placemaking plan




Key
Site boundary
Pedestrian and cycle connectivity
Potential for servicing
Proposed station entrance
Enhanced public space
Retained / enhanced green space
Proposed green space
Retained / TPO trees
Proposed tree planting
Potential for height
Nearby Site Allocation
Conservation Area
Nationally listed heritage asset
Locally listed heritage asset
Key frontage
Special frontage
Sensitive boundary
Hostile edge

3.4 SA04

Site SA04 - The Score Centre



Proposed Site Allocation

Comprehensive redevelopment of existing multi-use facility to provide new residential and commercial development, a new health hub and nursery, and enhanced sports and community facilities.

Site Address		100 Oliver Road, Leyton, London E10 5JY		
Ward		Leyton		
Site Size		2.83 ha		
Planning Designations		• Designated Playing Field • Archaeological Priority Area (Tier 2)		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	750		
	Commercial floorspace (sqm)	1,762		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted - ref. 193694		

Site requirements

3.4.1 Development of the site should:

- Optimise site capacity and deliver around 750 new homes
- Deliver a new health hub
- Reprovide and upgrade existing nursery facilities
- Reprovide enhanced indoor sports and leisure centre with community facilities

Development guidelines

3.4.2 Planning permission has been granted to provide a new Civic Square, with ground floor commercial uses proportionate in scale to the out of centre location.

- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should explore the role of the site as part of the future of the network.
- Opportunities to improve pedestrian and cycling connections along Oliver Road should be explored, alongside east-west connections across the site.
- Development proposals should take account of the sensitive edge at the southern extent of the site with the rear of houses fronting Dunedin Road.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.5 SA05

Site SA05 - Lea Bridge Gasholders



Proposed Site Allocation

Comprehensive development to provide new homes, nursery and commercial space.

Site Address		Lea Bridge Gas Works, Clementina Road Leyton, London E10 7LS		
Ward		Lea Bridge		
Site Size		2.54 ha		
Planning Designations		• Archaeological Priority Area (Tier 3) • Flood Zone 2 (Approximately 1% of the site area falls within Flood Zone 3) • Metropolitan Open Land		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	573		
	Commercial floorspace (sqm)	600		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted - ref. 201329		

Site requirements

3.5.1 Development of the site should:

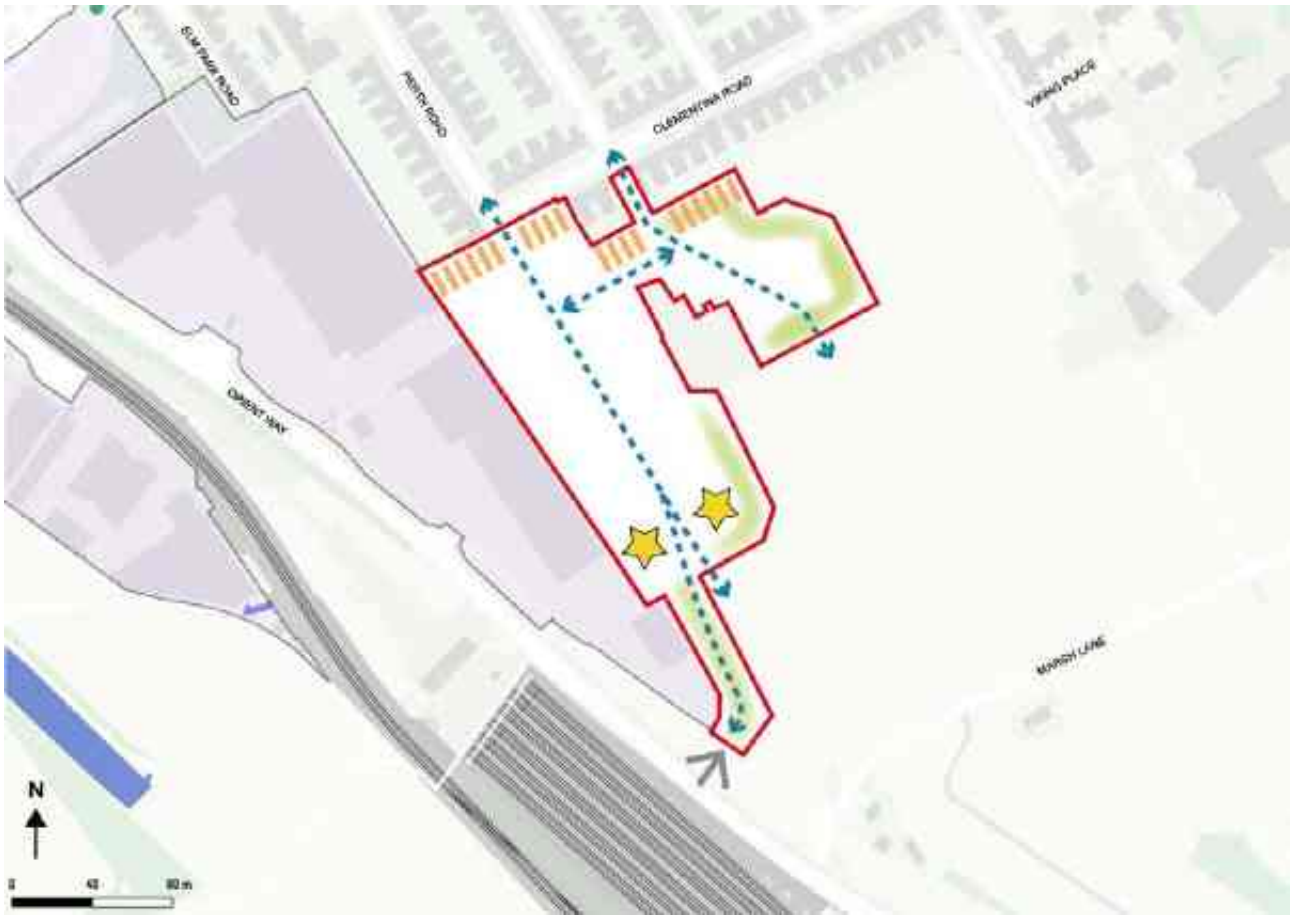
- Include a robust decontamination strategy, to be independently monitored and verified
- Construction access of the site must be via Orient Way
- Seek to optimise site capacity and deliver around 570 new homes
- Provide a nursery
- Provide 600 sqm of employment/commercial space
- Retain mature trees.

Development guidelines

3.5.2 Key requirements as follows:

- Development should provide enhanced pedestrian and cycling routes to Leyton Jubilee Park, the Marsh Lane Footbridge, the Marshes and Lea Valley Regional Park.
- New trees and landscaping should be proposed as part of a new public open space.
- Development proposals should take account of the sensitive edge at the northern extent of the site with the rear of houses fronting Clementina Road and Perth Road.

Placemaking plan

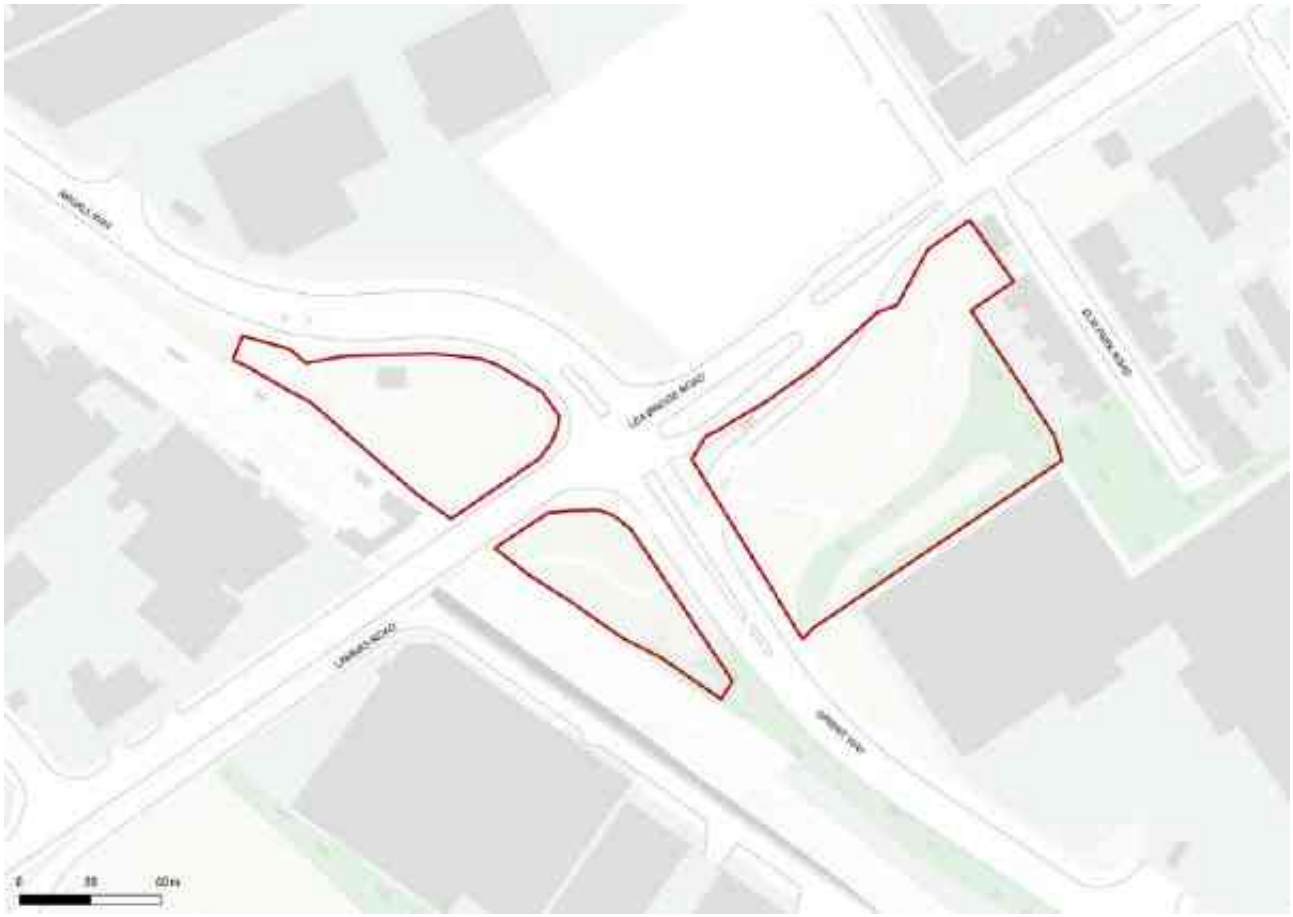


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.6 SA06

Site SA06 - Lea Bridge Station Sites



Proposed Site Allocation

Comprehensive redevelopment to provide new homes, station entrance, and community facilities and open public space.

Site Address		Argall Way, Leyton E10 Orient Way, Leyton E10 Lea Bridge Road, Leyton E10		
Ward		Lea Bridge		
Site Size		0.95 ha		
Planning Designations		• Archaeological Priority Area (Tier 3) • Flood Zone 2 & 3		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	330		
	Commercial floorspace (sqm)	2,400		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning application submitted - ref. 212645		

Site requirements

3.6.1 Development of the site should:

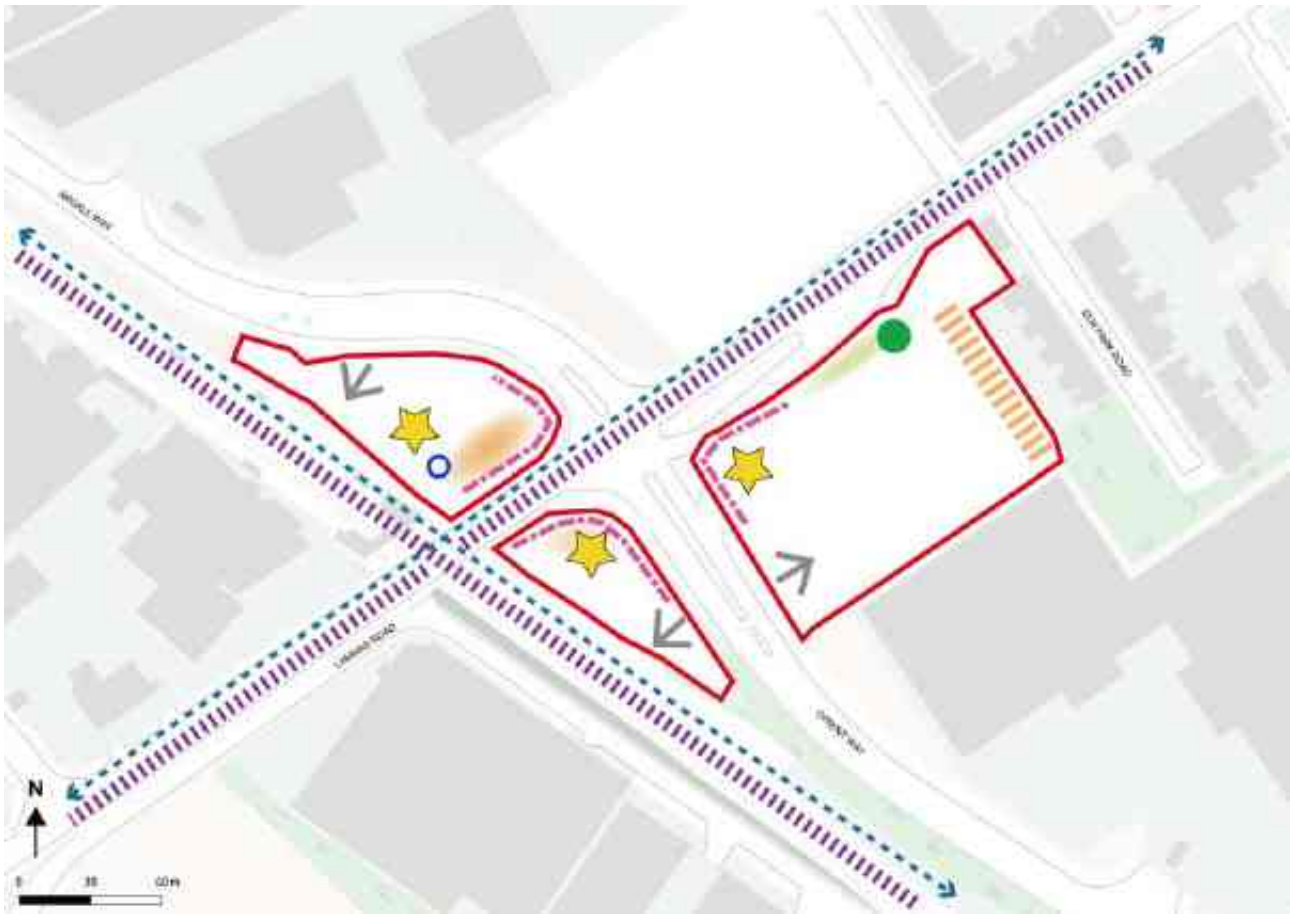
- Seek to optimise site capacity and deliver around 350 new homes
- Provide a new station entrance
- Provide new commercial floorspace
- Provide a new community hub
- Deliver 1500 sqm public realm and landscaping including 750 sqm public green space
- 5 new trees to be planted for every 1 tree lost (including off site provision in the local area) to facilitate a net increase in the number of trees and the area of canopy)

Development guidelines

3.6.2 Key requirements as follows:

- Comprehensive development of the site is supported.
- Provision of pedestrian and cycling connectivity.
- Development will need to be set back from the western edge of sites 1 and 3 (abutting the railway) to reduce flood risk.
- The locally listed Leyton Borough Council Electricity Substation is in close proximity to the site.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.7 SA07

Site SA07 - Former Leyton F.C. Football Ground



Proposed Site Allocation

Redevelopment for mixed use to include a new health centre, residential, and sports/leisure uses.

Site Address		Leyton Football Ground, Lea Bridge Road, Leyton, London E10 7LD		
Ward		Lea Bridge		
Site Size		1.23 ha		
Planning Designations		• Playing Field • Archaeological Priority Area (Tier 3) • Flood Zone 3 (90%)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	100		
	Commercial floorspace (sqm)	1,600		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.7.1 Development of the site should:

- Seek to optimise site capacity and deliver around 100 new homes
- Deliver a new Health Hub (c.1,600 sqm), following the Primary Care Network (PCN) model
- Development proposals will be expected to re-provide open space and sports provision
- Development will not be supported where it involves a loss of floodplain storage. Suitable mitigation measures will need to be agreed, with any residential development to be raised to first floor level or above.

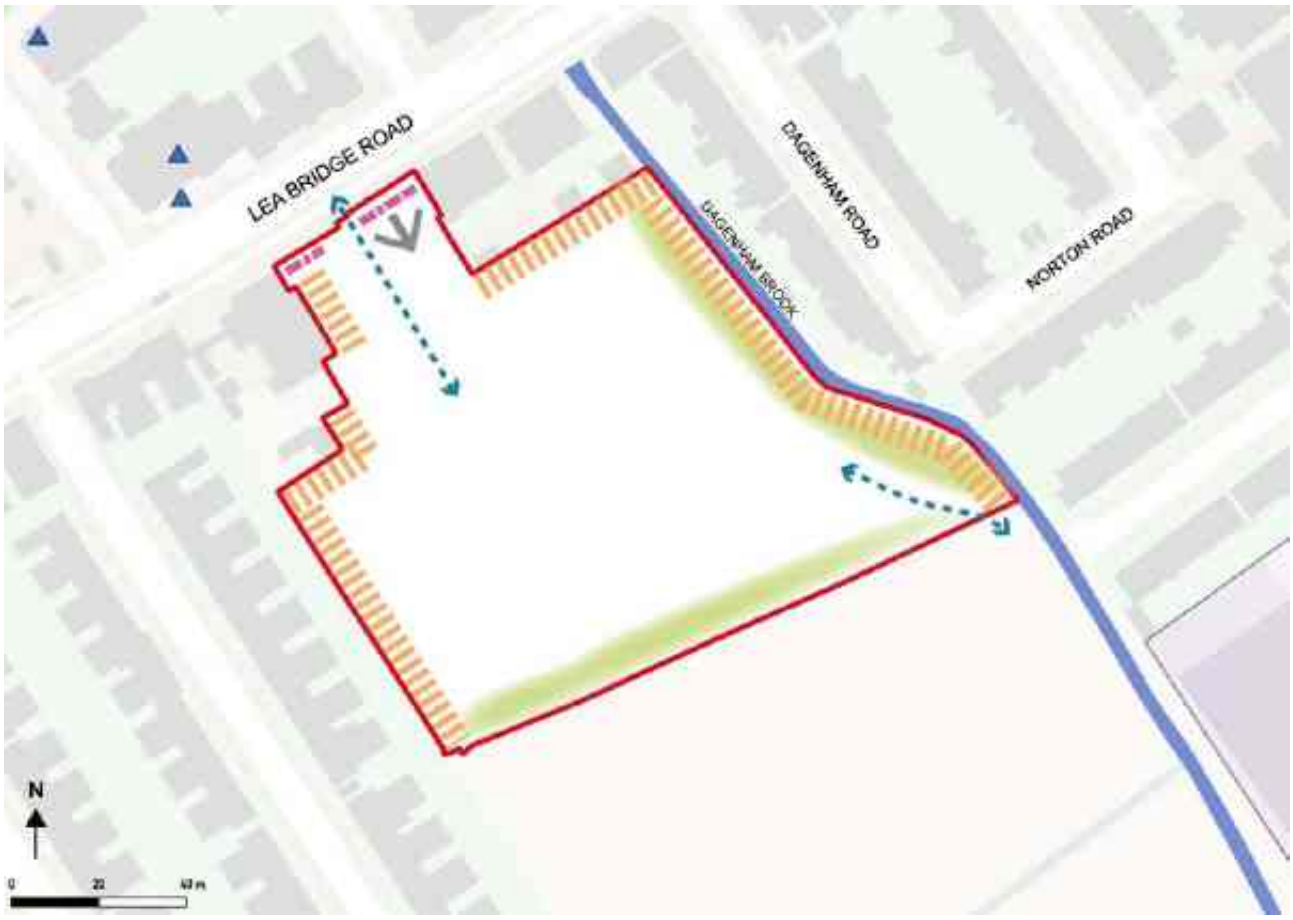
Development guidelines

3.7.2 Key requirements as follows:

- The risk of groundwater flooding and groundwater levels should be further assessed as part of a site investigation.
- Development should be set back from the edge of the Dagenham Brook, in keeping with the wider proposals for improvement to the Dagenham Brook corridor in this area.
- Supportive of development that proposes sustainable flood risk management that brings biodiversity enhancements and landscape improvements.

- Enhancements to pedestrian and cycle connectivity are supported, and proposals should explore the possibility of connections to Leyton Jubilee Park as part of improvements to the Brook.
- Any development of the site will need to have regard to the listing of Leyton Football Ground as an Asset of Community Value.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.8 SA08

Site SA08 - Church Road/Estate Way LSIS



Proposed Site Allocation

Comprehensive redevelopment of existing industrial location to provide industrial-led mixed-use neighbourhood, subject to the two stage industrial masterplan process.

Site Address		Estate Way, Leyton, London E10 7JN		
Ward		Lea Bridge		
Site Size		6.62 ha		
Planning Designations		• Locally Significant Industrial Site (LSIS) • Archaeological Priority Area (Tier 3)		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	700		
	Industrial floorspace (sqm)	24,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning application submitted for part of site - ref. 213171		

Site requirements

3.8.1 Development of the site should:

- Seek to optimise site capacity and deliver around 700 new homes
- Development will be expected to provide replacement LSIS compliant industrial floorspace capacity. The reference capacity for reprovision is 23,529 sqm across the whole LSIS. Proposals are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire LSIS.

Development guidelines

3.8.2 Development on the site should:

- Be set back from the south western part of site where flood risk is greatest
- Be set back from the edge of the Dagenham Brook
- Explore the scope for connections to be made across the Dagenham Brook, as part of improvements to pedestrian and cycle connectivity along the brook corridor, improving connectivity to Leyton Jubilee Park and Lea Bridge Road
- Ecological and biodiversity enhancements to the setting of the brook are supported, in keeping with the wider proposals for improvements to the Dagenham Brook corridor in this area.

- Where co-location of residential uses with industrial, employment or commercial uses is proposed this should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Development will not be supported that negatively impacts access and road safety on the existing School Street on Marsh Lane.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.9 SA09

Site SA09 - Low Hall Depot



Proposed Site Allocation

Intensification of industrial floorspace to provide a new depot with the introduction of other uses subject to the two-stage industrial masterplan process

Site Address		Low Hall Depot, Argall Avenue, London E10 7AS		
Ward		Markhouse		
Site Size		5.27 ha		
Planning Designations		• Strategic Industrial Location (SIL) • Locally Significant Industrial Site (LSIS) • Archaeological Priority Area (Tier 2) • Flood Zone 2 & 3		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	700		
	Industrial floorspace (sqm)	16,400		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.9.1 Development of the site should:

- Seek to optimise site capacity and deliver around 700 new homes
- Provide a new intensified operational depot

- Development will be expected to provide replacement LSIS compliant industrial floorspace, predominantly in the form of a new depot and should look to provide an uplift. The reference capacity for reprovision only is 16,317sqm. Industrial intensification is strongly supported on this Locally Significant Industrial Site. Co-location of industrial with other any non-industrial uses could be supported, subject to a policy compliant masterplan approach

Development guidelines

3.9.2 Comprehensive development of the site is supported.

3.9.3 Development should:

- Deliver improvements to Low Hall Flood Meadows.

- Be serviced from Argall Avenue only. Pedestrian, cycle and private car access could be facilitated from South Access Road.
- Fully explore the potential of the Dagenham Brook's contribution to the site.
- Provide a strategic public connection between Low Hall Sports Ground and Low Hall Flood Meadows.
- Where co-location of residential uses with industrial, employment or commercial uses is proposed, this should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.10 SA10

Site SA10 - Leyton Leisure Lagoon



Proposed Site Allocation

Comprehensive redevelopment of existing leisure centre to provide new mixed use residential development and improved leisure provision.

Site Address		Leyton Leisure Centre, 763 High Road Leyton, Leyton, London E10 5AB		
Ward		Leyton		
Site Size		0.44 ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	90 homes and re-provision of sports and leisure facilities.		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.10.1 Development of the site should:

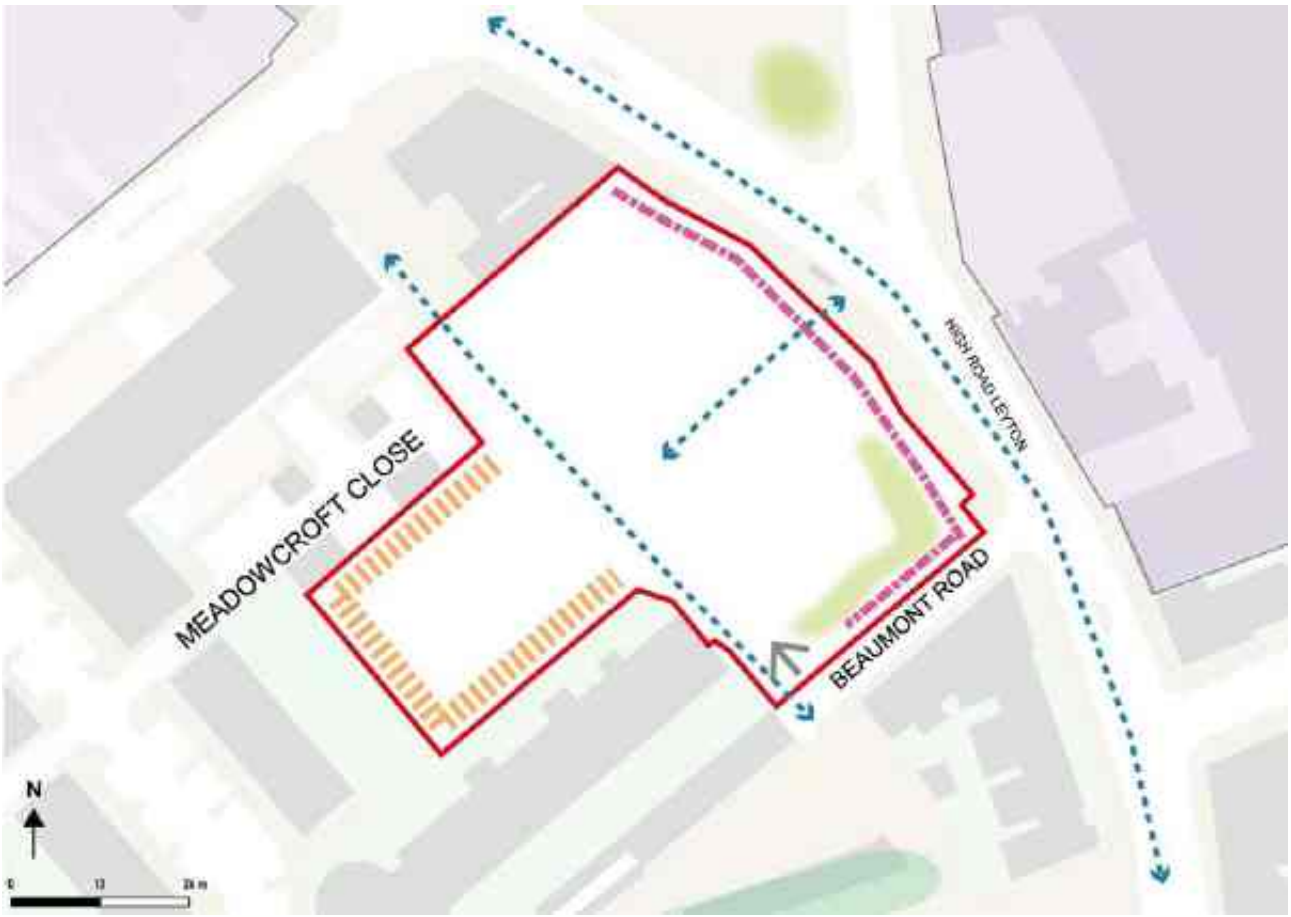
- Seek to optimise site capacity and deliver around 90 new homes
- Reprovide the existing facility with improved sport and leisure provision

Development guidelines

3.10.2 Key matters as follows:

- Development proposals should take account of the sensitive edge at the rear of the site abutting Meadowcroft Close.
- Proposals should enhance pedestrian and cycling connectivity along High Road Leyton, and explore the possibility of opening up routes through the site.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.11 SA11

Site SA11 - Tesco, Bakers Arms



Proposed Site Allocation

Comprehensive redevelopment of existing retail store and car park to provide new residential and commercial uses.

Site Address		825 High Road Leyton, Leyton, London E10 7AA		
Ward		Lea Bridge		
Site Size		0.95 ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2) • Bakers Arms Conservation Area		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	200		
	Retail and town centre uses (sqm)	Re-provide retail floorspace		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.11.1 Development of the site should:

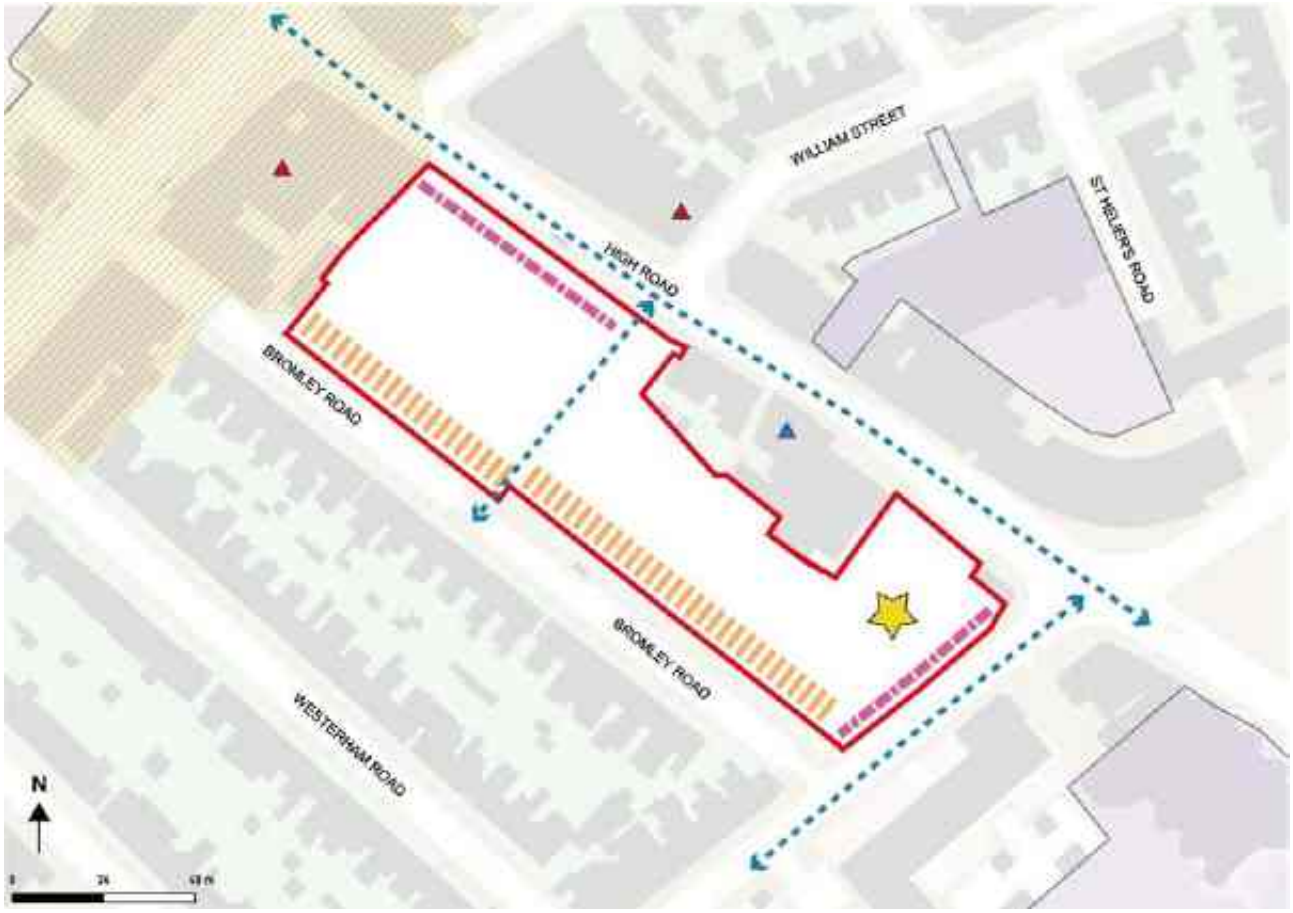
- Seek to optimise site capacity and deliver around 200 new homes
- Reprovide retail floorspace as part of any development

Development guidelines

3.11.2 Comprehensive redevelopment of the site will be supported.

- Proposals should consider potential impacts on the adjacent Bakers Arms Conservation Area including any impacts on listed, or locally listed buildings, prevailing local character and trees.
- Proposals should ensure that there remains an active frontage which should extend along the High Road from Bakers Arms Junction.
- Proposals should enhance pedestrian and cycling connectivity along High Road Leyton, and explore the possibility of opening up routes through the site.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.12 SA12

Site SA12 - Stanley Road Car Park



Proposed Site Allocation

Redevelopment of existing car park to provide mixed use residential led development.

Site Address		Stanley Road Car Park, Stanley Road, Walthamstow, London E10 7FF		
Ward		Lea Bridge		
Site Size		0.46 ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2)		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	50		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.12.1 Development of the site should:

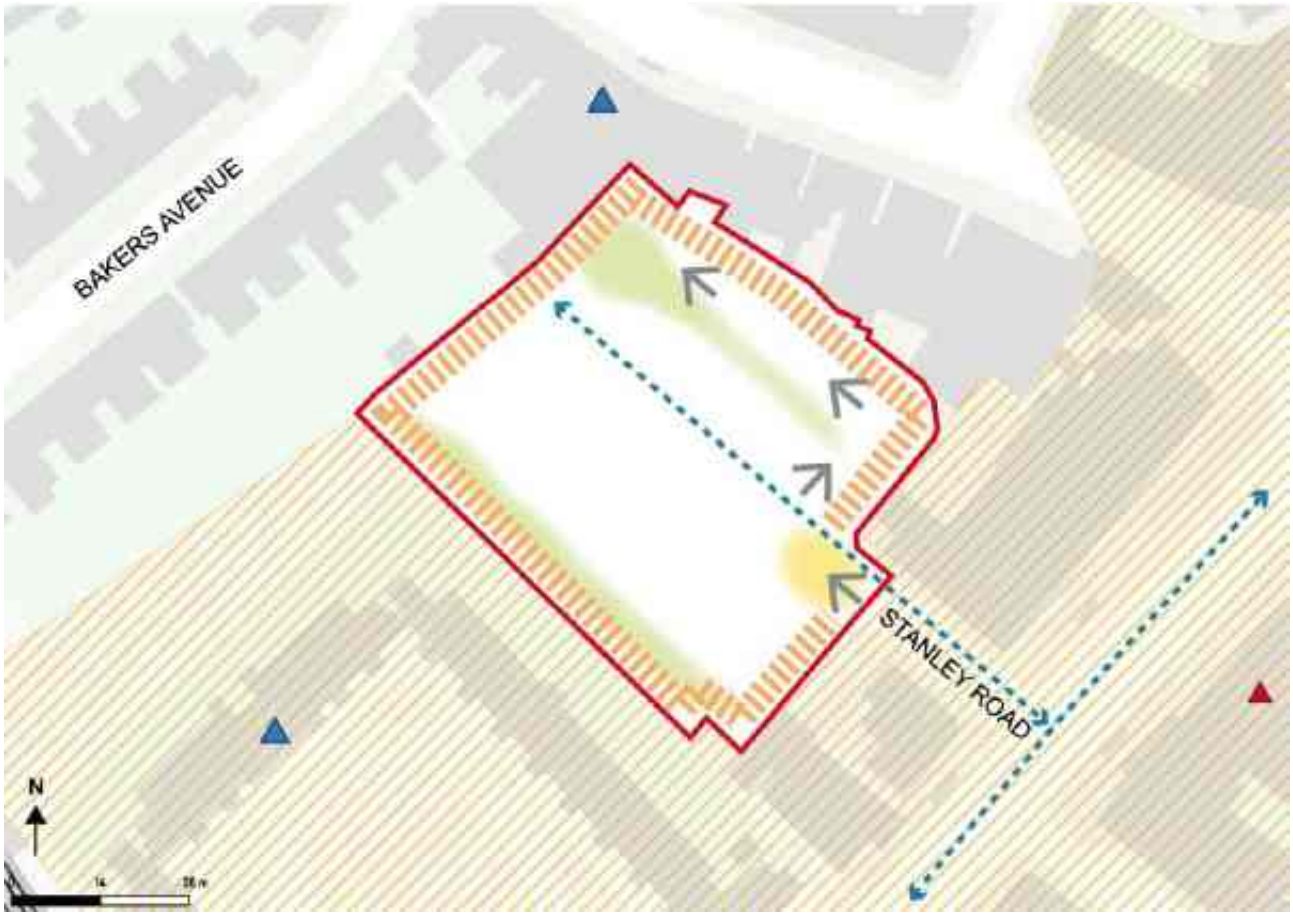
- Seek to optimise site capacity and deliver around 50 new homes.

Development guidelines

3.12.2 Key matters as follows

- Development proposals should take account of the sensitive edges to this site.
- Proposals should consider potential impacts on the adjacent Bakers Arms Conservation Area including any impacts on listed, or locally listed buildings, setting and views, prevailing local character and trees.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.13 SA13

Site SA13 - 806 Community Place, High Road Leyton



Proposed Site Allocation

Redevelopment of multi-use facility to provide new homes and re-provide community facilities.

Site Address		806 High Road Leyton, Leyton, London E10 6AE		
Ward		Forest		
Site Size		0.33ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	90		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.13.1 Development of the site should:

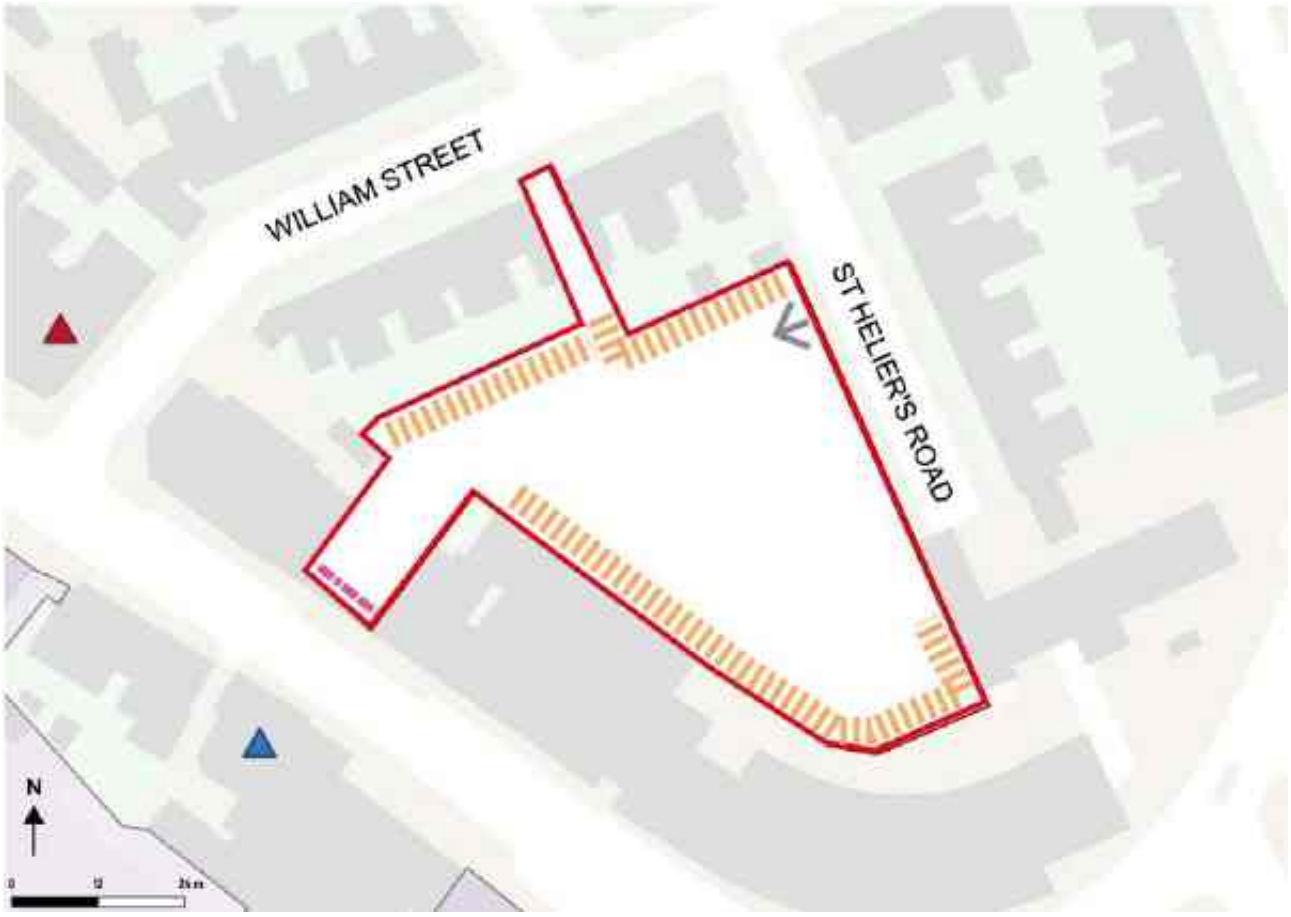
- Seek to optimise site capacity and deliver around 90 new homes
- Re-provide community uses

Development guidelines

3.13.2 Key matters as follows:

- The aspect of the site which fronts High Road Leyton should provide an active frontage.
- Development proposals should take account of the sensitive edges to this site.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.14 SA14

Site SA14 - Leyton Bus Depot



Proposed Site Allocation

Comprehensive redevelopment of existing bus depot to provide new residential development and non-residential floorspace.

Site Address		Leyton Bus Garage, High Road Leyton, London E10 6AD		
Ward		Forest		
Site Size		0.91ha		
Planning Designations		• Archaeological Priority Area (Tier 2)		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	225		
	Town centre uses (sqm)	931		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.14.1 Development of the site should:

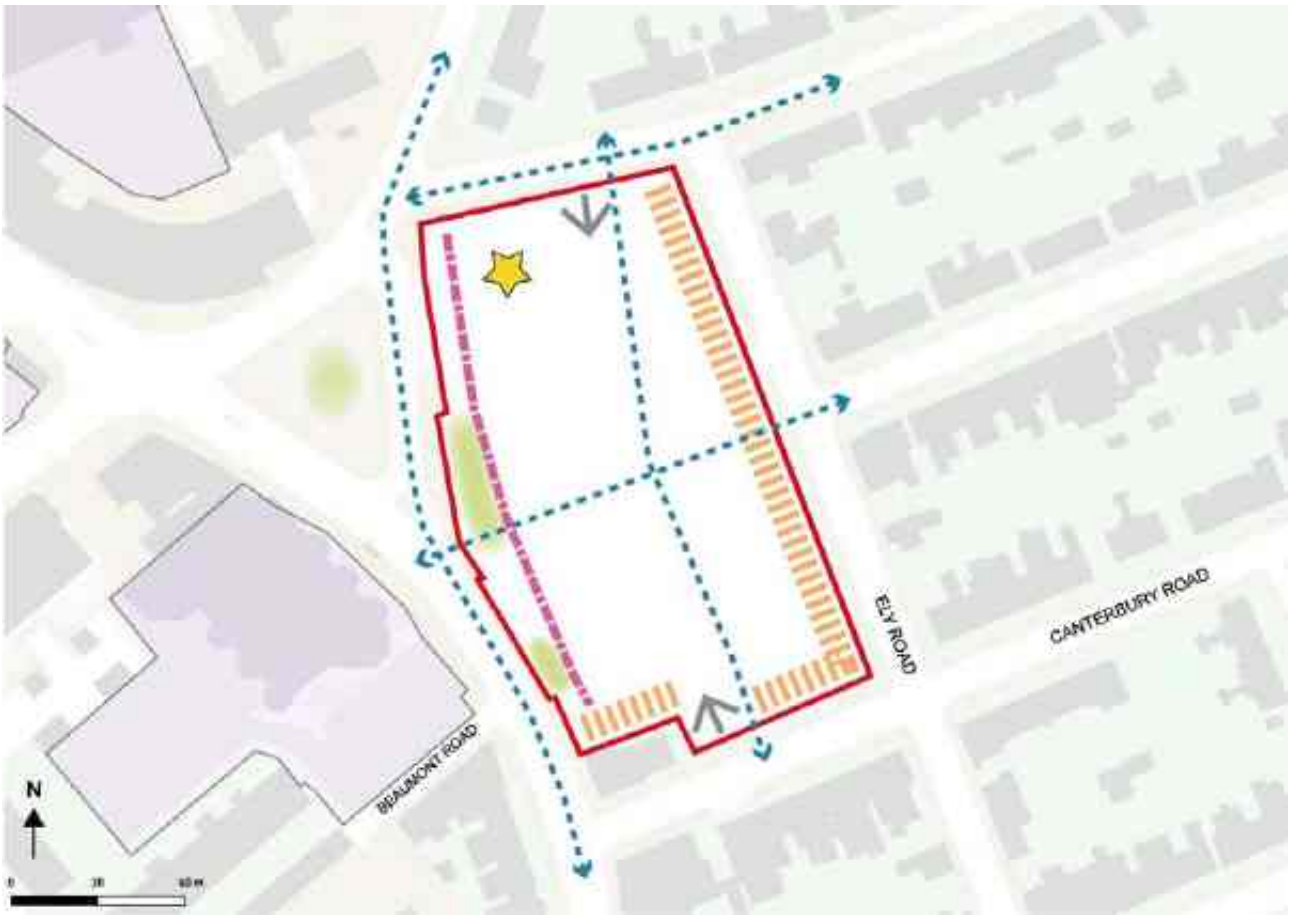
- Seek to optimise site capacity and deliver around 225 new homes, subject to the relocation of the bus depot within the borough.

Development guidelines

Key matters as follows:

- A comprehensive development of the site is supported.
- Development proposals should take account of the sensitive edges at the eastern and western extents of the site with the rear of houses fronting Ely Road and Canterbury Road.
- Proposals should enhance pedestrian and cycling connectivity along High Road Leyton, and explore the possibility of opening up routes through the site.
- The aspect of the site which fronts High Road Leyton should provide an active frontage.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.15 SA15

Site SA15 - The Territorial Army Centre



Proposed Site Allocation

Redevelopment of the site to provide new homes and a re-provision of community facilities.

Site Address		Territorial Army Centre, 900 Lea Bridge Road, London E17 9DW		
Ward		Forest		
Site Size		0.88 ha		
Planning Designations		• Archaeological Priority Area (Tier 3) • Grade II listed Territorial Army War Memorial		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	130		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.15.1 Development proposals should:

- Seek to optimise site capacity and deliver around 130 new homes
- Reprovide a day nursery and community, education and training facilities

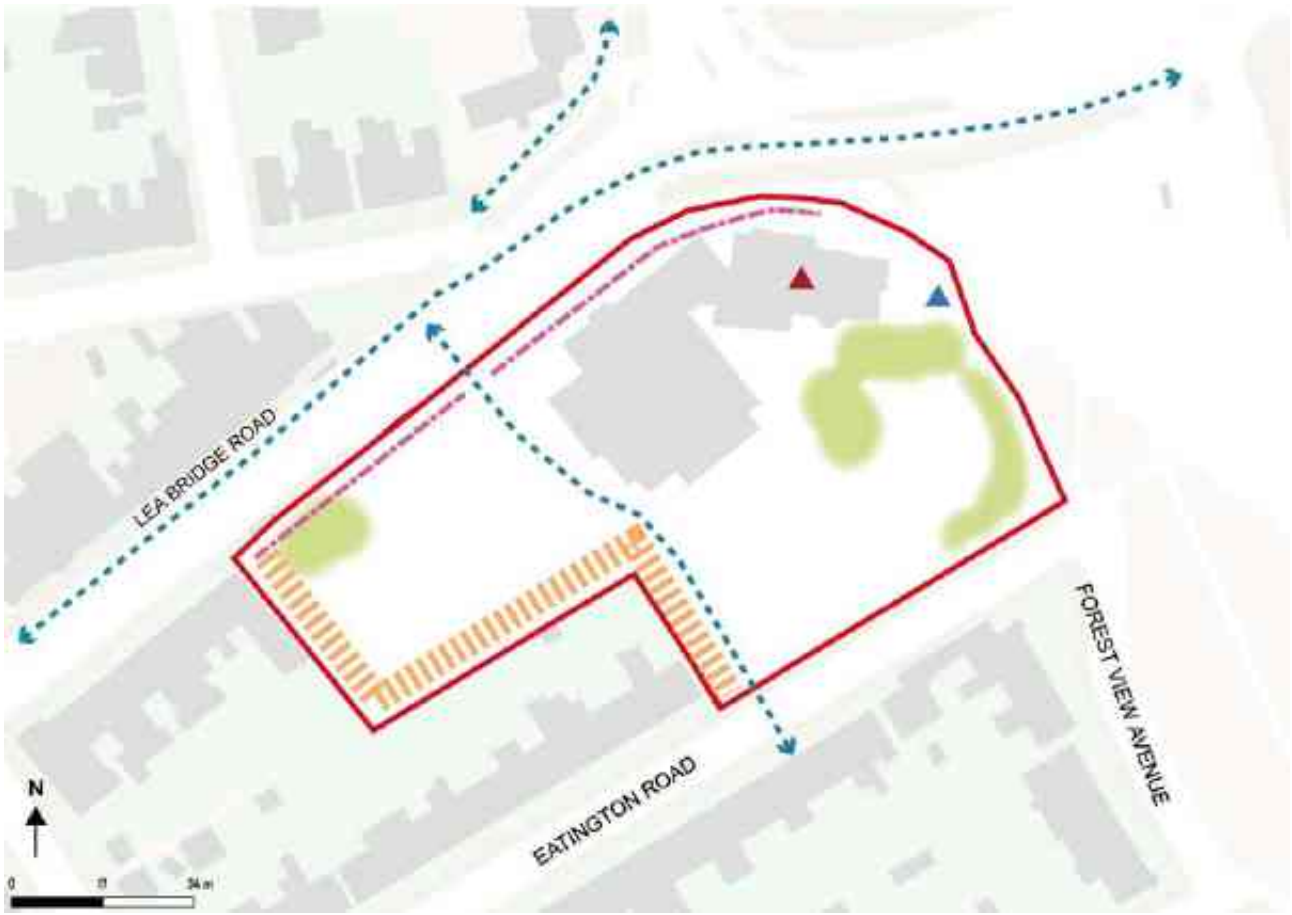
Development guidelines

3.15.2 Key matters as follows:

- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers.
- Proposals should consider potential impacts on listed buildings, including any potential impact on setting or views.
- Proposals should enhance pedestrian and cycling connectivity along Lea Bridge Road, and explore the possibility of opening up routes through the site.
- Development proposals should take account of the sensitive edges at the southern extent of the site.

- Proposals should explore opportunities for urban greening, tree planting and provision of open space

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.16 SA16

Site SA16 - Whipps Cross University Hospital



Proposed Site Allocation

Comprehensive redevelopment of site to provide a new state -of -the -art modern hospital facility and new homes, as well as reprovision of social care facilities on and off-site. There will also be a provision of other cultural and commercial uses to support the new residential community, health based uses and associated workforce.

Site Address		Whipps Cross University Hospital, Whipps Cross Road, Leytonstone, London E11 1NR		
Ward		Forest		
Site Size		16.31ha		
Planning Designations		• Metropolitan Green Belt. • Archaeological Priority Area (Tier 3)		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	1,500		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning application submitted - ref. 211245		

Site requirements

3.16.1 Development proposals should:

- Provide a state of the art hospital facility
- Seek to optimise site capacity and deliver around 1,500 new homes
- Provide community facilities, cultural and commercial uses
- Reprovide social care facilities
- Improve pedestrian and cyclist transport and accessibility
- Development proposals are required to significantly mitigate flood risk.

Development guidelines

3.16.2 Key matters as follows:

- Proposals should fully consider potential impacts on listed buildings, including any potential impact on setting or views.
- Cycle and pedestrian connections should be made through the site, linking to strategic routes along Whipps Cross Road.
- A development design that focuses on ensuring the proposed buildings, landscaping and infrastructure layout maximises on-site green spaces and enhances flood resilience.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.17 SA17

Site SA17 - Joseph Ray Road



Proposed Site Allocation

Comprehensive redevelopment of site to provide new residential development and non -residential floorspace with improved public realm including exploring a new public square. Improved access including step free access to Leytonstone High Road Overground Station and opening up of the railway arches.

Site Address		Joseph Ray Road, Leytonstone, London E11 1AA		
Ward		Leytonstone		
Site Size		1.86 ha		
Planning Designations		• Archaeological Priority Area (Tier 2) • Locally Significant Industrial Site		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	320		
	Industrial floorspace (sqm)	8,041		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.17.1 Development of the site should:

- Seek to optimise site capacity and deliver around 320 new homes.
- Provide improved step-free access to Leytonstone High Road Overground Station
- Development will be expected to provide replacement LSIS compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 8,041 sqm.
- Proposals are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire LSIS.

Development guidelines

3.17.2 Key matters as follows:

- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Development proposals should take account of the sensitive edge at the northern extent of the site with the rear of houses fronting Harold Road.
- Proposals should enhance pedestrian and cycling connectivity through the site, providing a link to Norman Road.
- Provide improved public realm including exploring a new public square.

- Proposals should aid legibility, with a high-quality building marker to the east of the site
- Open up the railway arches.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

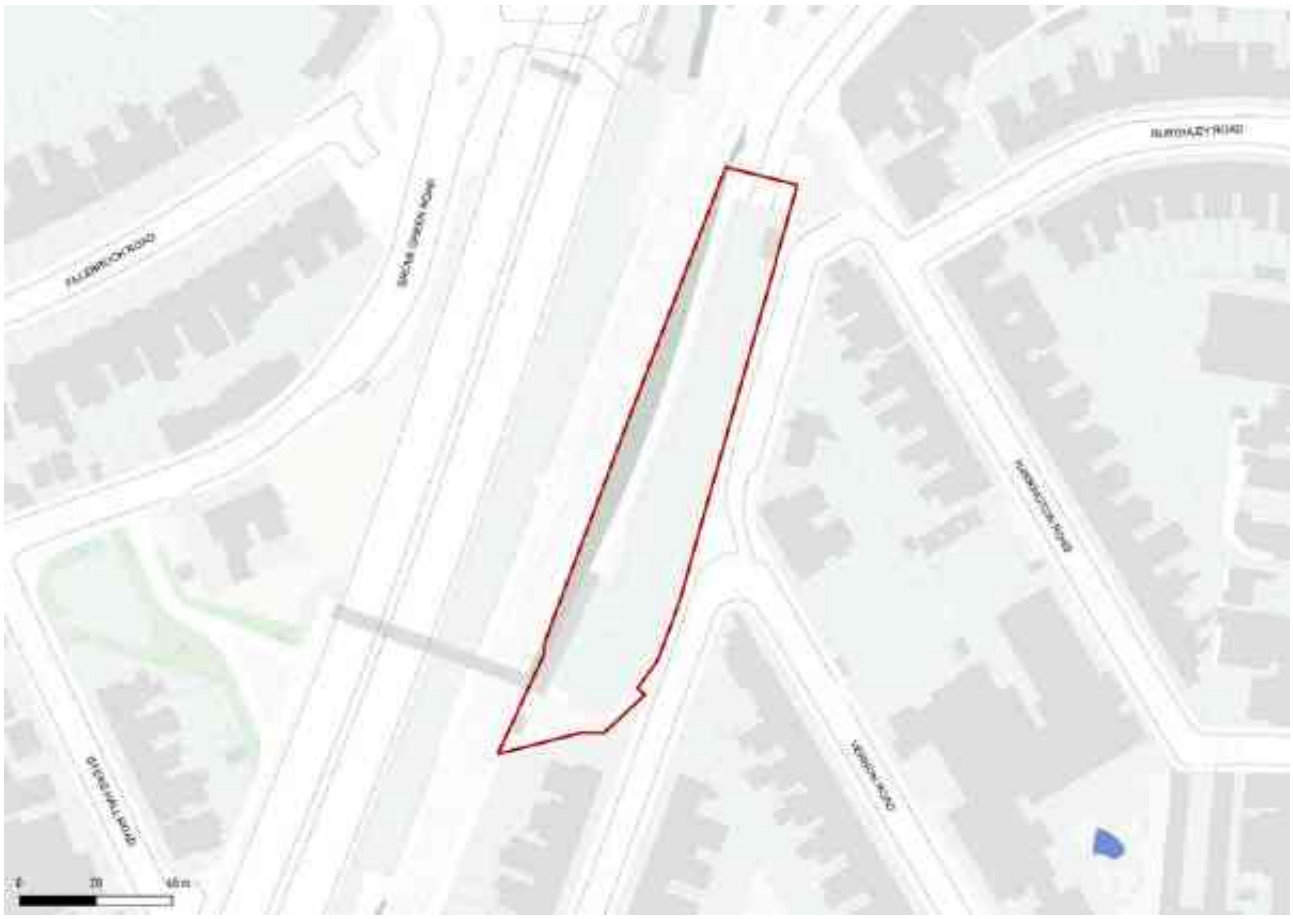


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.18 SA18

Site SA18 - Church Lane Car Park, Leytonstone



Proposed Site Allocation

Redevelopment of a car park site to provide a mixed use development including residential, commercial and cultural uses.

Site Address		Church Lane Car Park, Vernon Road, Leytonstone, London E11 4QN		
Ward		Leytonstone		
Site Size		0.40 ha		
Planning Designations		• District Centre		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	100		
	Commercial floorspace (sqm)	1300		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.18.1 Development proposals should:

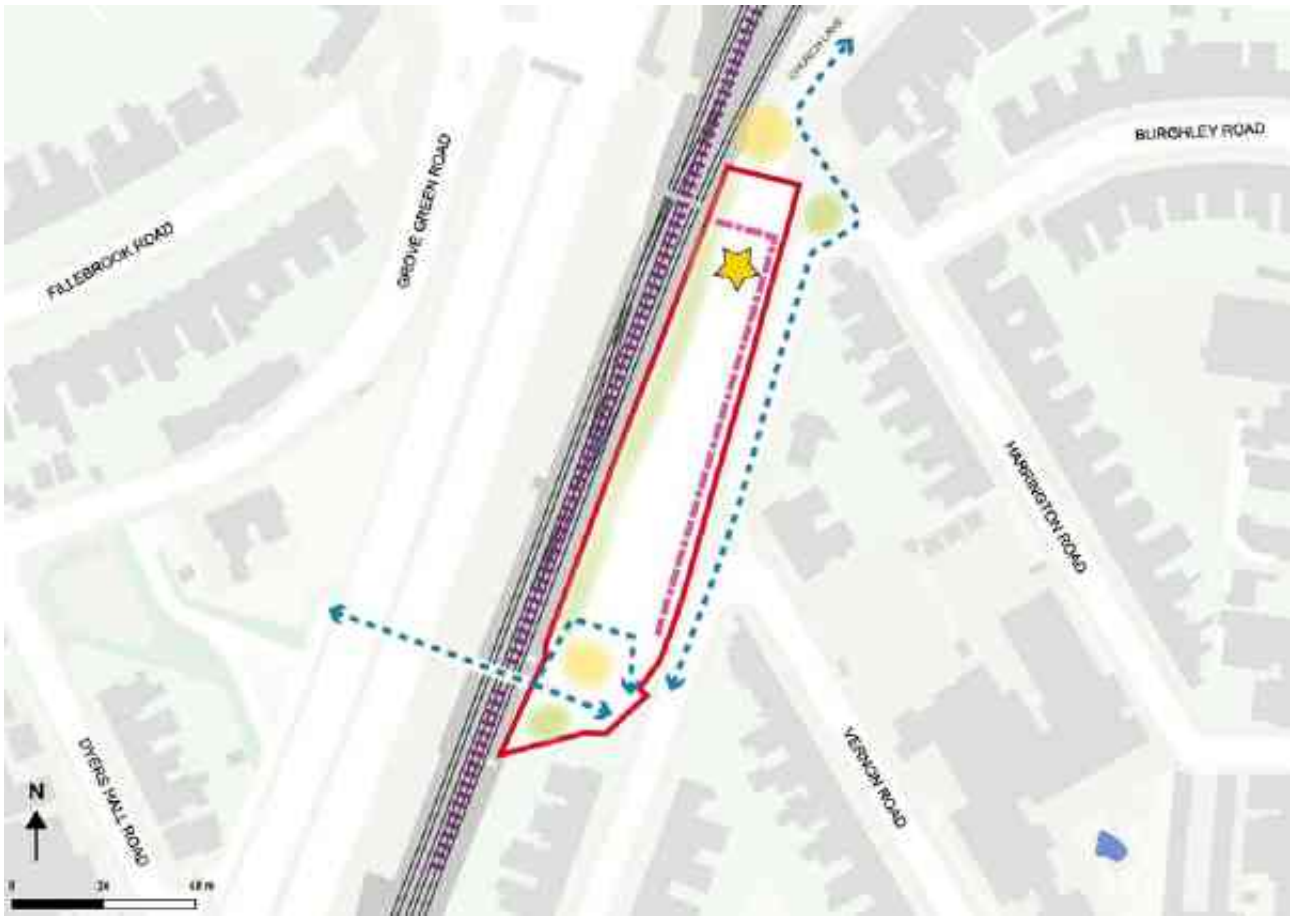
- Seek to optimise site capacity and deliver around 100 new homes
- Deliver commercial and cultural uses to support Leytonstone Town Centre
- Improve pedestrian and cycle links to Leytonstone Underground station
- Re-provide of cycle hubs, Multi-Use Games Area (MUGA) and playspace
- Protect and retain Church Lane Community Garden, and minimise impact on existing mature trees along the western edge of the site

Development guidelines

3.18.2 Key matters as follows:

- Strategic cycle and pedestrian connections should be made through the site, linking Leytonstone Town Centre to Leyton and residential neighbourhoods to the north of the A12 and reduce vehicular movement through the introduction of traffic calming measures between the station and the car park.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.
- Proposals should enhance the public realm outside Leytonstone Tube Station.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.19 SA19

Site SA19 - Tesco and adjoining sites, Leytonstone



Proposed Site Allocation

Comprehensive phased re-development of a supermarket and adjoining sites including the McDonalds Restaurant, former Gainsborough Road substation, the Moreia Welsh Presbyterian Church and other smaller adjoining sites to deliver new homes, non-residential floorspace including new green space, retail and nursery provision with enhanced links to Leytonstone Town Centre.

Site Address		TESCO, Gainsborough Road, Leytonstone, London E11 1HT McDonalds Restaurant 865, 873 High Rd Leytonstone, London E11 1HR Moreia Welsh Presbyterian Church 881 High Rd Leytonstone, London E11 1HR 875-889 High Road, Leytonstone, London, E11 1HR Former Gainsborough Road Substation.		
Ward		Leytonstone		
Site Size		3.67 ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2)		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	1100		
	Retail and town centre uses (sqm)	14,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.19.1 Development proposals should:

- Propose a comprehensive and phased redevelopment of the site
- Reprovide the town centre supermarket creating an active frontage onto Leyton High Road with a direct pedestrian access to the store and associated social infrastructure.
- Seek to optimise site capacity and deliver around 1100 new homes.

- Provide non residential floorspace including retail and nursery
- Include a publicly accessible open spaces

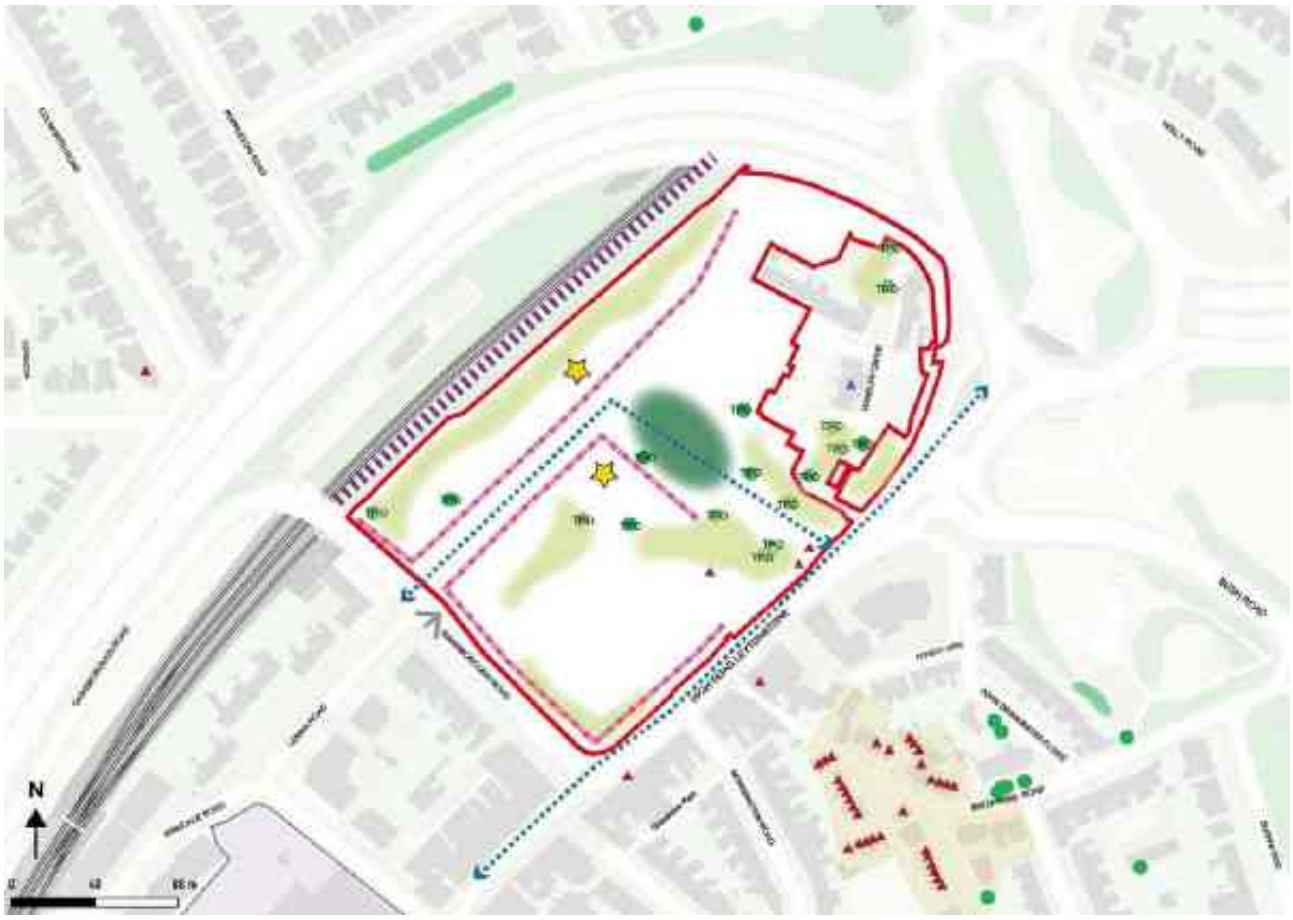
- Educational and community uses on the site will be supported.

Development guidelines

3.19.2 Key matters as follows:

- Comprehensive development of the site will be supported.
- Proposals should consider potential impacts on adjacent listed buildings, including any potential impact on setting or views, in particular the Grade II listed Leytonstone House.
- The supermarket should be reconfigured to provide active frontages and access from Leytonstone High Road.
- Cycle and pedestrian connections along Leytonstone High Road should be improved, and links through the site should be supported.
- Deliver a development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC, enhancing the setting of heritage assets.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.20 SA20

Site SA20 - Matalan, Leytonstone



Proposed Site Allocation

Redevelopment of a retail site and associated car park in Leytonstone Town Centre to deliver new homes, replacement retail and other uses. Provision of improved pedestrian and cycle paths and delivery of a new central public green space.

Site Address		829-837 High Road Leytonstone, Leytonstone, London E11 1HH		
Ward		Leytonstone		
Site Size		0.73 ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	190		
	Town centre uses (sqm)	3.500		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.20.1 Development proposals should:

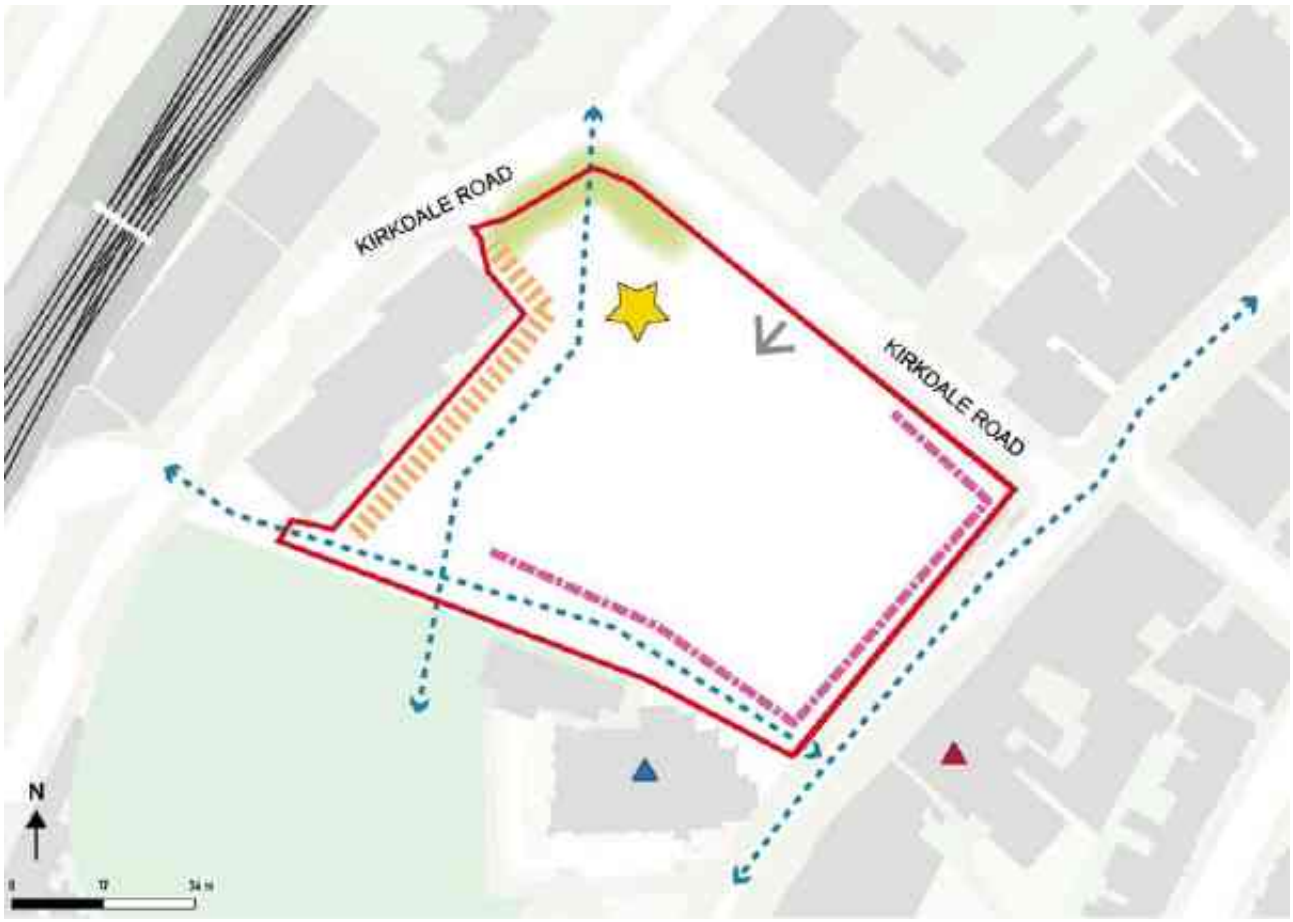
- Seek to optimise site capacity and deliver around 190 new homes
- Re-provide retail and other town centre uses
- Development will need to be sensitive to the setting of the Church and open space.

Development guidelines

3.20.2 Key matters as follows:

- Opportunities to enhance pedestrian and cycle connectivity through the site should be explored, connecting the Churchyard to Lemna Road.
- The aspect of the site which fronts Leytonstone High Road should provide an active frontage.
- Proposals should consider potential impacts on adjacent listed buildings, including any potential impact on setting or views, in particular the Grade II Listed St Johns Church, Leytonstone.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

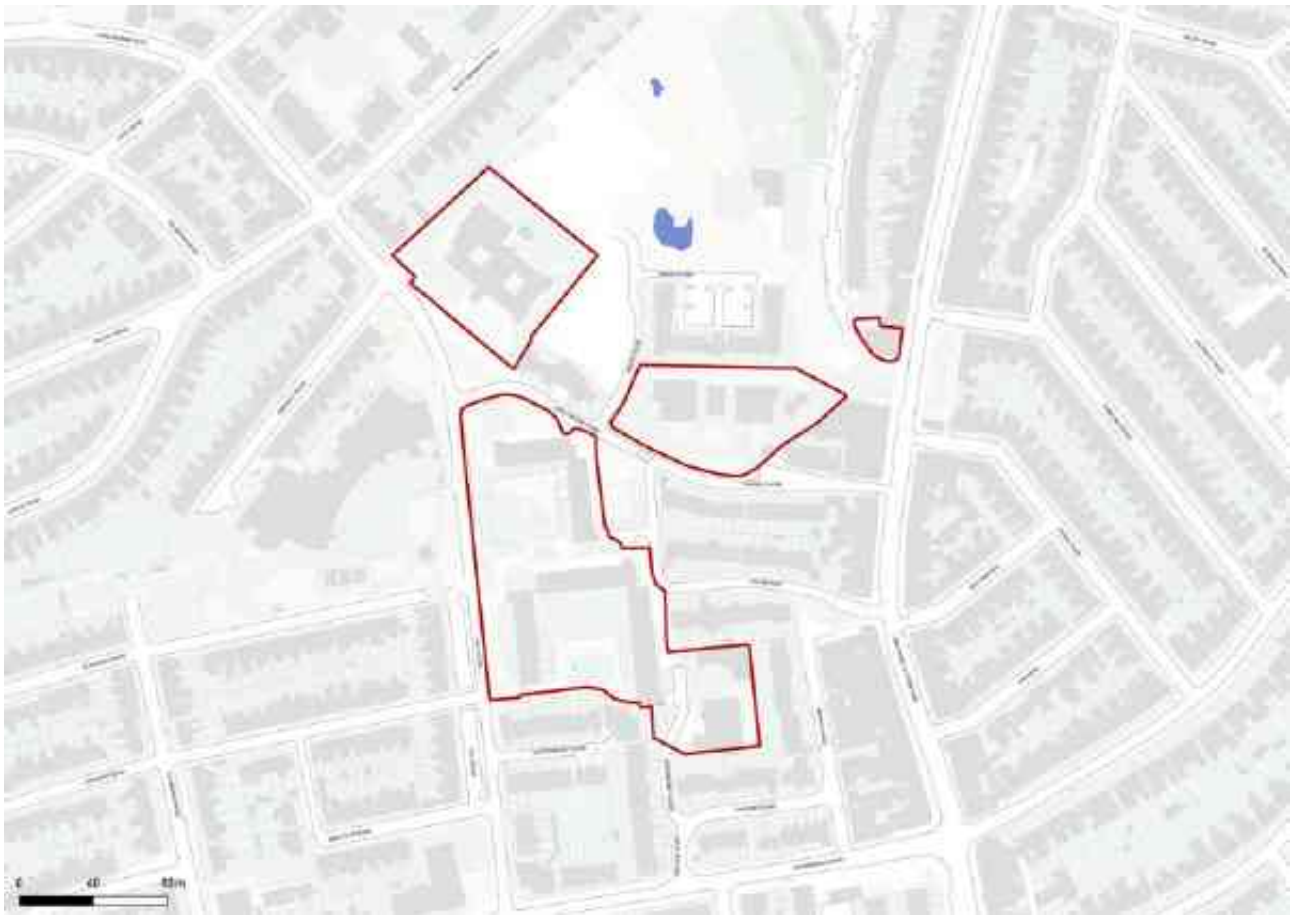


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.21 SA21

Site SA21 - Avenue Road Estate and Thorne Close



Proposed Site Allocation

Comprehensive estate regeneration scheme to develop new homes, re-provision of a health and medical centre, community infrastructure, and delivery of improvements to the public realm.

Site Address		Avenue Road Estate, Leytonstone, London E11 4JR 13 Langthorne Road, London E11 4HX, 15 and 21 Thorne Close, London E11 4HU, The Nexus Centre, 3 Snowberry Close, London E15 2AH, 321 High Road Leytonstone, Leytonstone, London E11 4JT		
Ward		Cathall		
Site Size		2.77 ha		
Planning Designations		• Archaeological Priority Area (Tier 2)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	600		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.21.1 Development proposals should:

- Seek to optimise site capacity and deliver around 600 new homes.
- Reprovide a consolidated health/medical centre
- Reprovide community infrastructure
- Retain of Lime Tree Surgery

Development guidelines

3.21.2 Key matters as follows:

- A comprehensive approach to the redevelopment of all sites will be supported.
- Proposals should consider potential impacts on adjacent listed buildings, including any potential impact on setting or views.
- New routes and improved public realm at entrance to Langthorne Park.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.22 SA22

Site SA22 - Cathall Leisure Centre,The Epicentre, Jubilee Centre



Proposed Site Allocation

Development of new homes and publicly accessible open space. Replacement of existing leisure and community facilities.

Site Address		Cathall Road, Leytonstone, London E11 4LA / E11 4LJ		
Ward		Cathall		
Site Size		1.57 ha		
Planning Designations		None		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	245		
	Health centre and community uses (sqm)	7,600		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.22.1 Development proposals should:

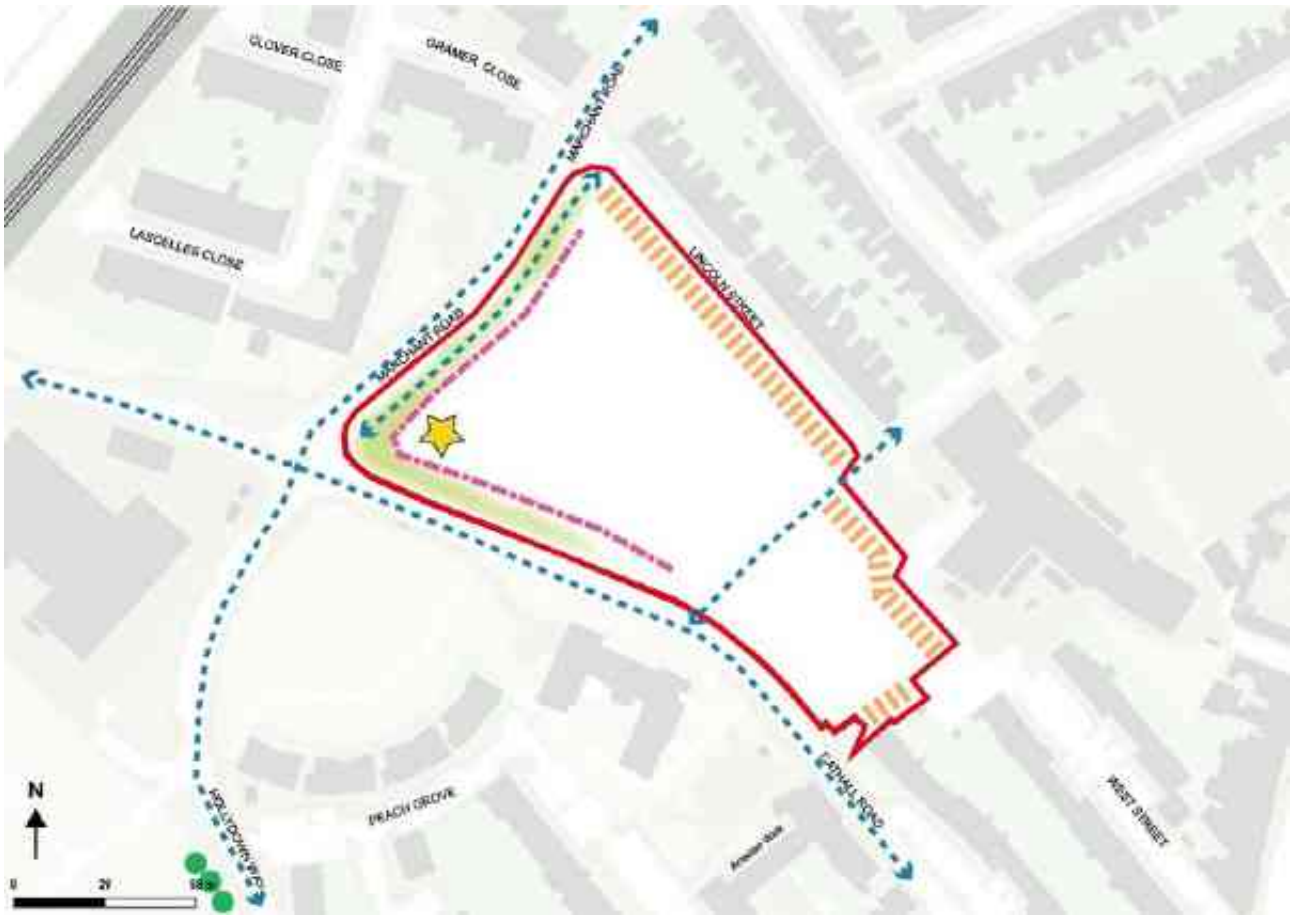
- Provide replacement leisure and community facilities
- Seek to optimise site capacity and deliver around 245 new homes
- Provide publicly accessible open space

Development guidelines

3.22.2 Key matters as follows:

- Proposals should enhance pedestrian and cycling connectivity along Marchant Road and Cathall Road, and explore the potential for routes across the site.
- Development proposals should take account of the sensitive edge to the north eastern edge of the site abutting Lincoln Street.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.23 SA23

Site SA23 - B&M and adjoining sites



Proposed Site Allocation

Mixed-use development to deliver new homes and retail use.

Site Address		444 High Road Leytonstone, Leytonstone, London E11 3HR/3QL		
Ward		Cann Hall		
Site Size		0.72 ha		
Planning Designations		None		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	150		
	Retail floorspace (sqm)	3,500		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.23.1 Development proposals should:

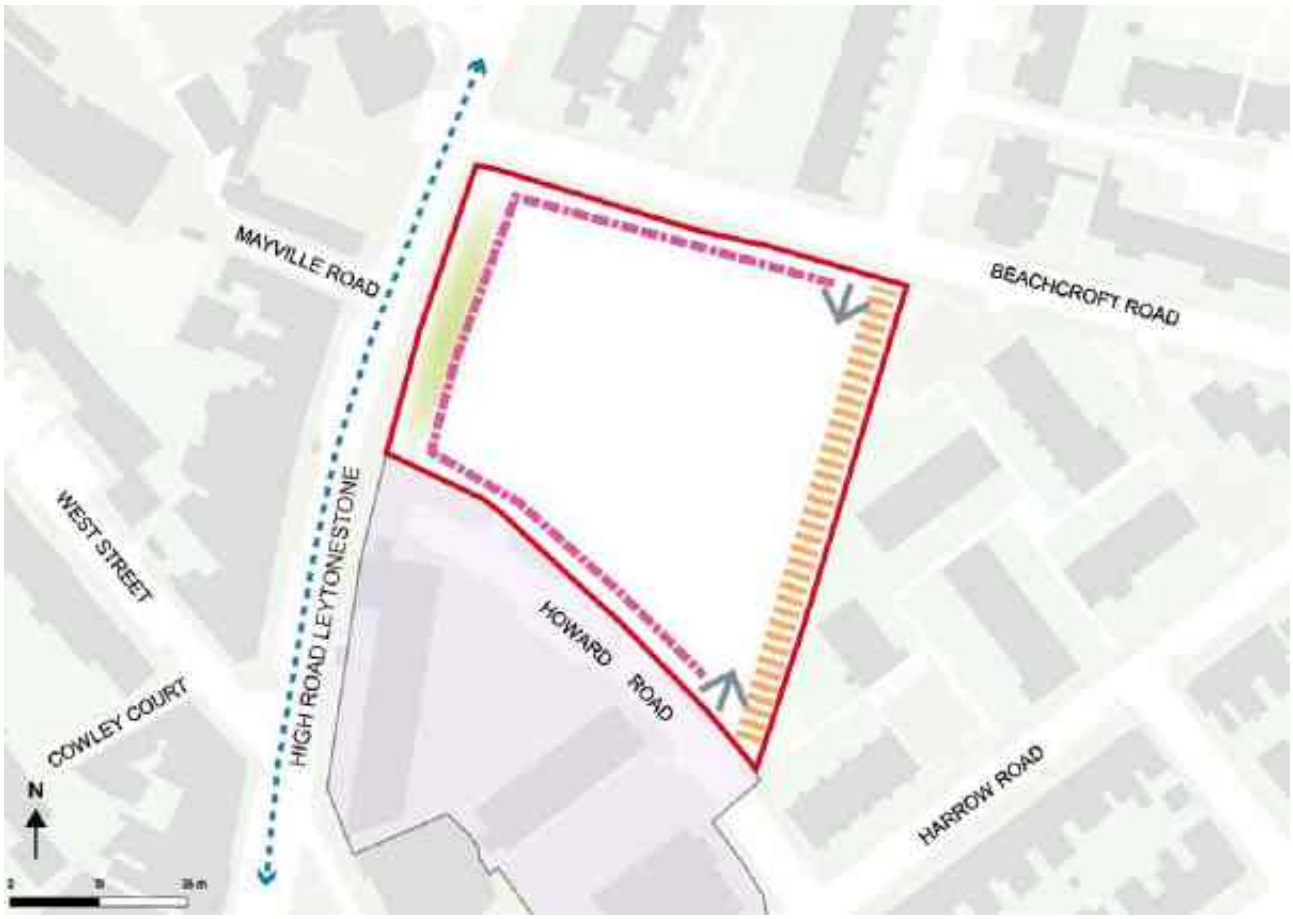
- Seek to optimise site capacity and deliver around 150 new homes
- Provide replacement retail floorspace

Development guidelines

3.23.2 Key matters as follows:

- The relationship to the Locally Significant Industrial Site (LSIS) to the south should be given particular consideration. Development proposals should not impact the existing operations of industrial businesses.
- Development proposals should take account of the sensitive edge at the eastern extent of the site.
- Active frontages should be provided to the site, along the High Road Leytonstone, Beachcroft Road and Howard Road aspects.
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

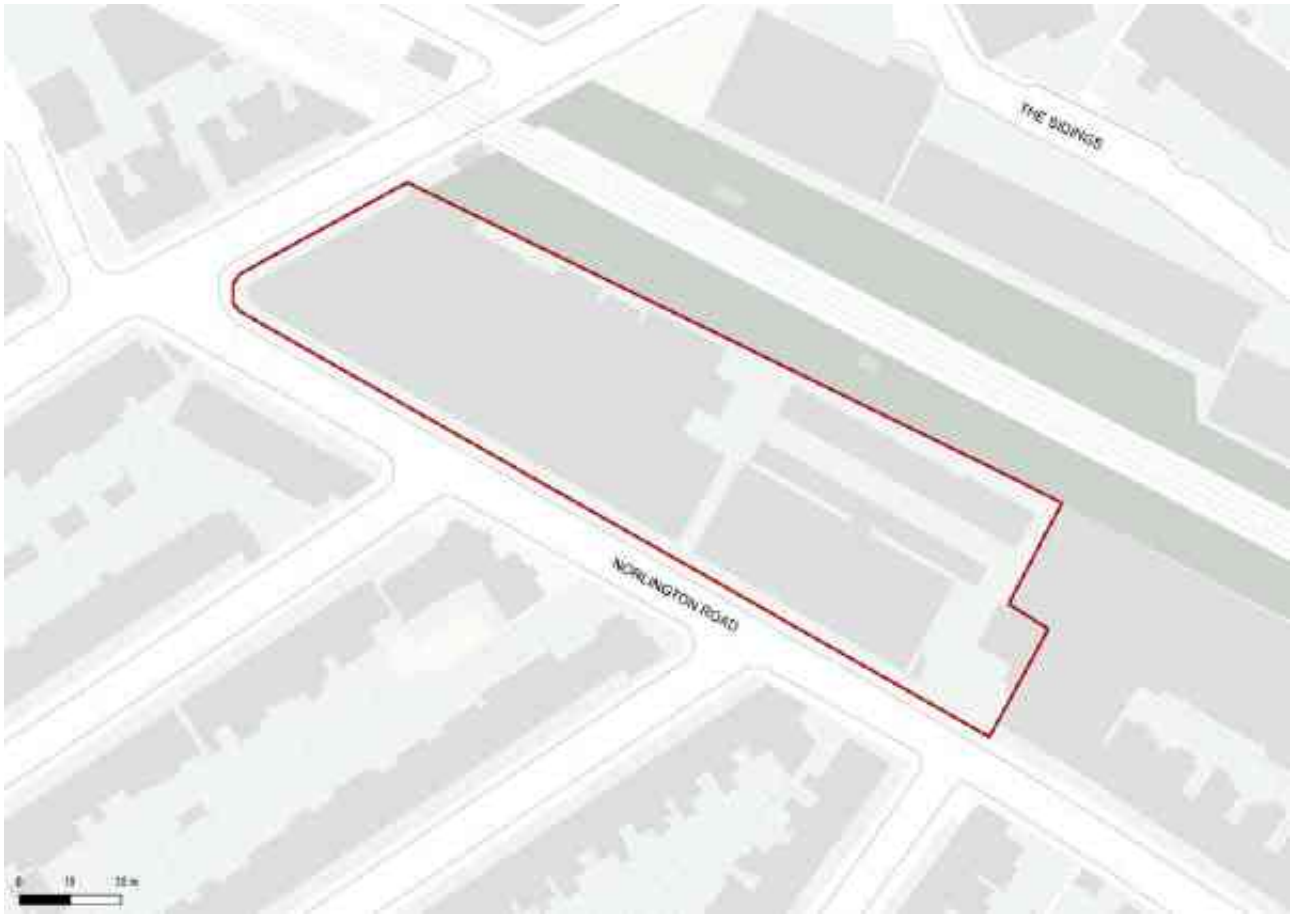


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.24 SA24

Site SA24 - Norlington Road Sites



Proposed Site Allocation

Development of industrial floorspace and new homes.

Site Address		68, 72 and 74 Norlington Road, Leyton, London E10 6LA		
Ward		Grove Green		
Site Size		0.68 ha		
Planning Designation		None		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	150		
	Industrial floorspace (sqm)	12,850		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.24.1 Development proposals should:

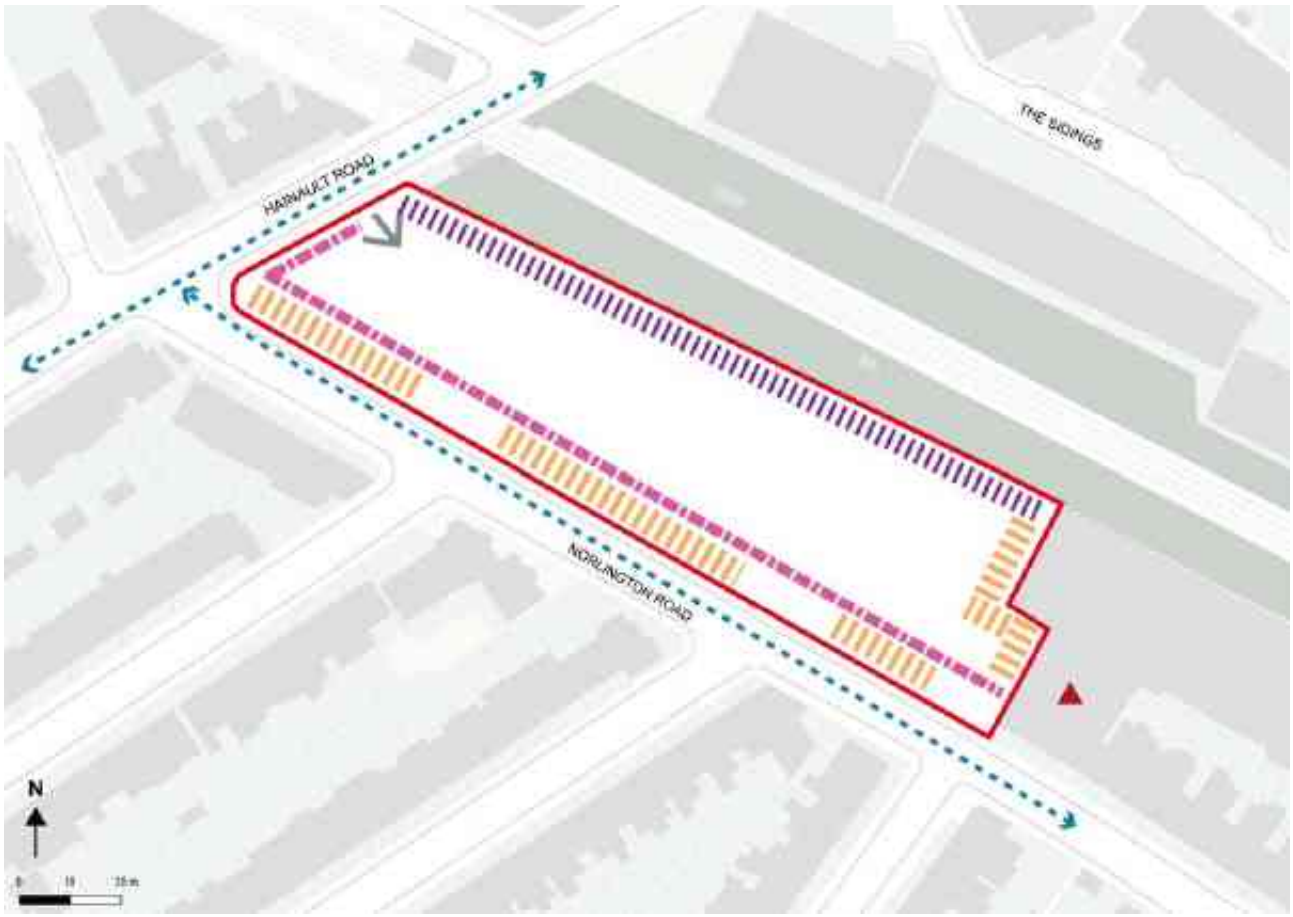
- Seek to optimise site capacity and deliver around 150 new homes
- Provide replacement industrial floorspace

Development guidelines

3.24.2 Key matters as follows:

- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Proposals should consider potential impacts on adjacent listed buildings, including any potential impact on setting or views.
- Proposals should enhance pedestrian and cycling connectivity along Hainault Road and Norlington Road.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Pedestrian and cycle connectivity
- Potential for servicing
- Proposed station entrance
- Enhanced public space
- Retained / enhanced green space
- Proposed green space
- Retained / TPO trees
- Proposed tree planting
- Potential for height
- Nearby Site Allocation
- Conservation Area
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Special frontage
- Sensitive boundary
- Hostile edge

3.25 SA25

Site SA25 - Walthamstow Central Bus Station



Proposed Site Allocation

Redevelopment of bus station site to provide new homes, prioritising the transport interchange and delivering a new integrated Underground Station Entrance.

Site Address		Walthamstow Central Bus Station, Selborne Road, Walthamstow, London E17 7JP		
Ward		High Street		
Site Size		0.63ha		
Planning Designations		• Archaeological Priority Area (Tier 2) • Walthamstow Major Centre		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	200		
	Retail and town centre uses and re-provided bus station (sqm)			
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

Development proposals should:

- Deliver an upgraded and integrated bus station and Underground Station entrance
- Seek to optimise site capacity and deliver around 200 new homes

Development guidelines

3.25.1 Key matters as follows:

- Improved pedestrian and cycling connectivity with the High Street.
- Support the enhancement of pedestrian and cycling infrastructure along Selborne Road.
- Integration with proposals for The Mall.
- Active frontage onto Selbourne Walk.
- Sensitive edges adjacent to residential development.
- Proximity to the Grade II listed Walthamstow Central Library.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

- Proposals should optimise the locational advantages of the interchange whilst complimenting the adjoining Mall redevelopment scheme and town square.

Placemaking plan

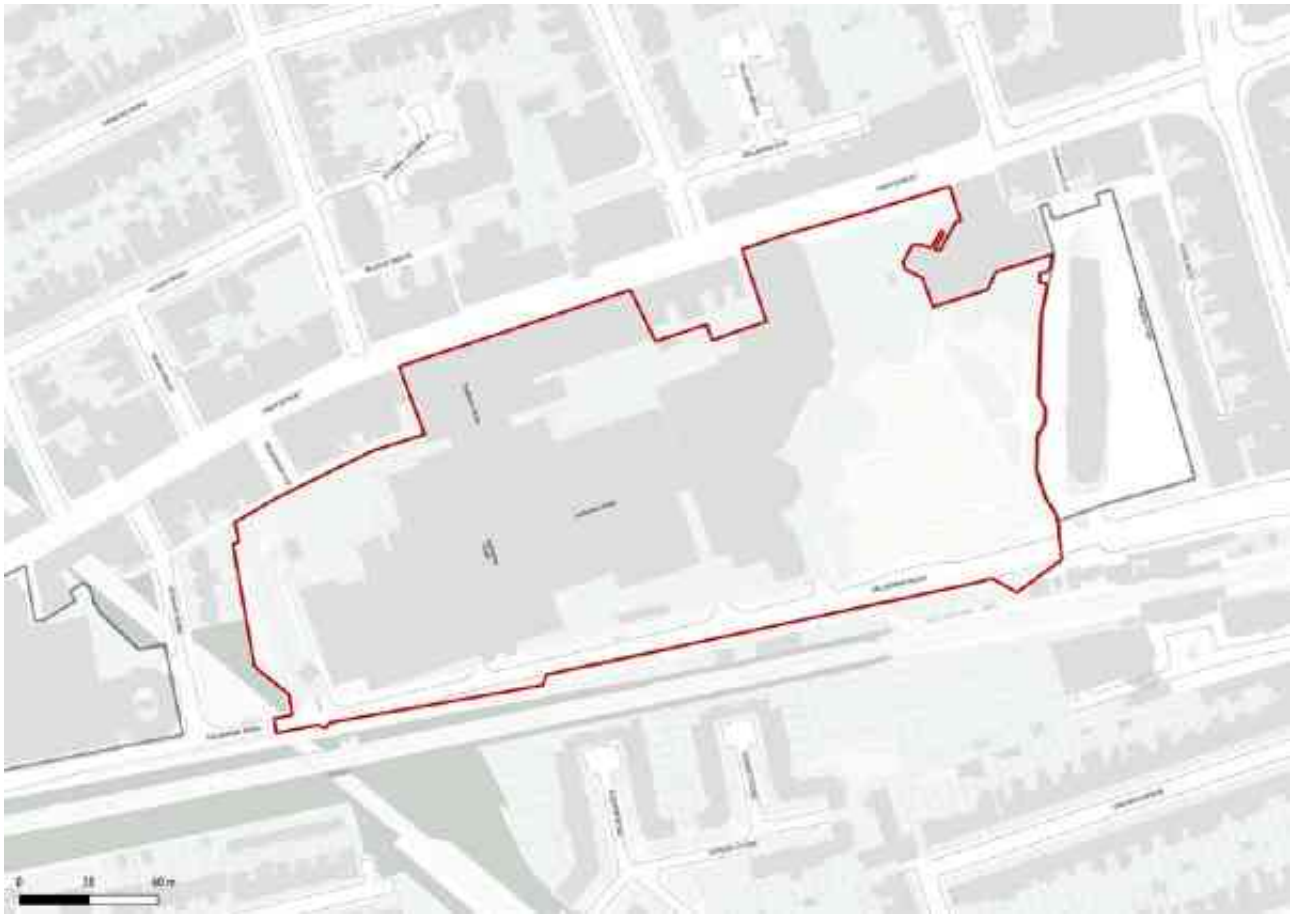


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.26 SA26

Site SA26 - The Mall



Proposed Site Allocation

Redevelopment of The Mall, Walthamstow to provide new homes, increased retail floorspace and provide a new station access.

Site Address		The Mall Walthamstow, 45 Selborne Rd, Walthamstow, London E17 7JR		
Ward		High Street		
Site Size		4.89 ha		
Planning Designations		• Archaeological Priority Area (Tier 2) • Walthamstow Major Centre		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	538		
	Town Centre floorspace (m^2)	25,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted - ref. 202491		

Site requirements

3.26.1 Development proposals should:

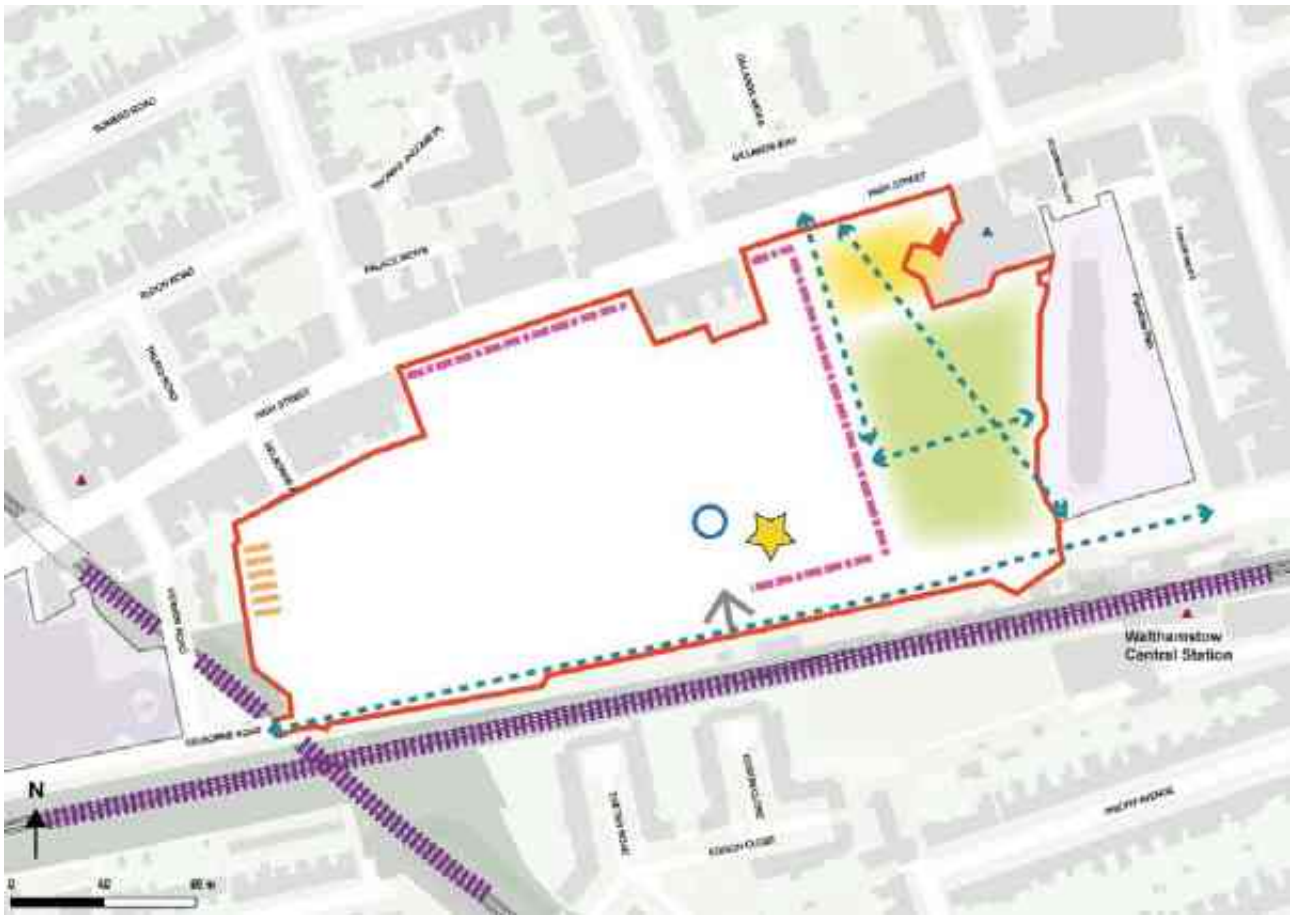
- Seek to optimise site capacity and deliver around 538 new homes.
- Provide upgraded retail space
- Provide new step-free station access to the Victoria Line at Walthamstow Central station
- Provide an improved public open space and retain the avenue of lime trees

Development guidelines

3.26.2 Key matters as follows:

- Proposals should enhance pedestrian and cycling connectivity.
- Active frontages onto High Street and Selbourne Walk.
- Sensitive edges adjacent to residential development.
- Proximity to the Grade II listed Walthamstow Central Library.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

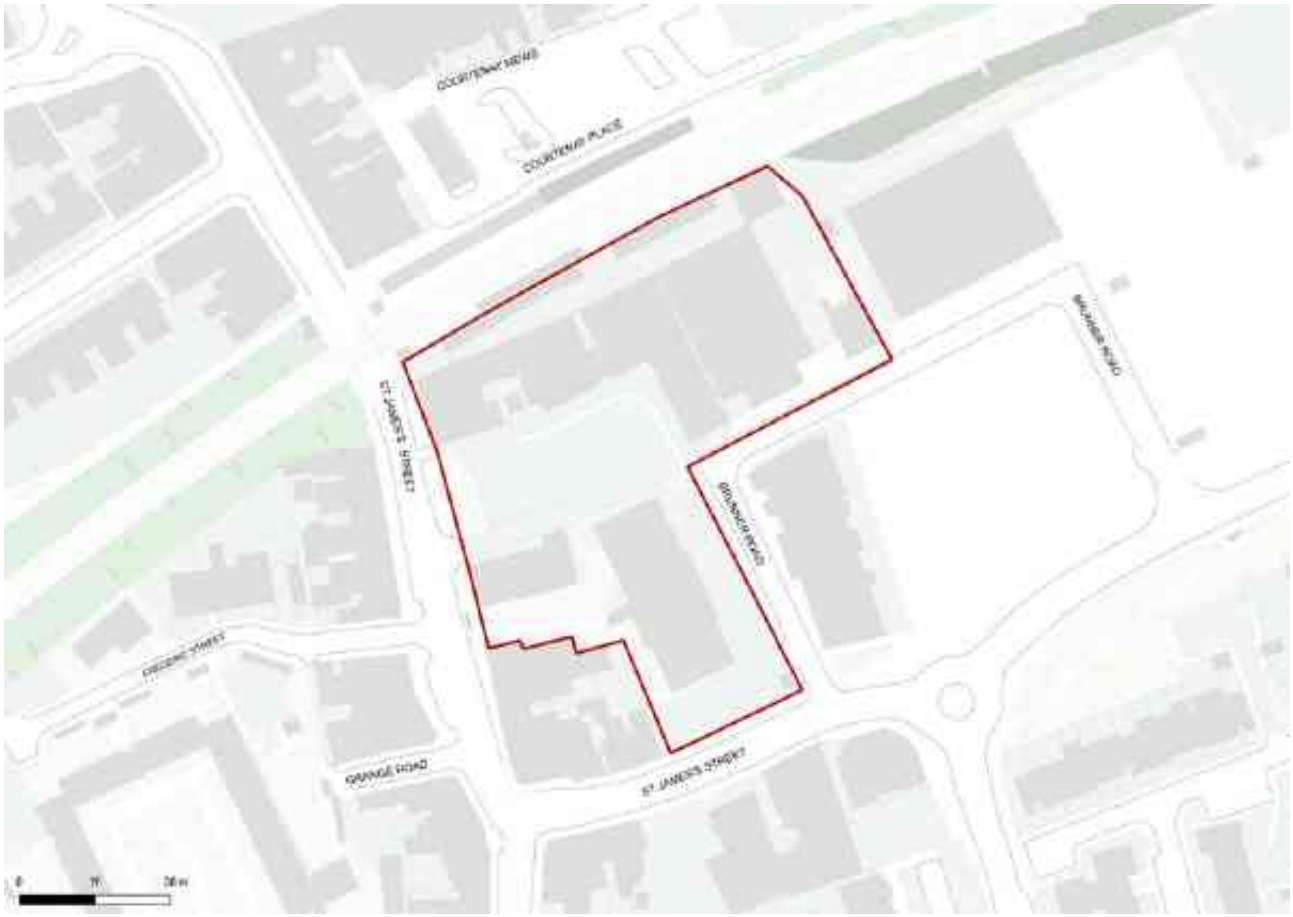


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.27 SA27

Site SA27 - St James Quarter



Proposed Site Allocation

A phased comprehensive redevelopment to provide new homes, commercial, cultural and social infrastructure.

Site Address		11 St James Street, Walthamstow, London E17 7PJ		
Ward		Markhouse		
Site Size		0.94 ha		
Planning Designations		• Archaeological Priority Area (Tier 2) • Walthamstow Major Centre		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	300		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.27.1 Proposals should seek to deliver a phased comprehensive redevelopment of the site.

3.27.2 Development proposals should:

- Seek to optimise site capacity and deliver around 300 new homes
- Deliver non-residential floorspace including commercial, community and cultural uses
- Ensure a replacement health centre is opened in the adjoining development site at 74-79 Brunner Road prior to any proposals for the existing facility coming forward
- Deliver step free access at St James Street Overground Station

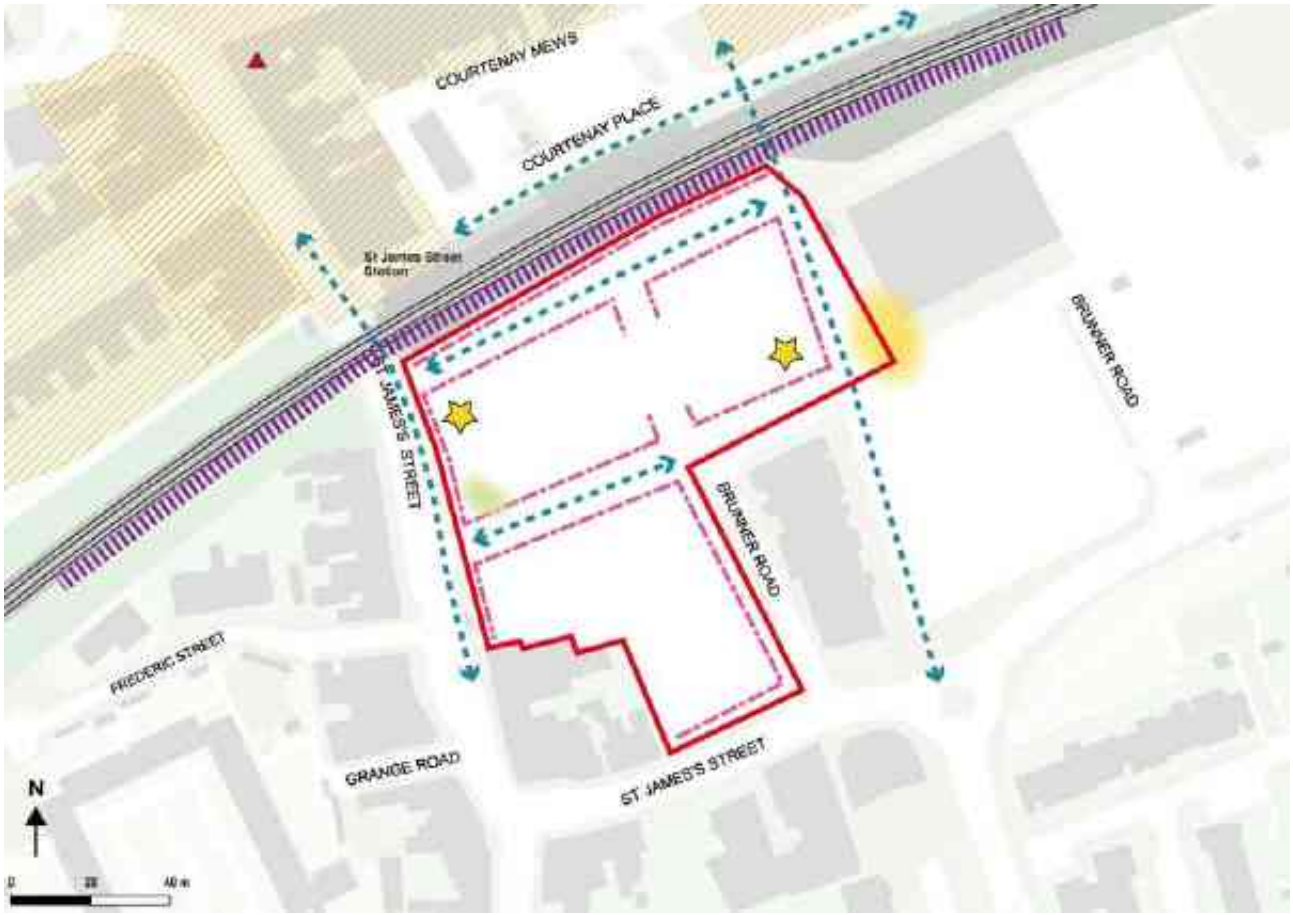
Development Guidelines

3.27.3 Key considerations as follows:

- Proposals should respond to the development strategy for the wider area outlined in the New South Grove / St James Supplementary Planning Document and Illustrative Masterplan.
- Improving and opening up of the railway arches to enhance pedestrian and cycle connectivity and small business space.
- Proposals should consider potential impacts on the adjacent Walthamstow St James Conservation Area including any impacts on listed, or locally listed buildings, setting and views, prevailing local character and trees.
- Proposals should enhance pedestrian and cycling connectivity and movement addressing legibility, quality, and safety.

- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

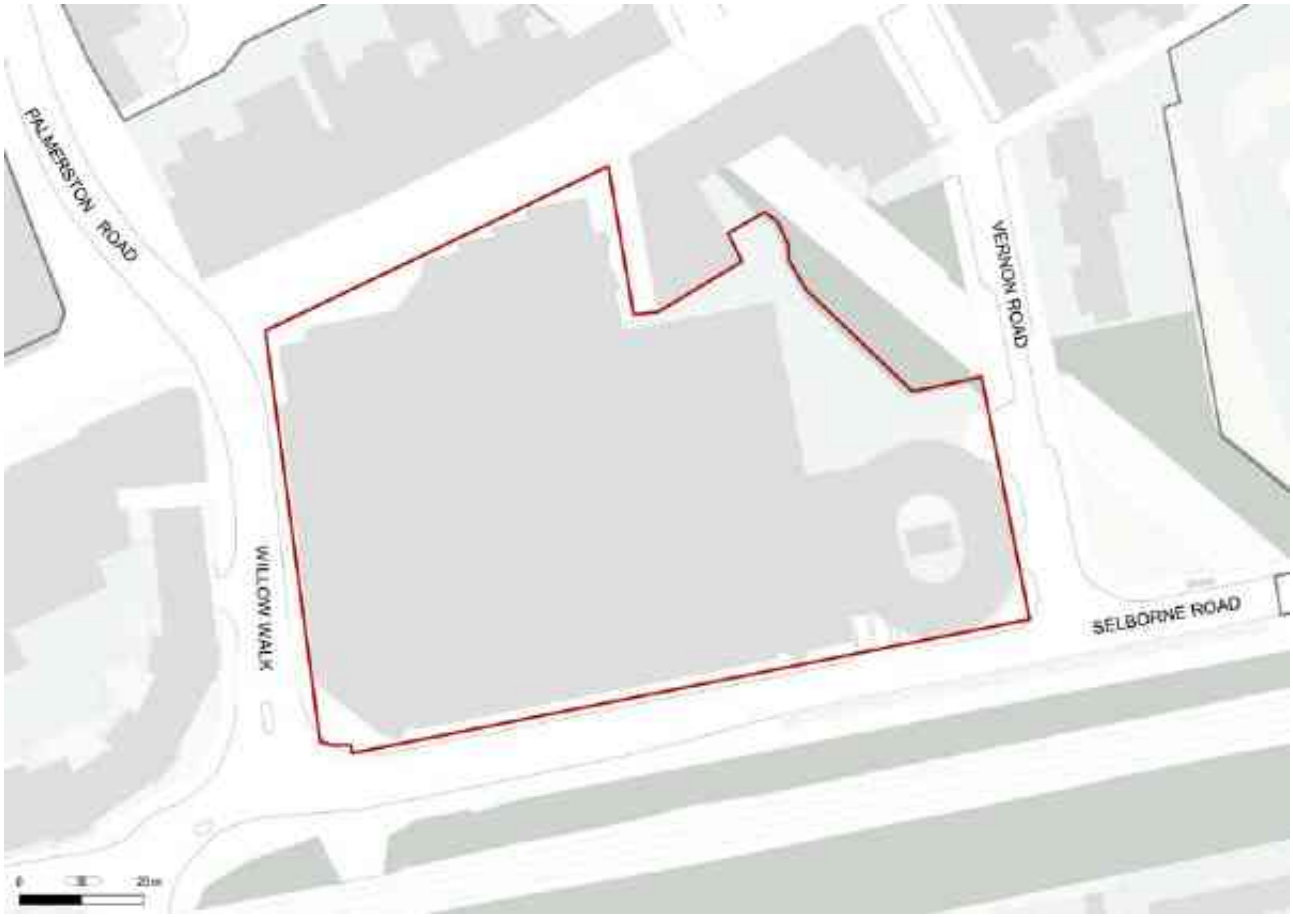


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.28 SA28

Site SA28 - High Street Sainsbury's



Proposed Site Allocation

Development to provide new homes, social infrastructure and the re-provision of retail use.

Site Address		112 High Street, Walthamstow, London E17 7JY		
Ward		High Street		
Site Size		0.76 ha		
Planning Designations		• Archaeological Priority Area (Tier 2) • Walthamstow Major Centre		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	300		
	Town Centre floorspace (sqm)	4,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.28.1 Development proposals should:

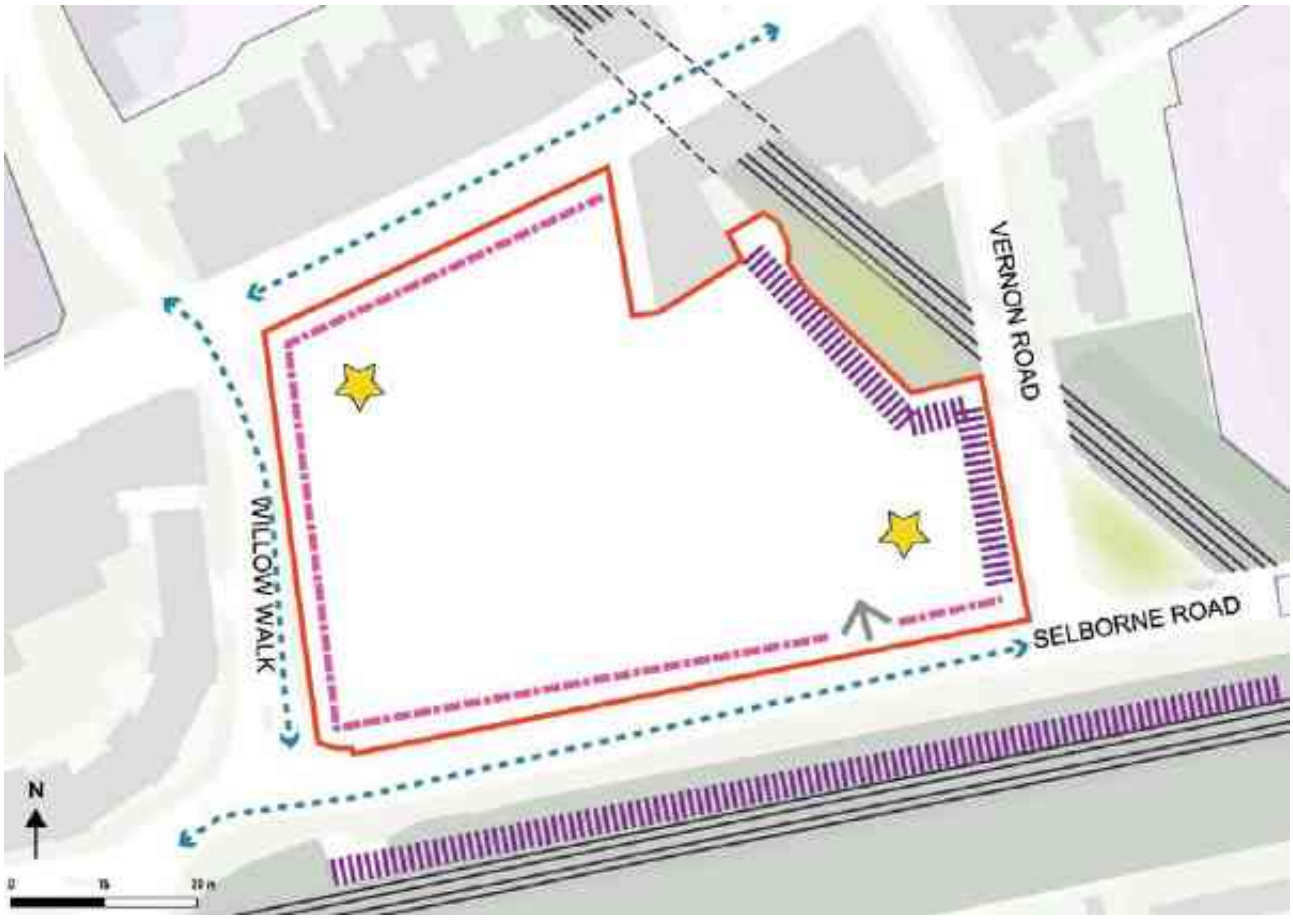
- Seek to optimise site capacity and deliver around 300 new homes
- Re-provision of the supermarket

Development guidelines

3.28.2 Key matters as follows:

- Development should support the improvements to pedestrian and cycle movement around the site.
- An active frontage should be provided along High Street, Willow Walk, and Selborne Road.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space

Placemaking plan

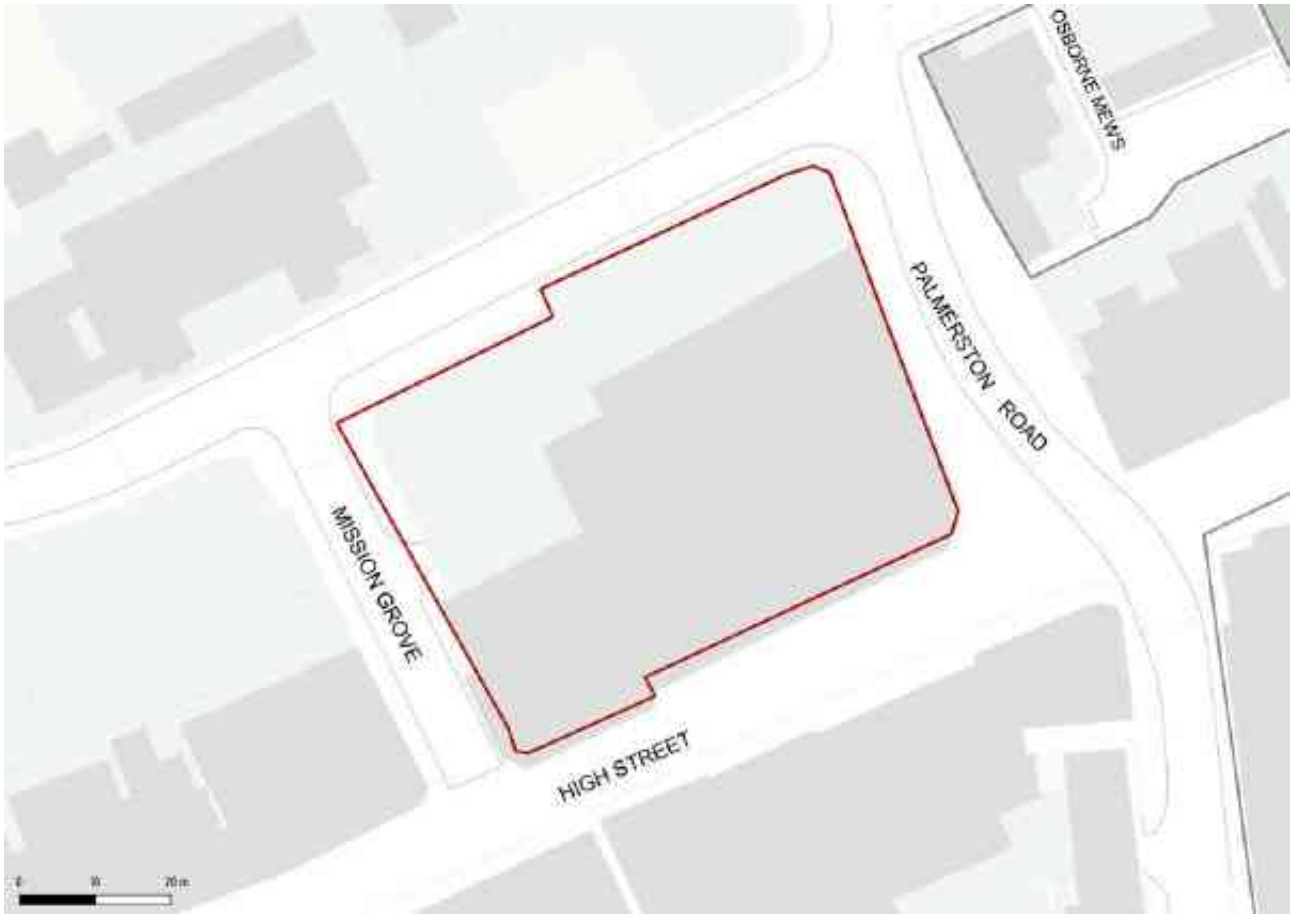


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.29 SA29

Site SA29 - Wilkos, Walthamstow High Street



Proposed Site Allocation

Redevelopment of a retail store to provide mixed use development including new homes and retail and town centre uses.

Site Address		115 High Street, Walthamstow, London E17 7DB		
Ward		High Street		
Site Size		0.35 ha		
Planning Designations		• Walthamstow Major Centre • Walthamstow St James Conservation Area • Archaeological Priority Area (Tier 2)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	90		
	Town Centre floorspace (sqm)			
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.29.1 Development proposals should:

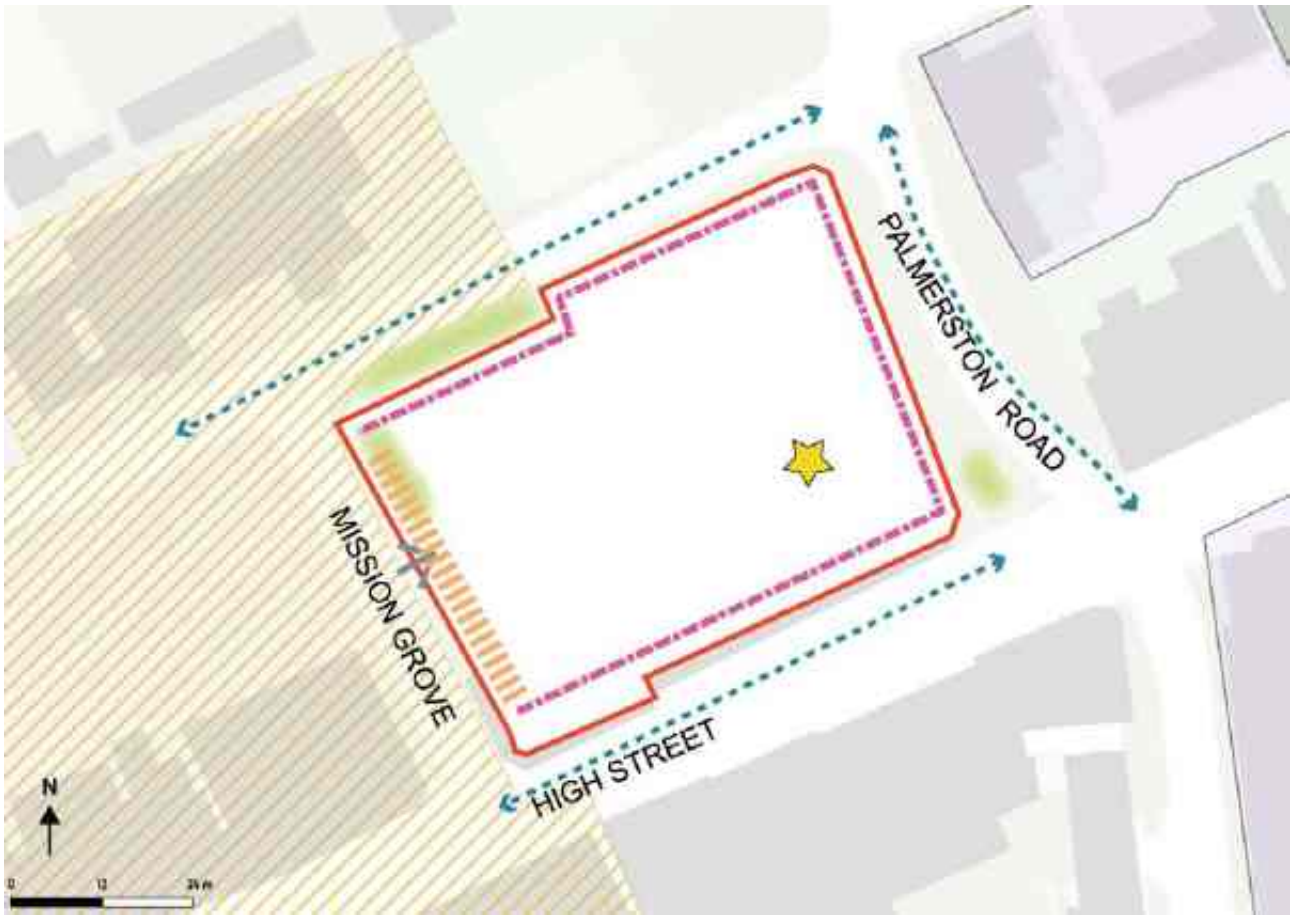
- Seek to optimise site capacity and deliver around 90 new homes.
- Reprovide retail uses

Development guidelines

3.29.2 Key matters as follows:

- Proposals should consider potential impacts on the adjacent Walthamstow St James Conservation Area including any impacts on listed, or locally listed buildings, setting and views, prevailing local character and trees.
- Proposals should support pedestrian and cycling connectivity.
- Active frontages should be provided along High Street and Palmerston Road.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.30 SA30

Site SA30 - Osborne Grove



Proposed Site Allocation

Redevelopment to provide new homes.

Site Address		12 Palmerston Road, Walthamstow, London E17 6PD		
Ward		High Street		
Site Size		0.14 ha		
Planning Designations		• Walthamstow Major Centre • Archaeological Priority Area (Tier 2)		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	30		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.30.1 Development proposals should:

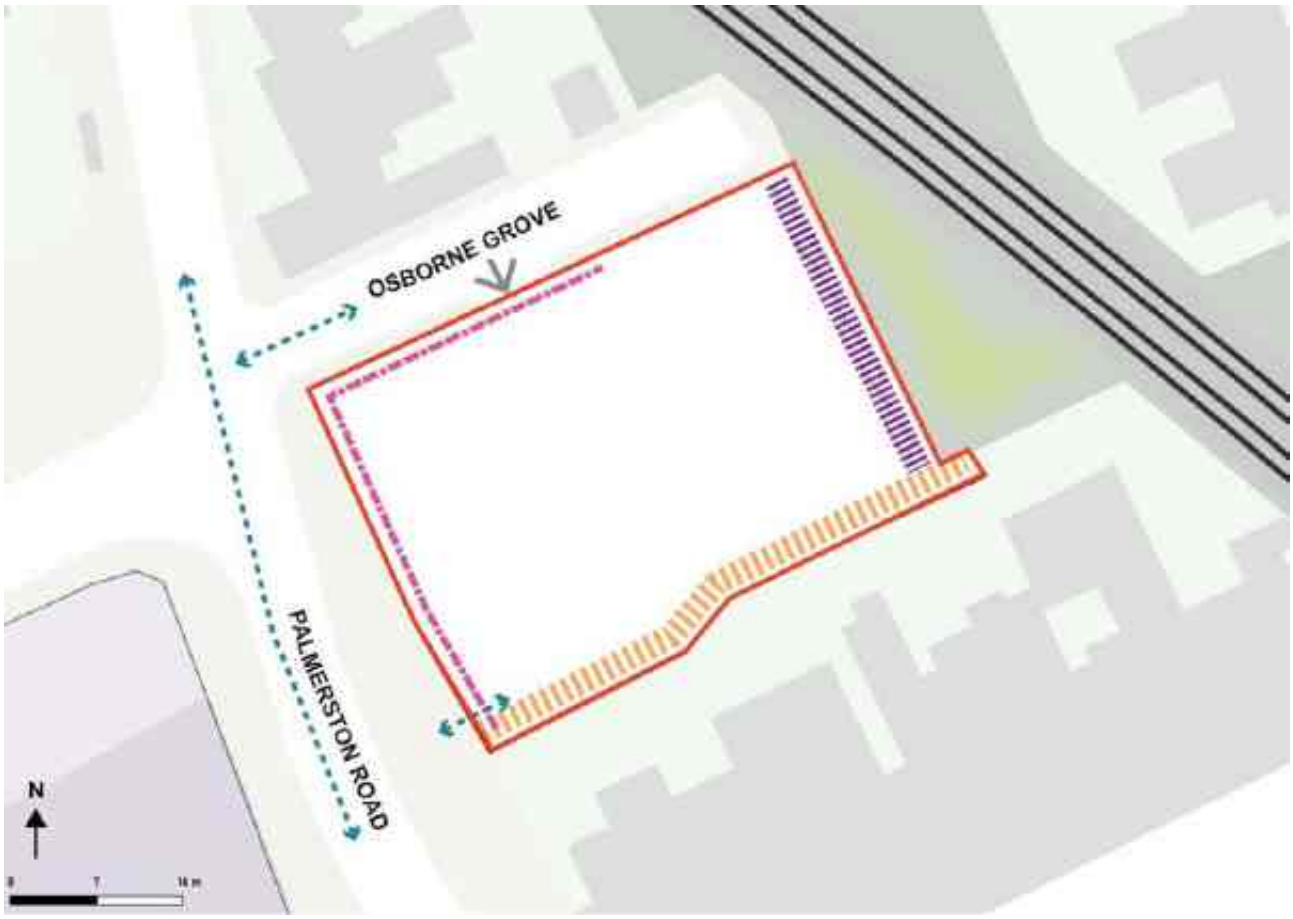
- Seek to optimise site capacity and deliver around 30 new homes
- Reprovide Street trading and welfare facilities

Development guidelines

3.30.2 Key matters as follows:

- Proposals should support pedestrian and cycling connectivity.
- Active frontages should be provided along Palmerston Road.
- Development proposals should take account of the sensitive edge at the southern extent of the site with the rear of High Street properties.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.31 SA31

Site SA31 - Stow Car Wash & Valeting and Walthamstow Trades Hall



Proposed Site Allocation

Development to provide new homes and a replacement of community facility.

Site Address		19 Hoe Street, Walthamstow, London E17 4SB and 61-63 Tower Hamlets Road, Walthamstow, London E17 4RQ		
Ward		Hoe Street		
Site Size		0.24 ha		
Planning Designation				
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	60		
	Commercial floorspace (sqm)	1,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.31.1 Development proposals should:

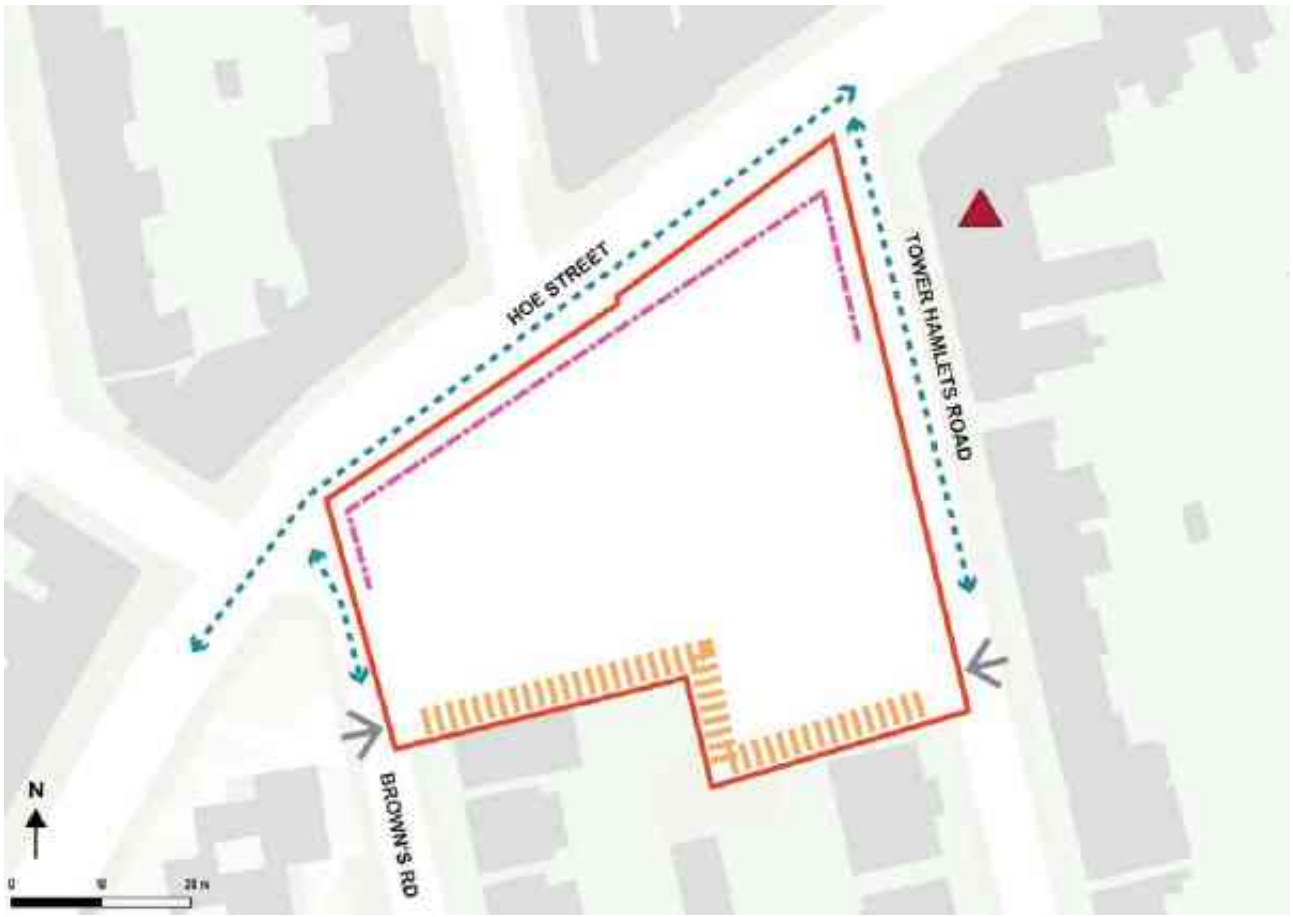
- Seek to optimise site capacity and deliver around 60 new homes
- Provide 1,000 sqm of non-residential floorspace and replacement of community facility

Development guidelines

3.31.2 Key matters as follows:

- Proposals should support pedestrian and cycling connectivity.
- Development proposals should take account of the sensitive edge at the southern extent of the site.
- Active frontages should be provided along Hoe Street.
- Proposals should consider potential impacts on adjacent listed buildings, including any potential impact on setting or views.

Placemaking plan

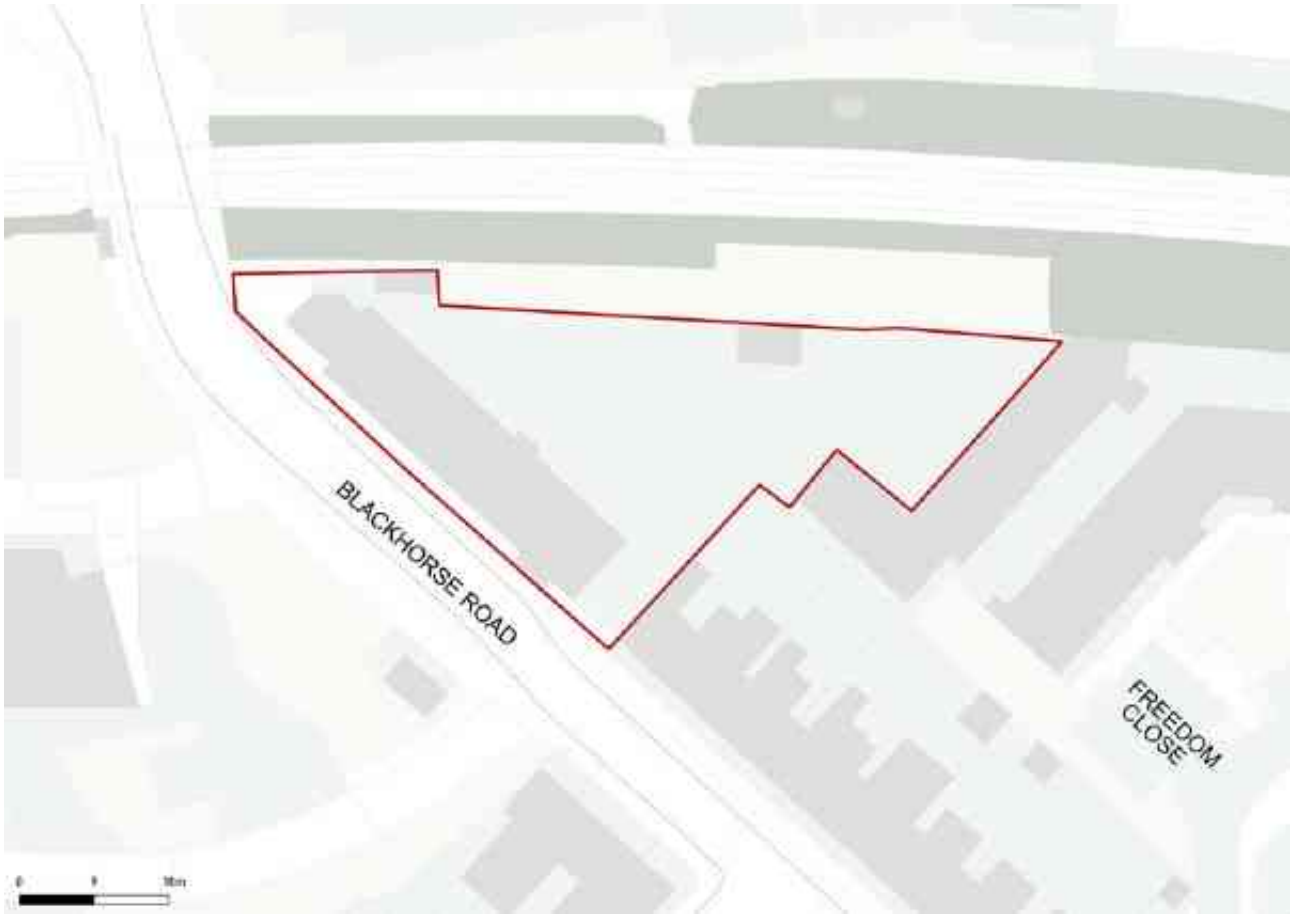


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.32 SA32

Site SA32 - 152-154 Blackhorse Road



Proposed Site Allocation

Development at this site providing new homes and non residential floorspace including workspace.

Site Address		152-154 Blackhorse Road, Walthamstow, London E17 6NH		
Ward		High Street		
Site Size		0.21 ha		
Planning Designations		• Blackhorse Lane Creative Enterprise Zone (CEZ) • Neighbourhood Centre		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	85		
	Town Centre floorspace (sqm)	650		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

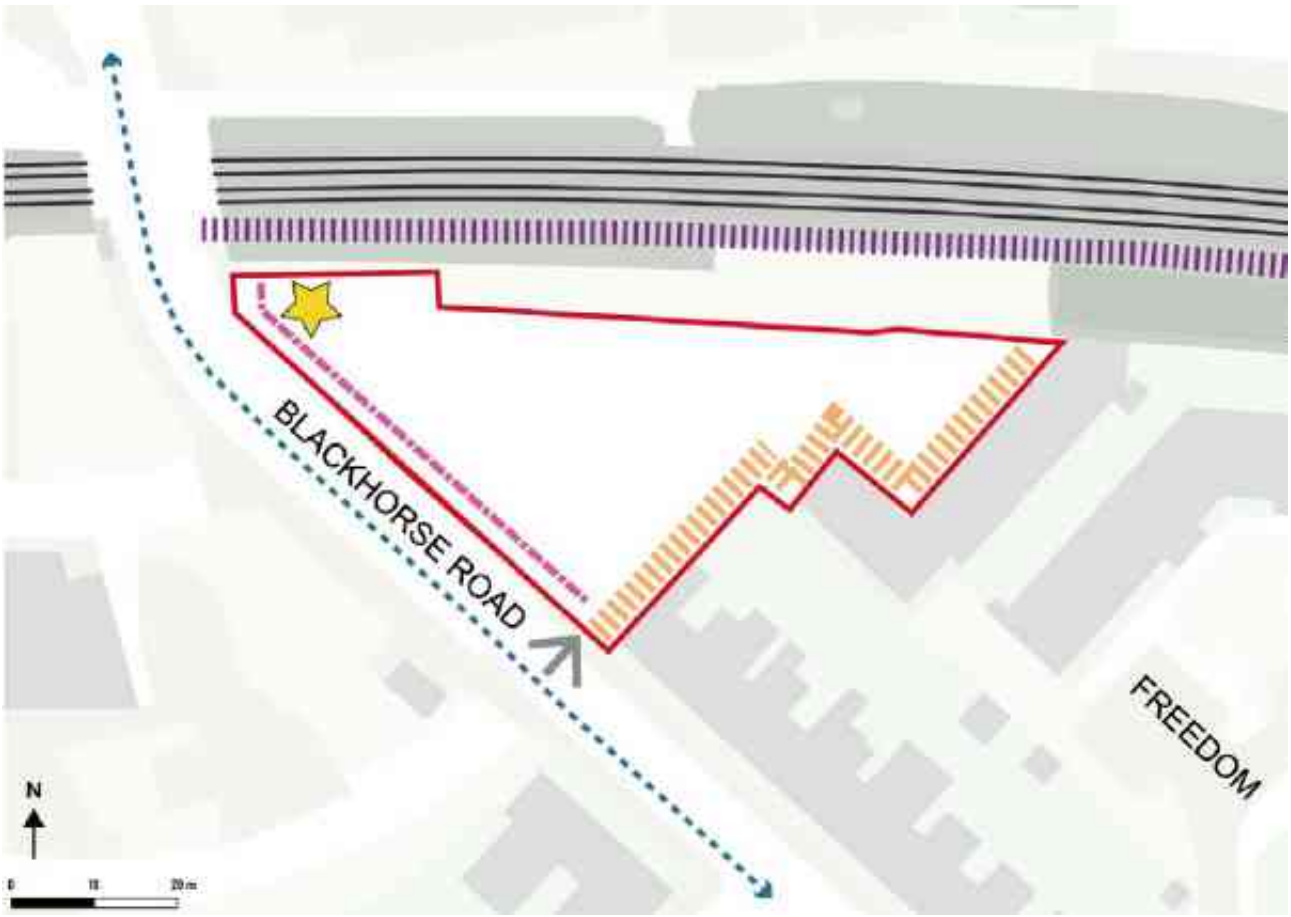
3.32.1 Development proposals should seek to optimise site capacity and deliver around 85 new homes

3.32.2 Provision of non-residential floorspace including workspace

Development guidelines

- Delivery of enhanced pedestrian and cycle connectivity.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.33 SA33

Site SA33 - 1 Blackhorse Lane



Proposed Site Allocation

Formerly the Royal Standard pub and music venue, development at this site will provide a new music venue, new homes and non-residential floor space.

Site Address		1 Blackhorse Lane, Walthamstow, London E17 6DS		
Ward		Higham Hill		
Site Size		0.22 ha		
Planning Designations		• Archaeological Priority Area (Tier 3) • Blackhorse Lane Creative Enterprise Zone (CEZ)		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	100		
	Town Centre floorspace (sqm)	460		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted -ref. 202561		

Site requirements

3.33.1 Development should incorporate:

- Reprovision of the music venue
- Provision of café and music venue

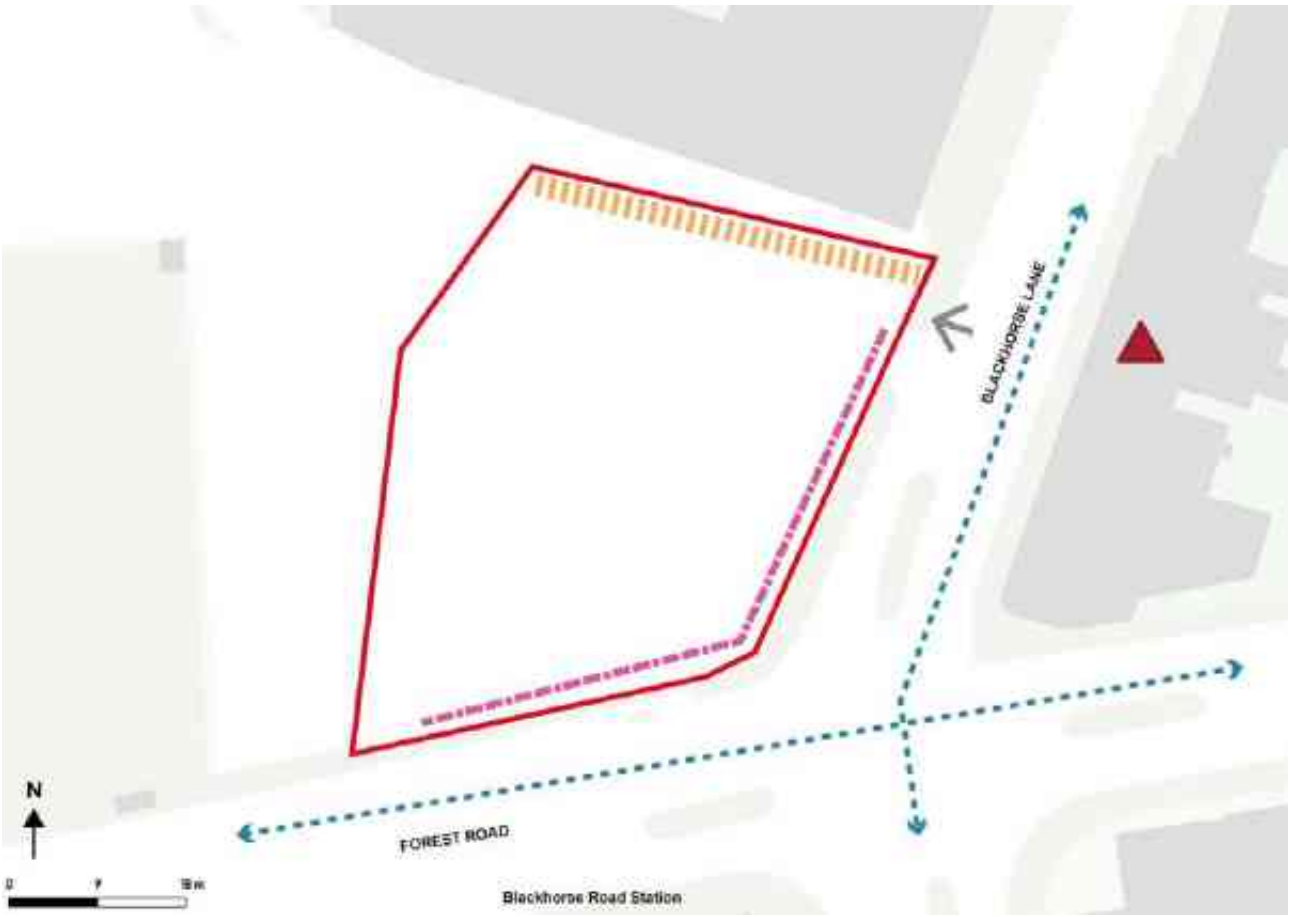
3.33.2 Development proposals should seek to optimise site capacity and deliver around 100 new homes

Development guidelines

3.33.3 Key matters as follows

- The site is located in the Blackhorse Lane Creative Enterprise Zone.
- The Site is adjacent to the Walthamstow Wetlands and Lee Valley SPA.
- Active frontages onto Forest Road and Blackhorse Lane
- Enhanced pedestrian and cycle connectivity

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.34 SA34

Site SA34 - Webbs Site

3.34.1



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Proposed Site Allocation

Comprehensive redevelopment to provide industrial led employment space and new homes.

Site Address		108 Blackhorse Lane, Walthamstow, London E17 6SH		
Ward		Higham Hill		
Site Size		1.7 ha		
Planning Designation		• Blackhorse Lane Creative Enterprise Zone (CEZ) • LSIS		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	350		
	Industrial floorspace (sqm)	2,560		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted - ref. 183424		

Site requirements

3.34.2 Proposals should seek to:

- Optimise site capacity and deliver around 350 new homes.
- Make provision for 2,560sqm of non-residential floorspace comprising 720sqm of flexible floor space; 532sqm of flexible floor space and 1313sqm of employment floor space, car parking, cycle parking, landscaping, highways and utilities works.

Development guidelines

3.34.3 Key matters as follows:

- The site is located within the Blackhorse Lane Creative Enterprise Zone.
- The site is situated adjacent to Sutherland Road and Unity Place and should provide walking and cycling connections into the neighbouring area.
- Provision of cycle and car parking.
- Enhancement of surrounding landscape.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.35 SA35

Site SA35 - 59-69 Sutherland Road

3.35.1



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Proposed Site Allocation

Redevelopment of the employment area site to provide industrial-led floor space and new homes.

Site Address		59-69 Sutherland Road, Walthamstow, London E17 6BH		
Ward		Higham Hill		
Site Size		0.3 ha		
Planning Designations		• Blackhorse Lane Creative Enterprise Zone (CEZ) • Locally Significant Industrial Site		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	20		
	Commercial floorspace (sqm)	5,440		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.35.2 Proposals should seek to:

- Optimise site capacity and deliver around 20 new homes.
- Provide 5,440sqm industrial floorspace
- Deliver public realm improvements on Sutherland Road.

Development guidelines

3.35.3 Key matters as follows:

- Development will provide industrial workspace compatible with the neighbouring residential uses whilst ensuring that there is no net loss in employment floorspace.
- Enhanced pedestrian and cycle connectivity
- Active frontages on Sutherland Road and Sutherland Road Path.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.36 SA36

Site SA36 - Wood Street Families and Homes Hub



Proposed Site Allocation

Development of a former library site to provide a Families and Homes Hub with new homes and non-residential floorspace.

Site Address		Wood Street Family and Homes Hub, Forest Road, Walthamstow, London E17 4AA		
Ward		Wood Street		
Site Size		0.18 ha		
Planning Designation				
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	70		
	Commercial floorspace (sqm)	745		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted - ref. 210250		

Site requirements

3.36.1 Proposals should:

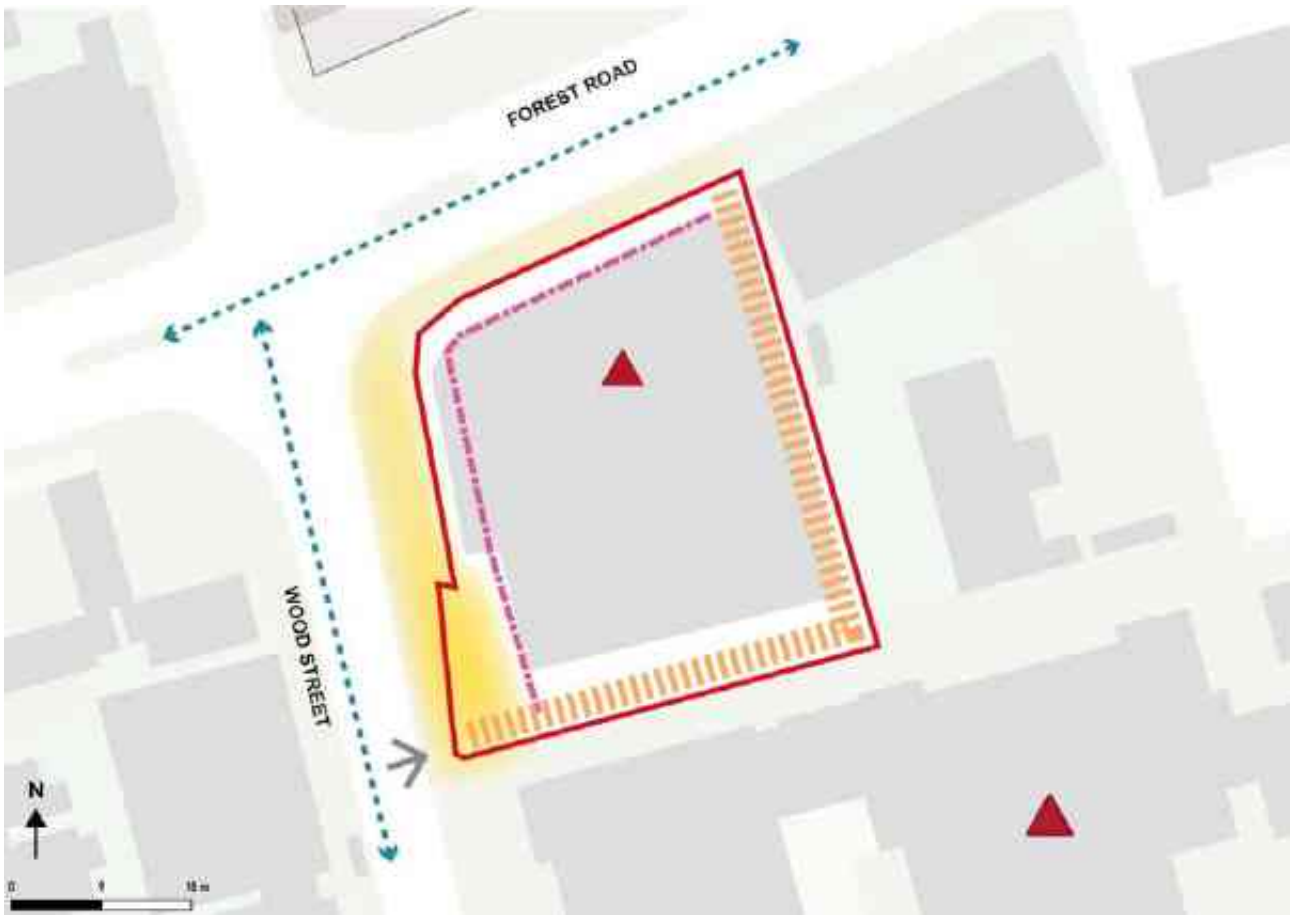
- Seek to optimise site capacity and deliver around 70 new homes.
- Deliver a minimum 745 sqm of non-residential floorspace.

Development guidelines

3.36.2 Key matters as follows:

- The historic plaques from the former Wood Street Library depicting the names of historically and locally significant people on the building are a feature that must be retained and reused in the façade of the new building.
- Active frontages onto Wood Street and Forest Road.
- Enhanced pedestrian and cycle connectivity.
- Sensitive Boundary with homes on Wood Street and the Woodside Primary Academy.
- Proximity to the Locally Listed Woodside Primary Academy.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.37 SA37

Site SA37 - Fellowship Square (Town Hall Campus)



Proposed Site Allocation

Development and refurbishment of the Town Hall Campus to provide new civic, and office space; new homes and community uses that will become known as Fellowship Square.

Site Address	Magistrates Building, 1 Farnan Avenue, E17 4NX and Sycamore House, Town Hall Forest Road, Walthamstow, London E17 4SU
Ward	Chapel End
Site Size	2.27 ha

Planning Designation		Grade II Listed Walthamstow Town Hall & Assembly Hall and other features on site		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	433		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted - ref. 210776		

Site requirements

3.37.1 Proposals should seek to:

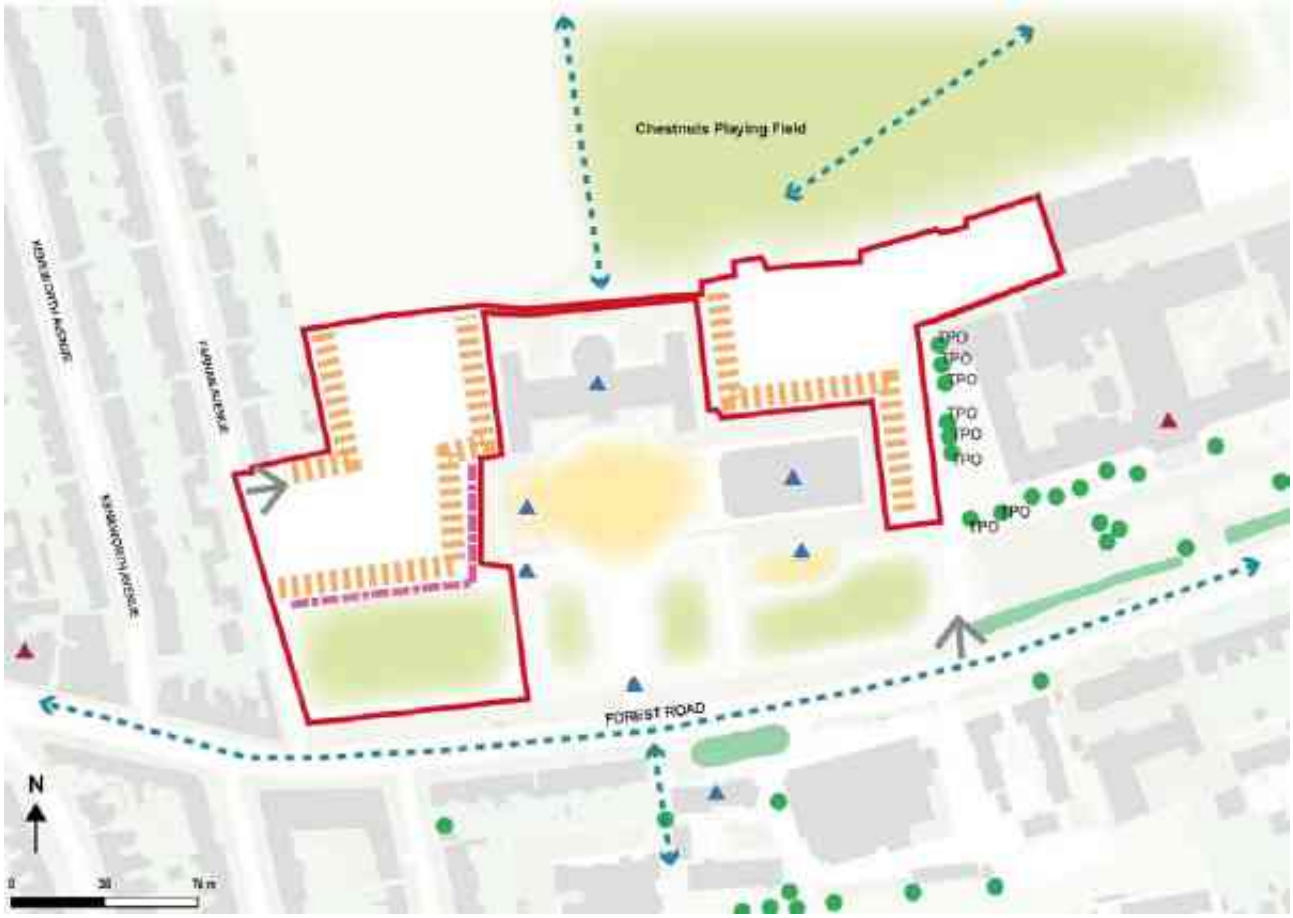
- Optimise site capacity and deliver around 433 new homes.
- New landscaped gardens and a flood management system with over 200 new trees and play facilities on Chestnuts Field.
- A new Civic building with ground floor café/restaurant facilities facing onto Fellowship Square.
- A new creche/nursery space.
- A new retail and commercial space.

Development guidelines

3.37.2 Key matters as follows:

- Permission for Phase Two of the Town Hall Project/Fellowship Square development was granted in September 2021.
- Walthamstow Town Hall and Walthamstow Assembly Hall and other surrounding features are Grade II Listed.
- Improvements to the existing War memorial and commemorative space.

Placemaking plan

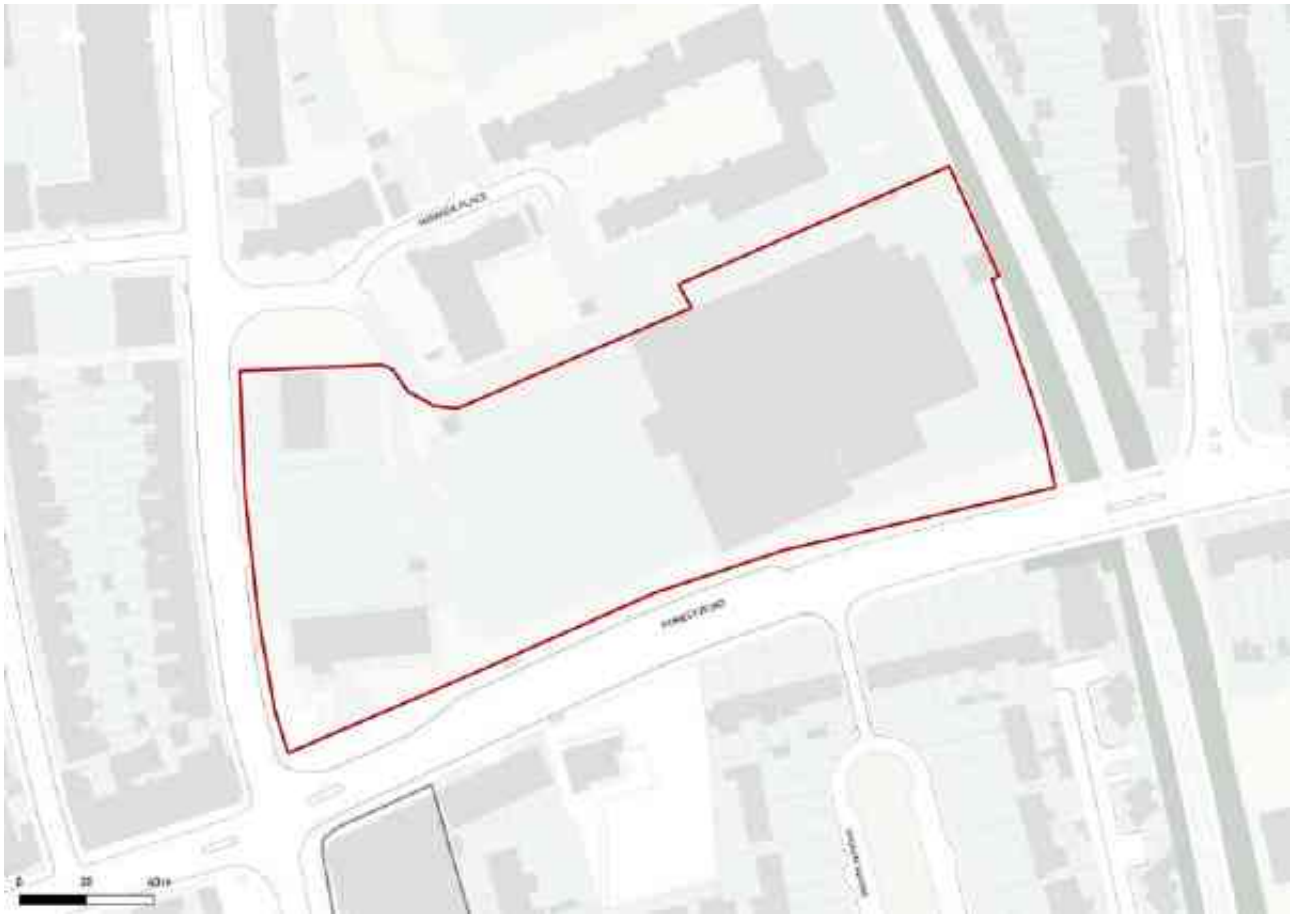


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.38 SA38

Site SA 38 - Sterling House, Willow House and Homebase



Proposed Site Allocation

Redevelopment of existing office and retail warehouse space to provide new homes, non-residential floorspace, workspace, community uses and new public realm.

Site Address		869 Forest Road and 2b-2c Fulbourne Road, Walthamstow, London E17 4EE		
Ward		Chapel End		
Site Size		2.1 ha		
Planning Designation		None		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	695		
	Commercial floorspace (sqm)	5,270		
Site delivery phasing		2022 - 2027	2027-2032	2032-2037
Planning Status		Planning permission granted for Homebase element of the site - ref. 202512		

Site requirements

3.38.1 Development proposals should seek to:

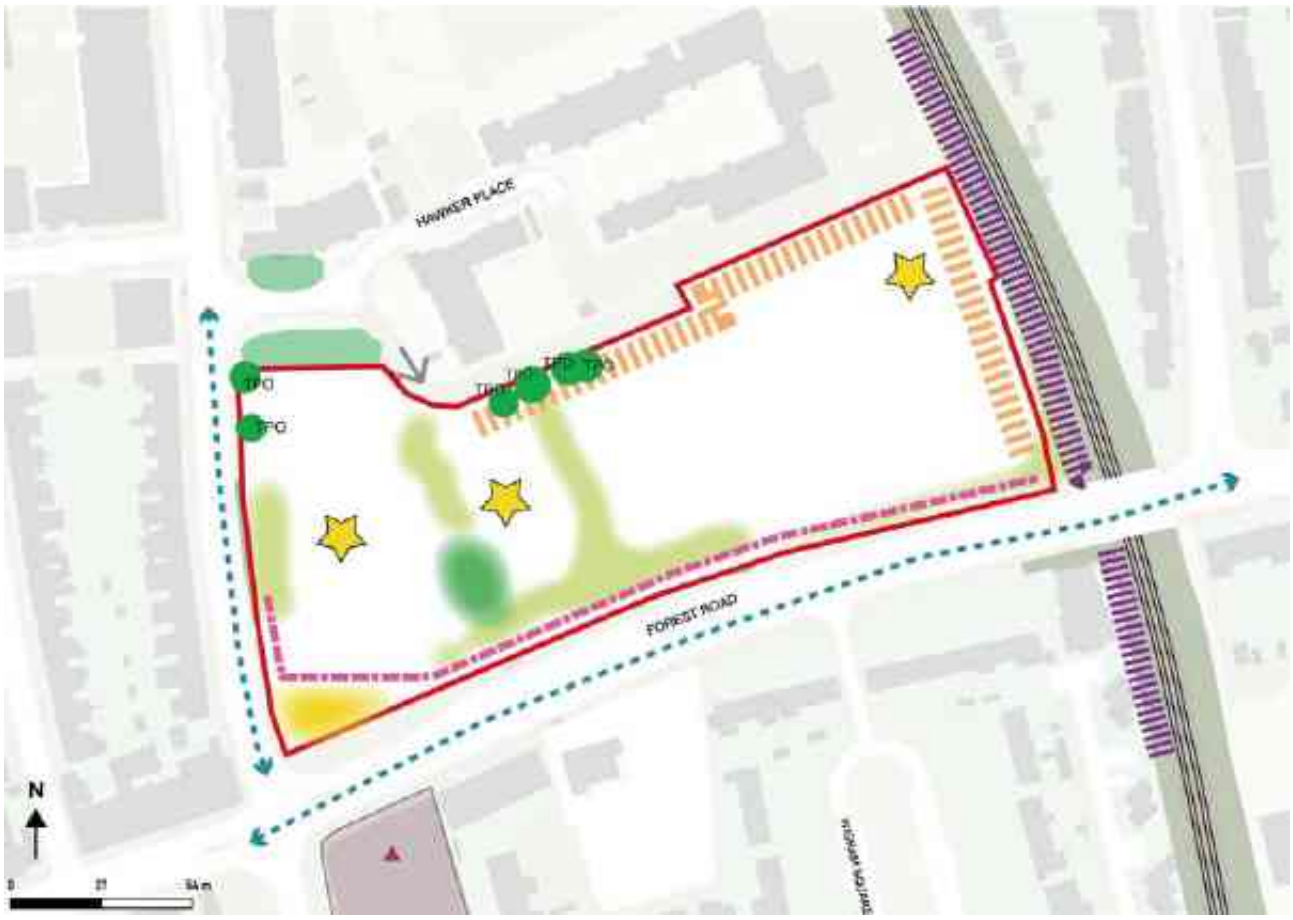
- Optimise site capacity and deliver around 695 new homes.
- Provide a minimum of 5,270sqm Non-residential floorspace including new public realm, workspace and community uses.

Development guidelines

3.38.2 Key consideration as follows:

- Planning permission for the Homebase site has been granted.
- Sterling House and Willow House should be developed in a comprehensive scheme.
- Retention of TPO trees and green infrastructure.
- Active frontages on Forest Road and Fulbourne Road.
- Sensitive boundary to existing residential development and railway.
- Improved public space.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.39 SA39

Site SA39 - Hylands Road Phase 1 and 2



Proposed Site Allocation

Development on an existing estate to provide 120 new homes.

Site Address		Hylands Road, Walthamstow, London E17 4AW		
Ward		Wood Street		
Site Size		0.58 ha		
Planning Designations		• Metropolitan Green Belt • Archaeological Priority Area (Tier 3)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	120		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status		Planning permission granted - ref. 192987		

Site requirements

Development proposals should seek to optimise site capacity and deliver around 120 new homes.

Development guidelines

3.39.1 Key considerations as follows:

- The eastern boundary of the site abuts Metropolitan Green Belt and the Epping Forest Special Area of Conservation.
- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020).

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.40 SA40

Site SA40 - Crown Lea



Proposed Site Allocation

Development of an existing employment site to deliver new homes and employment space.

Site Address		253 Wood Street, Walthamstow, London E17 3NT		
Ward		Wood Street		
Site Size		0.63 ha		
Planning Designations		No planning designations		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	90		
	Commercial floorspace (sqm)			
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.40.1 Development proposals should seek to:

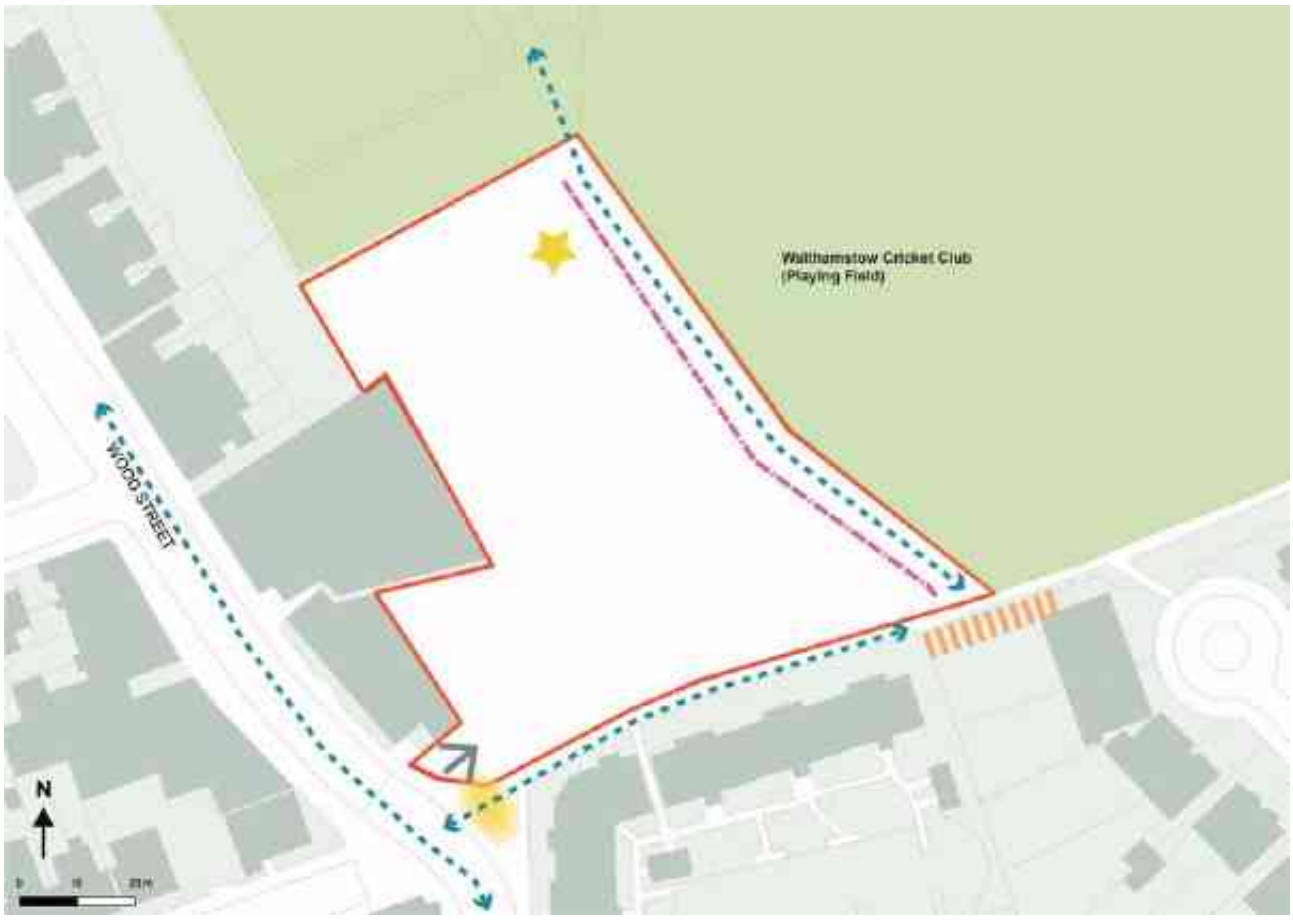
- Optimise site capacity and deliver around 90 new homes.
- Re-provision of employment uses.

Development guidelines

3.40.2 Key considerations as follows:

- Enhanced pedestrian and cycling connectivity required
- Key frontage towards Walthamstow Cricket Club
- Retained and enhanced public space
- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020).

Placemaking plan

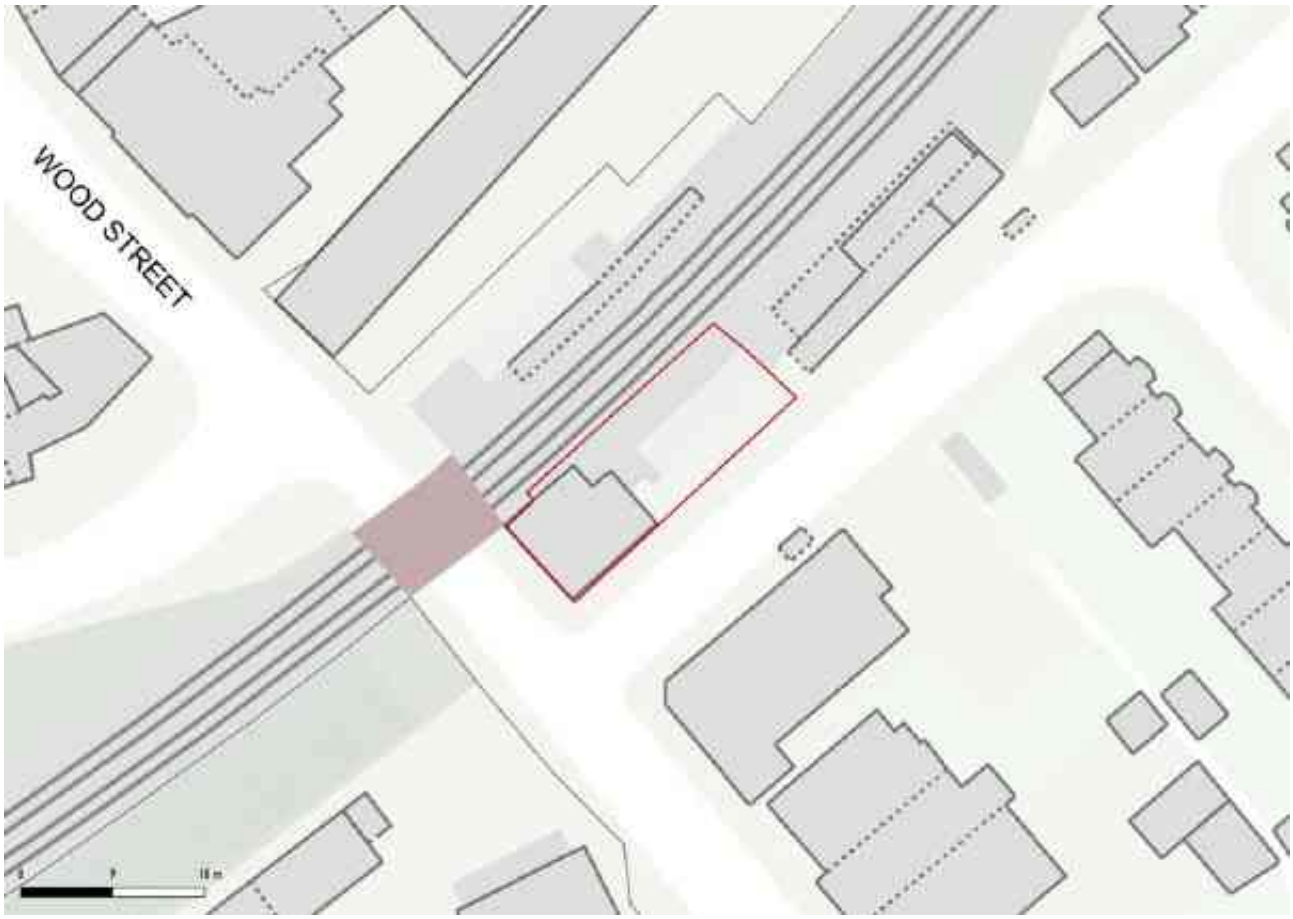


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.41 SA41

Site SA41 - Wood Street Station Site



Proposed Site Allocation

3.41.1 Development to provide new homes, employment space and step free free access to Wood Street Station.

Site Address		Wood Street Station, Walthamstow, London E17 3NZ		
Ward		Wood Street		
Site Size		0.03 ha		
Planning Designations		None		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	15		
	Commercial floorspace (sqm)			
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.41.2 Development proposals should seek to:

- Optimise site capacity and deliver around 15 new homes.
- Re-provision of employment floorspace.
- Facilitates step free access to Wood Street Overground Station.

Development guidelines

3.41.3 Key consideration as follows:

- Retention and enhancement of public space.
- Active frontage onto Wood Street and Upper Walthamstow Road.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

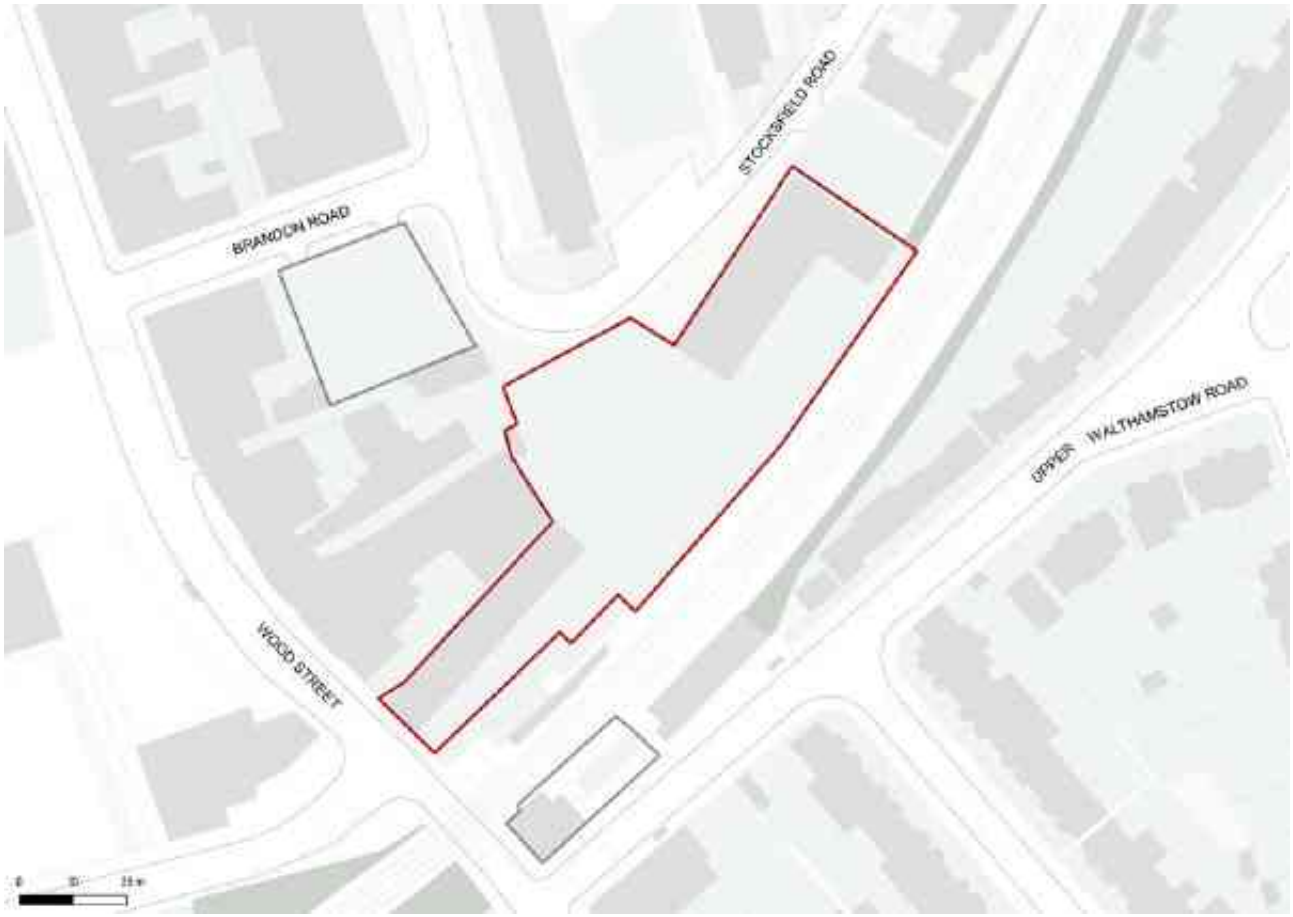


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.42 SA42

Site SA42 - Travis Perkins



Proposed Site Allocation

Development to provide new residential and employment uses.

Site Address		Wood Street Station, Walthamstow, London E17 3NZ		
Ward		Wood Street		
Site Size		0.34 ha		
Planning Designations		• District Centre		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	50		
	Commercial floorspace (sqm)			
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.42.1 Development proposals should seek to:

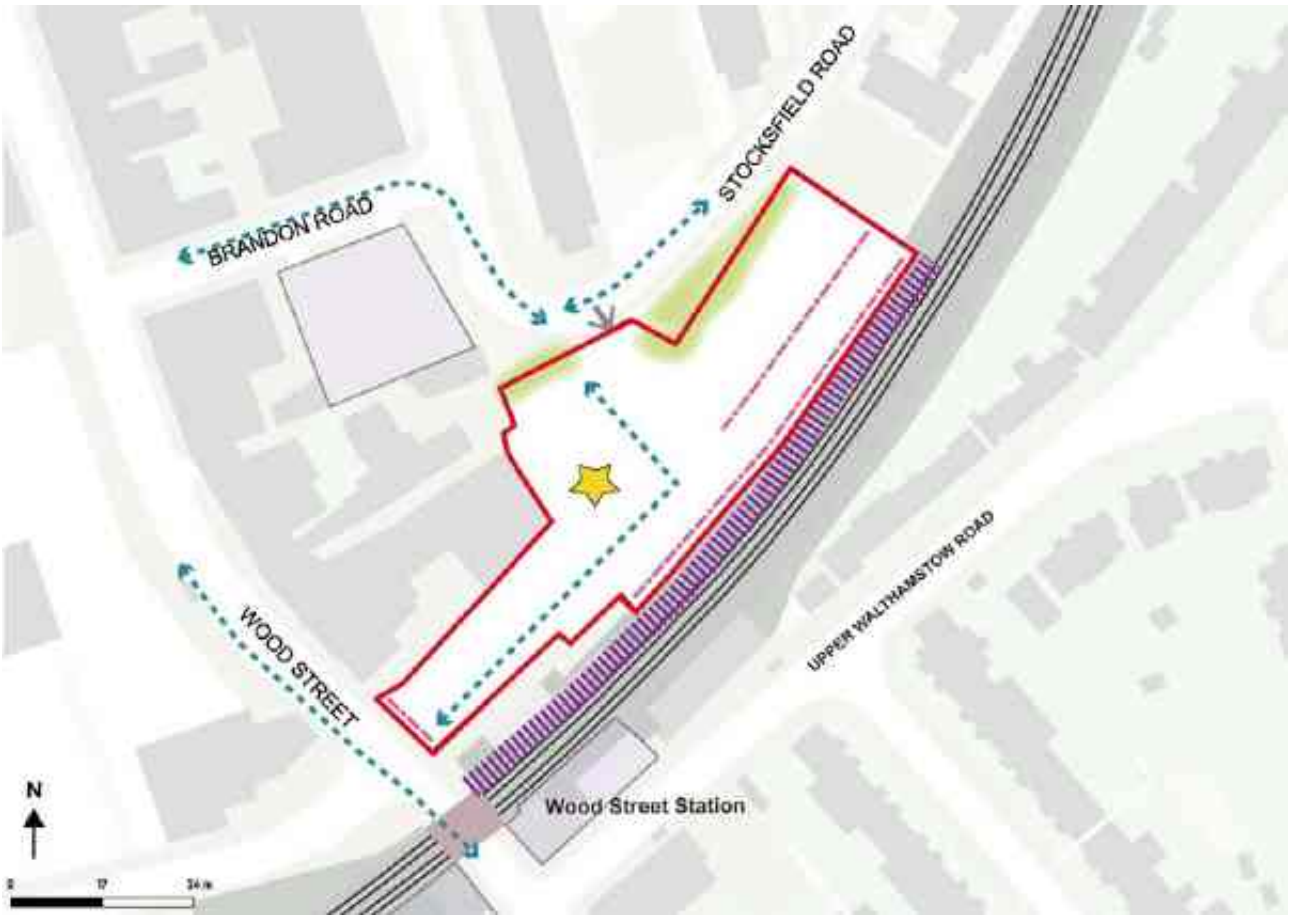
- Optimise site capacity and deliver around 50 new homes.
- Re-provide employment floorspace.
- Facilitates step-free access to Wood Street Overground Station.

Development guidelines

3.42.2 Key considerations as follows:

- Development should explore potential connections with SA44 Brandon Road car park site.
- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020).

Placemaking plan

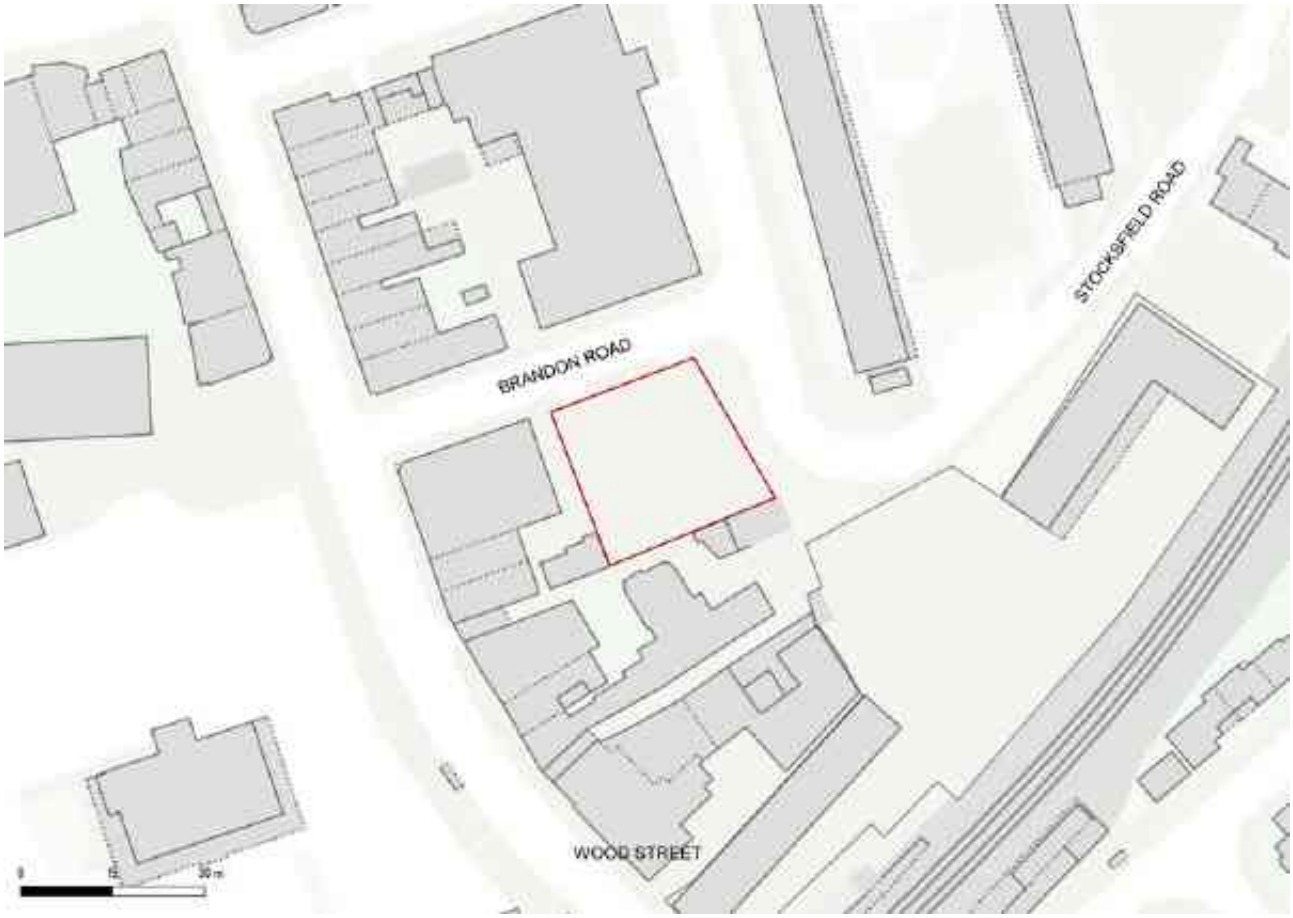


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.43 SA43

Site SA43 - Brandon Road Car Park



Proposed Site Allocation

Redevelopment to provide new homes.

Site Address		Brandon Road Car Park, Brandon Road, Walthamstow London E17 3TJ		
Ward		Wood Street		
Site Size		0.72 ha		
Planning Designations		District Centre		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	8		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

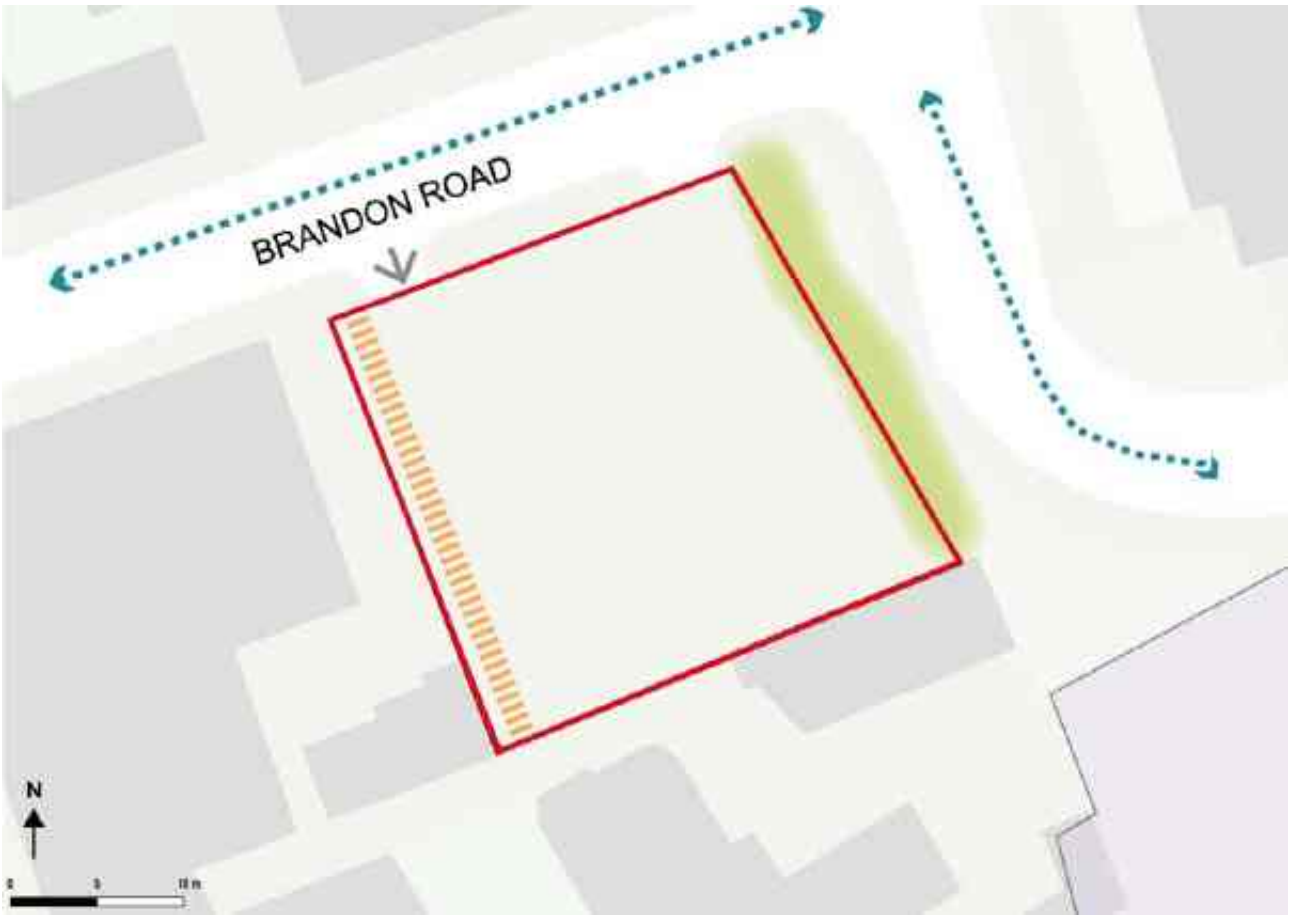
3.43.1 Development proposals should seek to optimise site capacity and deliver around 8 new homes.

Development guidelines

3.43.2 Key considerations as follows:

- Proposals for this site should explore the potential for connectivity with the adjacent Travis Perkins site.
- Enhanced pedestrian and cycle connectivity.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

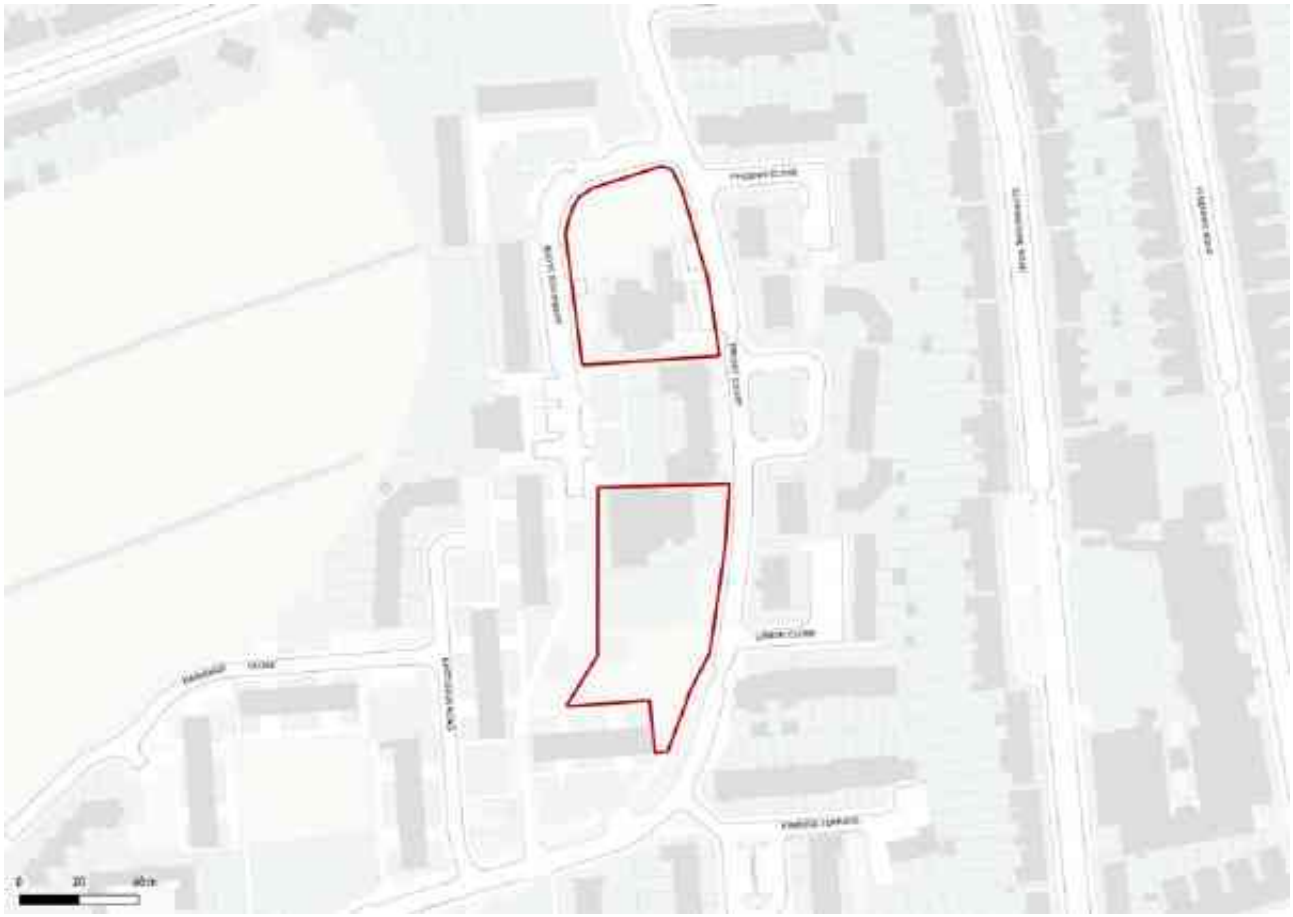


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.44 SA44

Site SA44 - Priory Court



Proposed Site Allocation

Redevelopment and upgrade of Council owned estate to provide new residential units.

Site Address		11 and 21 Priory Court, Walthamstow, London E17 5NB		
Ward		William Morris		
Site Size		0.57 ha		
Planning Designations		None		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	80		
	Town Centre floorspace (sqm)			
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.44.1 Development proposals should seek to:

- Optimise site capacity and deliver around 80 new homes.
- Re-provision of community space.

Development guidelines

- Delivery of enhanced pedestrian and cycle connectivity.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.45 SA45

Site SA45 - 234-240 Billet Road



Proposed Site Allocation

Development of a former car wash site to provide new homes.

Site Address		234-240 Billet Road, Walthamstow, London E17 5DY		
Ward		Higham Hill		
Site Size		0.27 ha		
Planning Designations		None		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	50		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

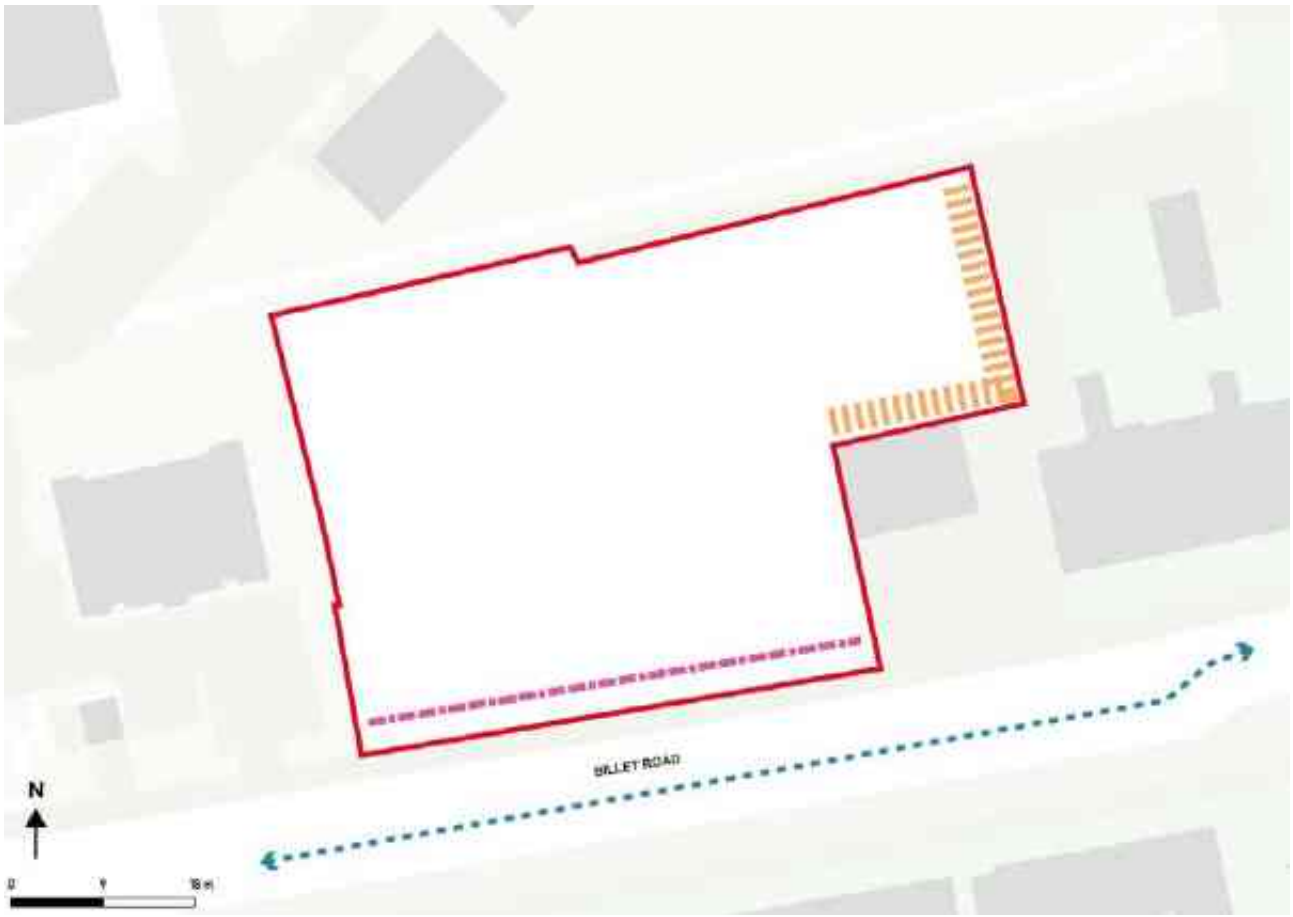
- Delivery of 50 new homes.

Development guidelines

3.45.1 Key considerations as follows:

- Delivery of enhanced pedestrian and cycle connectivity.
- Active frontage onto Billet Road.
- Sensitive boundary with adjacent residential developments.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.46 SA46

Site SA46 - Sainsbury's Car Park and Adjacent Sites



Proposed Site Allocation

Comprehensive redevelopment to provide new retail and residential development.

Site Address		5 and 11 Walthamstow Avenue, Walthamstow, London E4 8ST		
Ward		Valley		
Site Size		6.44 ha		
Planning Designations		• Flood Zone 2 - 3		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	430		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.46.1 Development of the site should:

- Seek to optimise site capacity and deliver around 430 new homes
- Include provision of retail uses
- Co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Flood Risk: The proposed use for the site includes residential uses which are defined as More Vulnerable. More Vulnerable development is only permitted in Flood Zone 3a where it can be demonstrated that the Exception Test is satisfied.

Development guidelines

3.46.2 Strategic cycle and pedestrian connections should be made through the site, linking to Walthamstow Avenue, Crooked Billet and the A112 with consideration of wider connectivity to the Cheney Row Park and Banbury Reservoir. Connections should ensure accessibility for all.

3.46.3 Development should:

- Explore improvements to the River Ching and new walking route
- Provide improvements to Billet Roundabout underpass
- Provide improvements to the North Circular footbridge
- Explore the potential of a new greenway connecting the footbridge to Cheney Row Park

- Address and mitigate the local impact of the A406 on air quality and noise pollution
- Provide new public realm with green amenity and play space
- Explore the opportunity for enhancement to on-site ecology and biodiversity including sustainable urban drainage, green roofs and tree planting.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.47 SA47

Site SA47 - Cork Tree Retail Park



Proposed Site Allocation

Intensification of industrial function.

Site Address		1-4 Cork Tree Way, Hall Lane, London E4 8JA		
Ward		Valley		
Site Size		2.16 ha		
Planning Designations		• Strategic Industrial Location • Locally Significant Industrial Site • Archaeological Priority Area (Tier 3) • Flood Zone 2 & 3		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	50,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.47.1 Development will be expected to:

- Provide LSIS compliant industrial floorspace capacity.
- Redevelopment should be of a similar or lesser vulnerability than the existing configuration, and there must be no increase in building footprint within Flood Zone 3. Where possible there should be a return of the land to functional floodplain.

Development guidelines

3.47.2 Key matters as follows:

- The site is a highly suitable location for distribution and storage in the borough. Complementary uses will also be supported.
- Strategic cycle and pedestrian connections should be made through the site, linking to Cork Tree Way and Hall Lane with consideration of wider connectivity to Meridian Water, A212, Banbury Reservoir. Connections should ensure accessibility for all.
- Development of the site should:
    - address and mitigate the local impact of the A406 on air quality and noise pollution
    - provide improvements to the Hall Lane underpass
    - explore improvements to the underpass along the towpath under A406

- explore the potential of extending the greenway to connect to Banbury Reservoir and the William Girling Reservoir, enabling a circular loop to be formed around Banbury Reservoir
- explore improvements to the River Lea Habitat

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.48 SA48

Site SA48 - Morrisons Supermarket and Car Park



Proposed Site Allocation

Development of an to provide new homes, retail and improved public realm.

Site Address		6-7 Salisbury Hall Gardens, London E4 8SN and 2 Morrison Avenue, London E4 8SA		
Ward		Valley		
Site Size		3.57 ha		
Planning Designations		Flood Zone 2 & 3		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	270		
	Retail Floorspace (sqm)	Re-provision of retail floorspace		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.48.1 Proposals should seek to:

- Optimise site capacity and deliver around 270 new homes.
- Re-provision of existing retail use at a reduced floorplate.
- Improvements to the River Ching.
- Public realm improvements.

Development guidelines

3.48.2 Key considerations as follows:

- The proposed use for the site includes residential uses which are defined as More Vulnerable. More Vulnerable development is only permitted in Flood Zone 3a where it can be demonstrated that the Exception Test is satisfied.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

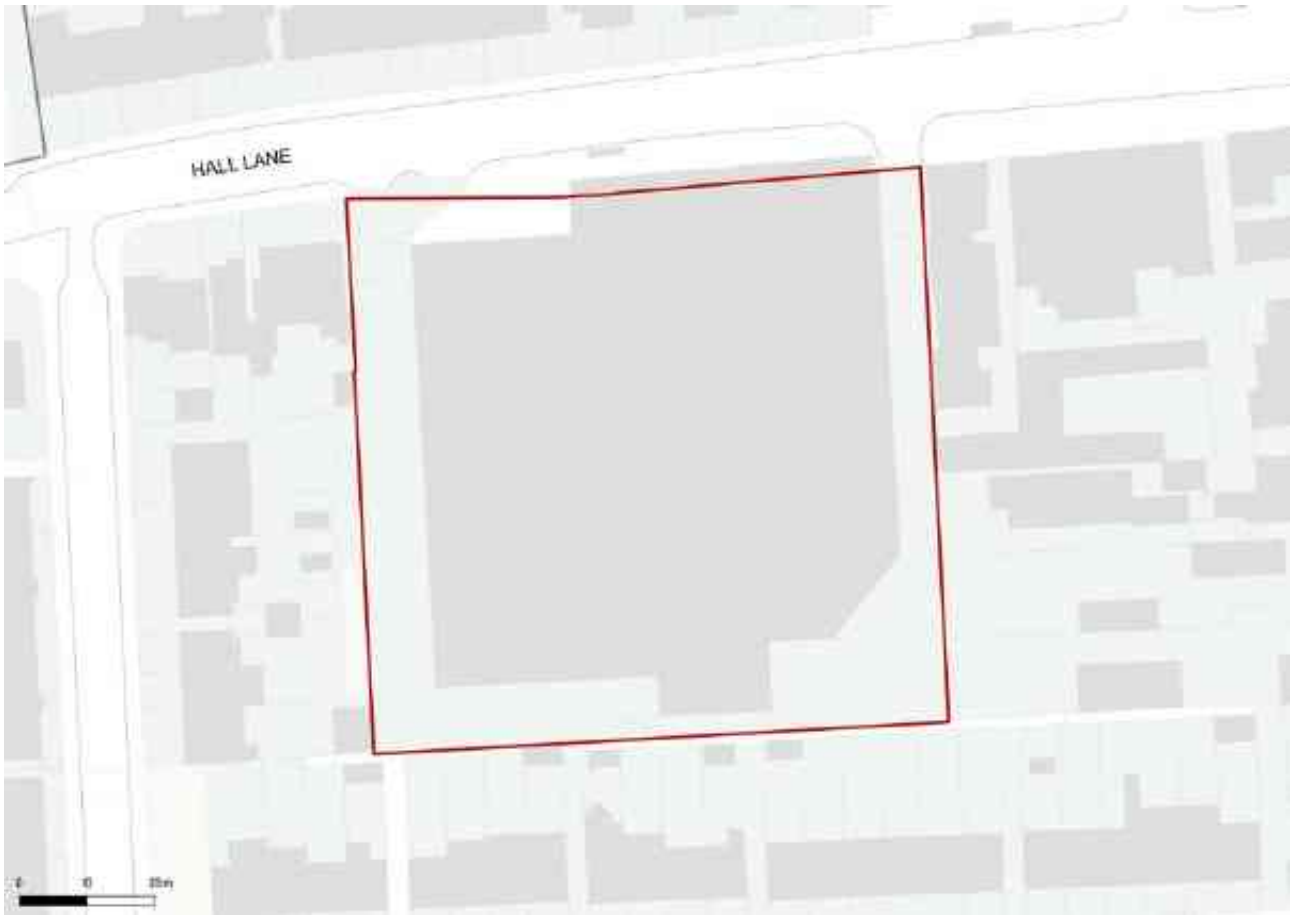


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.49 SA49

Site SA49 - Sainsbury's, Hall Lane



Proposed Site Allocation

Comprehensive redevelopment to provide new residential, improved town centre uses and community facilities

Site Address		13 Hall Lane, Chingford, London E4 8HH		
Ward		Valley		
Site Size		0.69 ha		
Planning Designations		• District Centre		
Intensification Approach		Transformation		
Indicative Development Capacity	New homes (gross)	90		
	Commercial space (sqm)	2,200		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.49.1 Development of the site should:

- Seek to optimise site capacity and deliver around 90 new homes.
- Retain or reconfigure retail and town centre uses.
- Explore potential for new community facilities and co-location of nearby service provisions.
- Provide an active ground floor and visible street frontage that contributes to high street activity and acts as an eastern gateway to the town centre.
- Accommodate town centre parking.

Development guidelines

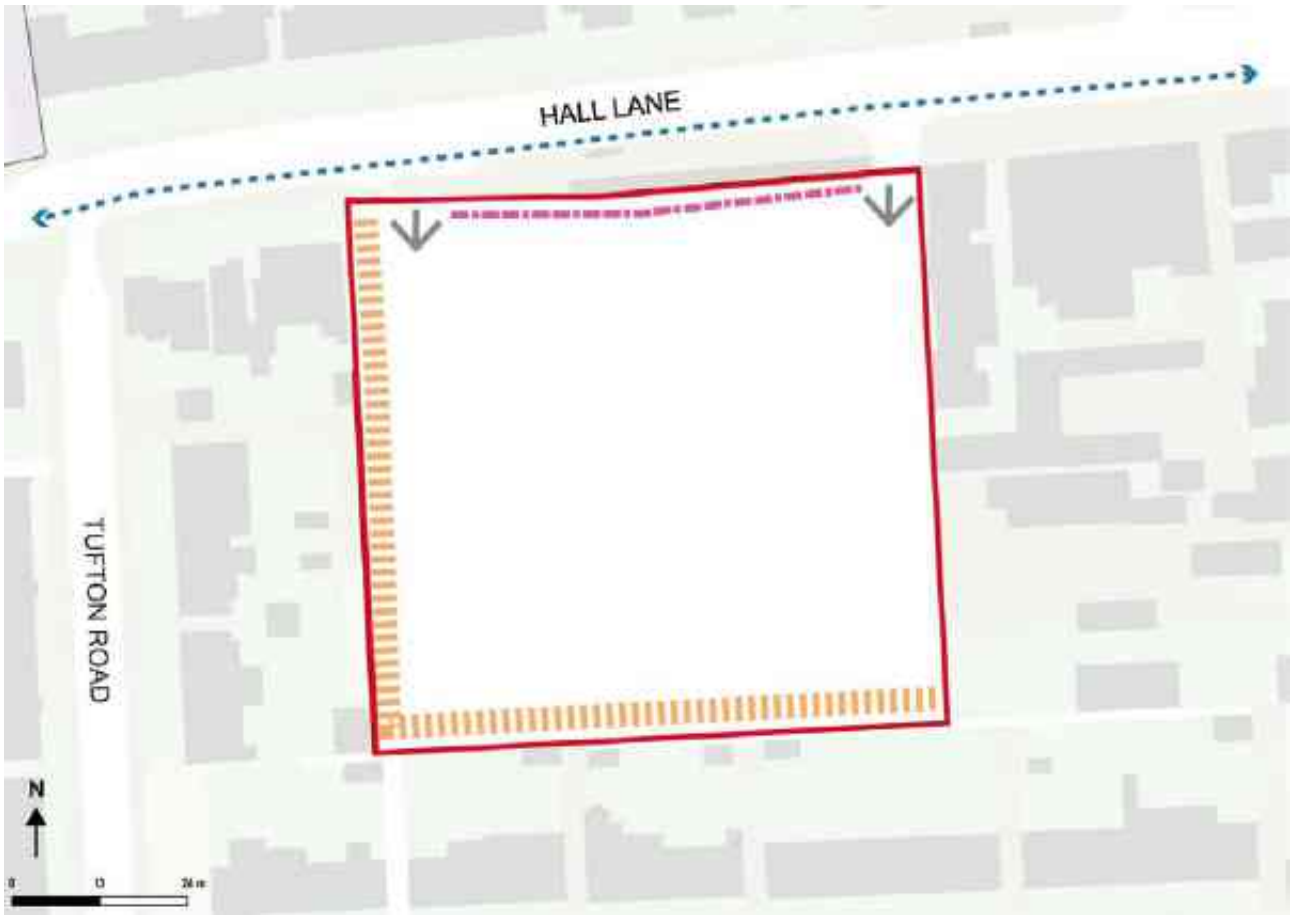
Key considerations as follows:

- Contribute to improving strategic cycle and pedestrian connections along Hall Lane, linking Chingford Mount with Meridian Water.
- Explore the opportunity to enhance ecology and biodiversity in the area including sustainable urban drainage, green roofs and tree planting
- Explore provision of new public realm with green amenity and play space
- This site is in a Child-Friendly District Pilot Area and development should consider this approach regarding the public realm design.

- Co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).

- Additional detail on the development guidelines for the site will be provided in a forthcoming SPD for the area.

Placemaking plan

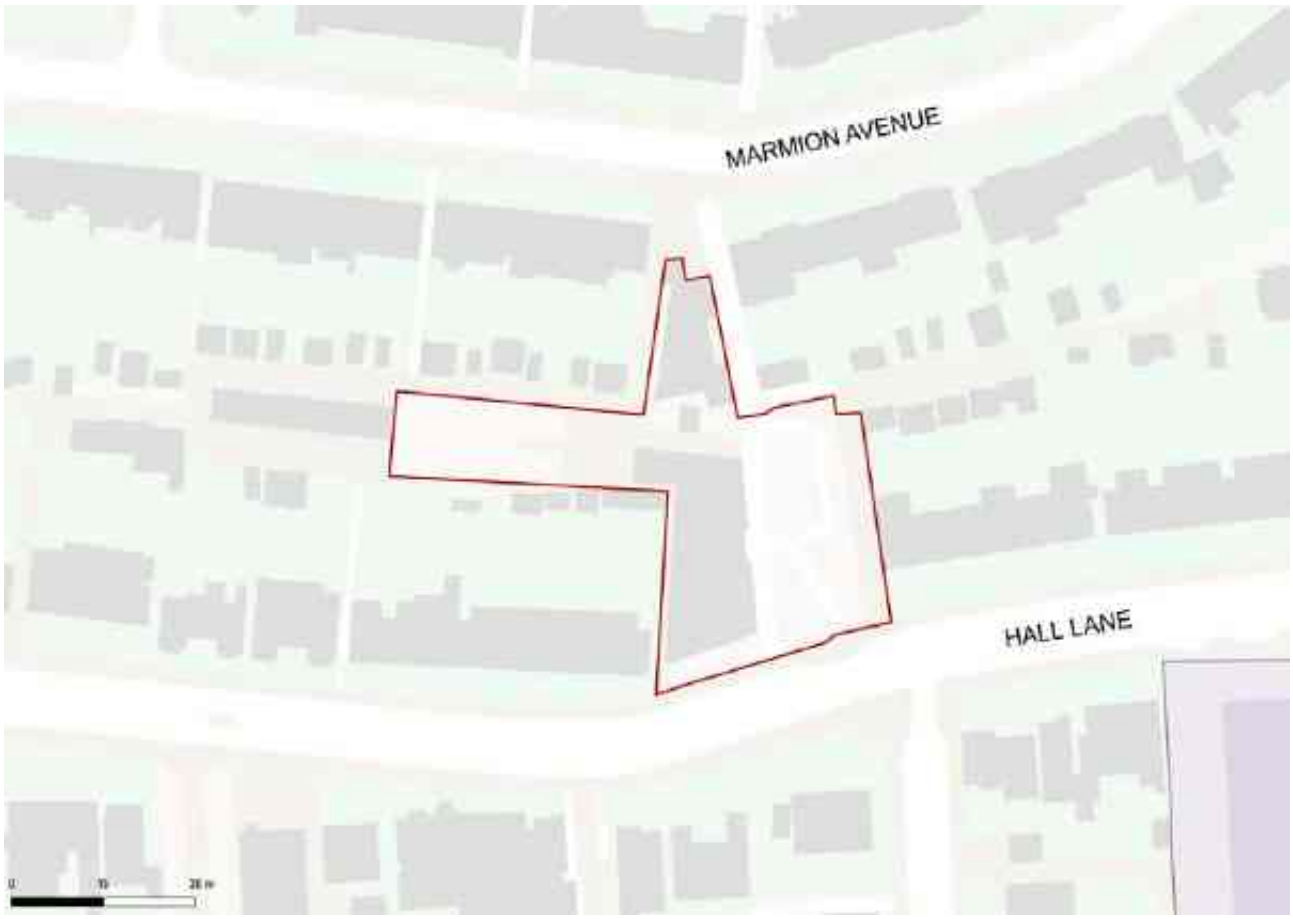


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.50 SA50

Site SA50 - Former South Chingford Library



Proposed Site Allocation

Redevelopment of the site to include new homes and retain community uses.

Site Address		58 Hall Lane, Chingford, London E4 8EU		
Ward		Valley		
Site Size		0.17 ha		
Planning Designations		None		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	25		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.50.1 Development of the site should:

- Seek to optimise site capacity and deliver around 25 new homes
- Provide an active ground floor and visible street frontage that contributes to high street activity and acts as an eastern gateway to the town centre
- Retain or reprovide community facilities

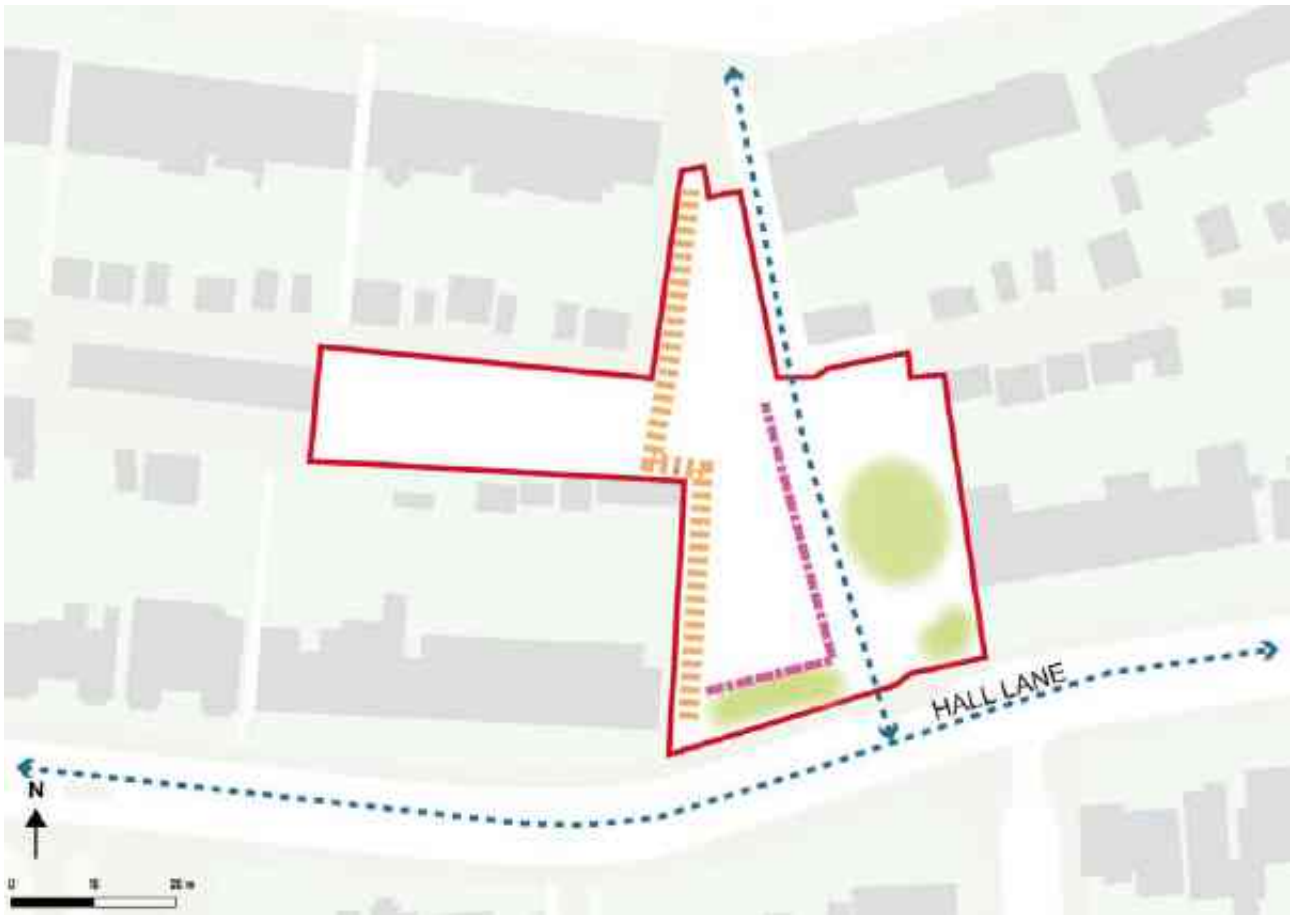
Development guidelines

3.50.2 Key matters as follows:

- Provide strategic cycle and pedestrian connections through the site, linking Albert Crescent with Meridian Water
- Explore the opportunity to enhance ecology and biodiversity in the area including sustainable urban drainage, green roofs and tree planting
- Retain mature trees, and propose new trees and landscaping as part of a new public open space
- Retain and reinforce the existing north-south connection through the site
- Co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).

- This site is in a Child-Friendly District Pilot Area and this development should consider this approach regarding the public realm design.
- Additional detail on the development guidelines for the site will be provided in a forthcoming SPD for the area.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.51 SA51

Site SA51 - Albert Corner



Proposed Site Allocation

Comprehensive redevelopment to provide new residential and new homes with public realm improvements.

Site Address		1, 3 and 5-7 Old Church Road, Chingford Mount, London E4 6SJ		
Ward		Larkswood		
Site Size		0.27 ha		
Planning Designations		• District Centre		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	90		
	Town Centre floorspace (sqm)	1,400		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.51.1 Development of the site should:

- Seek to optimise site capacity and deliver around 90 new homes.
- Reprovide existing leisure, commercial and employment uses.
- Provide a high-quality landmark building contributing to townscape context.
- Provide an active ground floor and visible street frontage that contributes to high street activity.

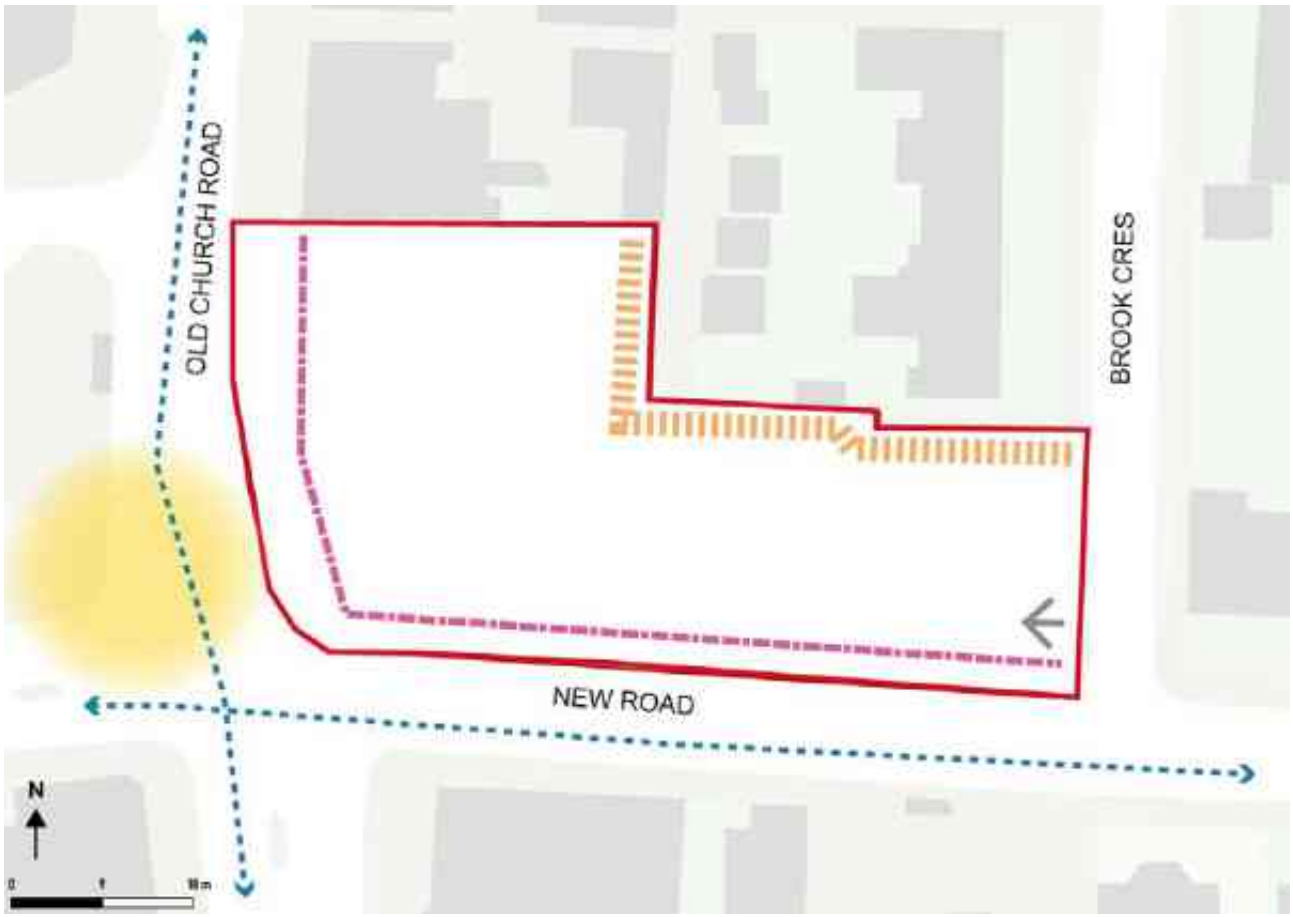
Development guidelines

3.51.2 Key matters as follows:

- Development should explore the opportunity to enhance ecology and biodiversity in the area including sustainable urban drainage, green roofs and tree planting
- Contribute to transforming Albert Crescent into a pedestrianised public space with green amenity and play space
- Enhance the public realm at the junction of Hall Lane and Old Church Road
- Co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- This site is in a Child-Friendly District Pilot Area and this development should consider this approach regarding the public realm design.

- Additional detail on the development guidelines for the site will be provided in a forthcoming SPD for the area.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.52 SA52

Site SA52 - Motorpoint, Sewardstone Road



Proposed Site Allocation

A comprehensive redevelopment of the site to deliver new homes, non-residential floorspace and improvements to the public realm.

Site Address		1 Lea Valley Road, Chingford, London E4 7PX and 51 & 53 Sewardstone Road, Chingford, London E4 7PU		
Ward		Chingford Green		
Site Size		1.88 ha		
Planning Designations		• Archaeological Priority Area (Tier 3) • Flood Zone 2 & 3		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	385		
	Town Centre floorspace (sqm)	1,915		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.52.1 Development proposals should:

- Seek to optimise site capacity and deliver around 385 new homes.
- Provide commercial and community uses
- Deliver public realm improvements
- Improve public transport and accessibility

Development guidelines

3.52.2 Key considerations as follows:

- Appropriate Archeological Assessment to be completed in-line with LP1 Policy 75 (Archeological Assets and Archeological Priority Areas).
- Conformity with LP1 Policy 11 (North Waltham Forest).
- The proposed use for the site includes residential uses which are defined as More Vulnerable. More Vulnerable development is only permitted in Flood Zone 3a where it can be demonstrated that the Exception Test is satisfied.

- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.53 SA53

Site SA53 - Lea Valley Motor Company



Proposed Site Allocation

A redevelopment to reinforce the emerging character of the adjacent Sewardstone Road Neighbourhood Centre.

Site Address		3 Lea Valley Road, Chingford, London E4 7PX		
Ward		Chingford Green		
Site Size		0.15 ha		
Planning Designations		• Archaeological Priority Area (Tier 3)		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	15		
	Commercial floorspace (sqm)	190		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.53.1 Development proposals should seek to:

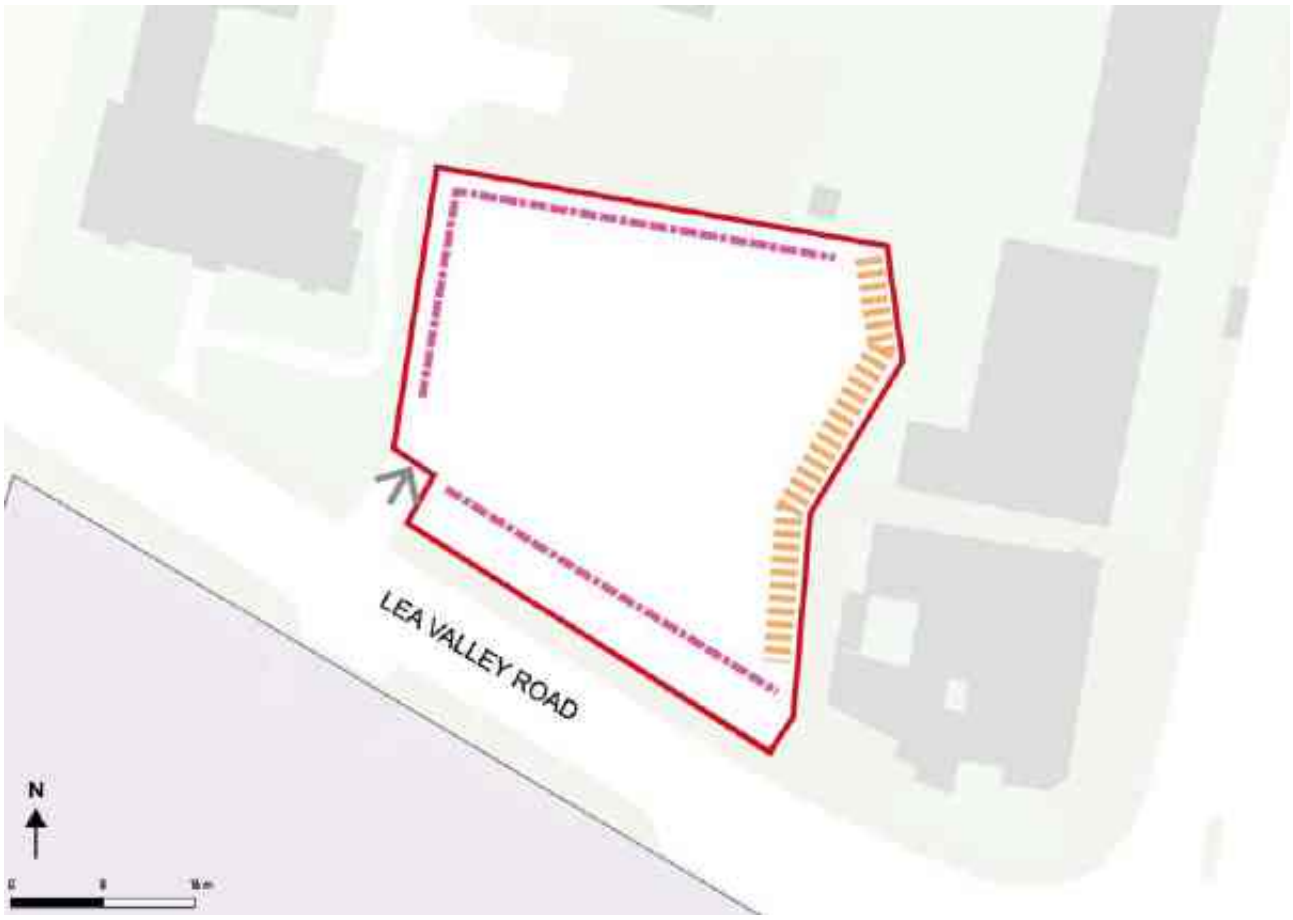
- Optimise site capacity and deliver around 15 new homes.
- Provide 190sqm of non-residential floorspace.

Development guidelines

3.53.2 Key matters as follows:

- Appropriate Archeological Assessment to be completed inline with Policy 75 (Archeological Assets and Archeological Priority Areas).
- Conformity with LP1 Policy 11 (North Waltham Forest).
- Active frontages should be provided on the Lea Valley Road.
- Enhanced pedestrian and cycling connectivity.
- Any co-location of residential uses with employment or commercial uses should be in compliance with LP1 Draft Policy 31 (Co-location Design Principles).
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.54 SA54

Site SA54 - 60-74 Sewardstone Road



Proposed Site Allocation

A comprehensive redevelopment of the Neighbourhood Retail Parade to deliver new homes, re-provide commercial uses and improvements to the Kings Head Hill Junction and associated public realm.

Site Address		60-74 Sewardstone Road, Chingford, London E47PR		
Ward		Chingford Green		
Site Size		0.16 ha		
Planning Designation		None		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	40		
	Commercial Floorspace (sqm)	496		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.54.1 Development proposals should seek to:

- Optimise site capacity and deliver around 40 new homes.
- Re-provide 496sqm of commercial uses.
- Make improvements to the Kings Head Hill junction and public realm.

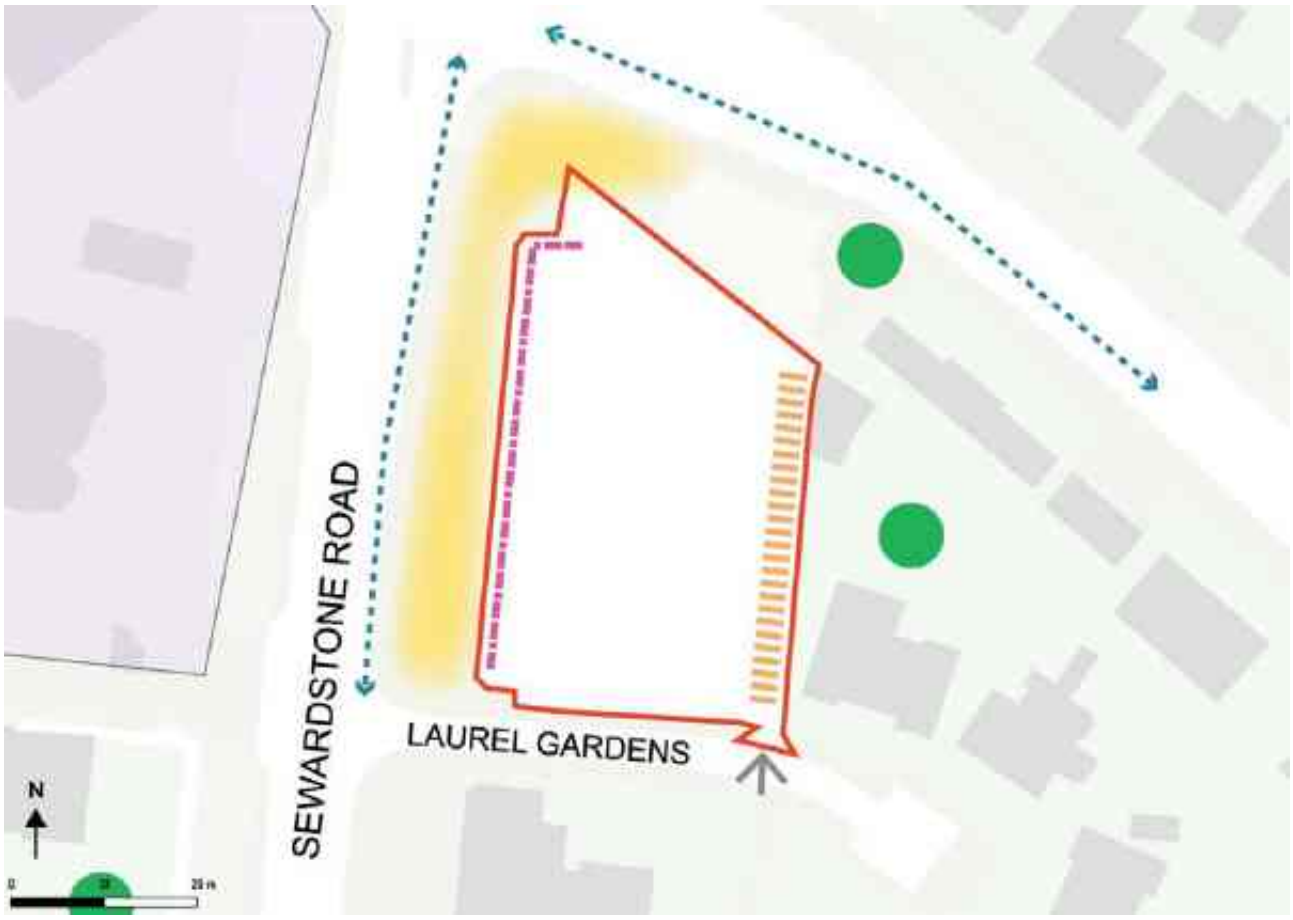
Development guidelines

3.54.2 Key considerations as follows:

- Conformity with Policy 11 (North Waltham Forest).
- General conformity with Policy 41 (Revitalisation, Adaptation and Regeneration in Designated Centres and Parades).
- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020).
- Enhanced pedestrian and cycling connectivity.
- Proximity of TPO trees.

- Active frontages should be provided to the site, along Sewardstone Road.
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.55 SA55

Site SA55 - UKPN, Budgens and Gresham Works, North Chingford



Proposed Site Allocation

Sensitive redevelopment of a UKPN substation, former supermarket and works site situated in the district centre and primary shopping area bordering the Chingford Green Conservation Area.

Site Address		2 Station Road, Chingford, London E4 7BE and Gresham Works, Mornington Road, Chingford, London E4 7DR		
Ward		Chingford Green		
Site Size		0.26 ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2)		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	15		
	Town Centre floorspace (sqm)	Replacement Retail		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.55.1 Development proposals should:

- Optimise site capacity and deliver around 15 new homes.
- Provide replacement retail facilities.
- Make improvements to the public realm on Station Road.

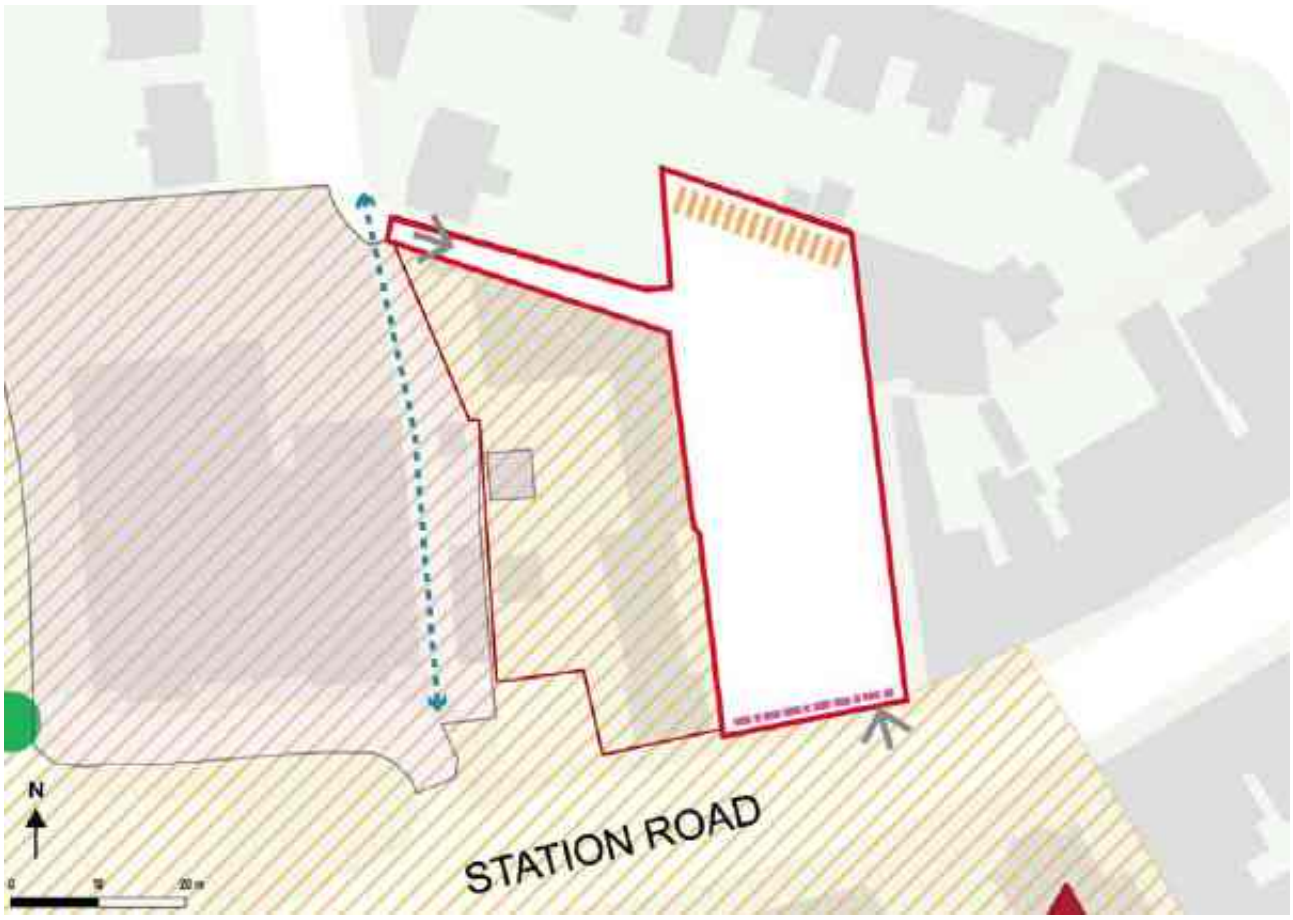
Development guidelines

3.55.2 Key matters as follows:

- Development proposals will be supported where their design is sensitive to the adjacent conservation area and general urban vernacular
- General conformity with Policy 41 (Revitalisation, Adaptation and Regeneration in Designated Centres and Parades)
- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC

- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020).
- Enhanced pedestrian and cycling connectivity
- Active frontages should be provided to the site, along Station Road
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles)
- Proposals should explore opportunities for urban greening, tree planting and provision of open space

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.56 SA56

Site SA56 - Chingford Library and Assembly Hall



Proposed Site Allocation

A sensitive redevelopment of the Chingford Library and Assembly Hall to provide new homes and non-residential floorspace including re-provision of library and assembly space and the addition of commercial and retail spaces.

Site Address		Chingford Library and Assembly Hall, Station Road, Chingford, London E4 7EN		
Ward		Chingford Green		
Site Size		0.32 ha		
Planning Designations		• District Centre • Archaeological Priority Area (Tier 2) • Chingford Green Conservation Area		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	30		
	Town Centre floorspace (sqm)	1,100		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.56.1 Development proposals should:

- Optimise site capacity and deliver around 30 new homes.
- Provide a minimum of 1100sqm of non-residential floorspace including a new library and assembly space, commercial and retail space.
- Must be in conformity with LP1 Policy 74 (Conservation Areas).

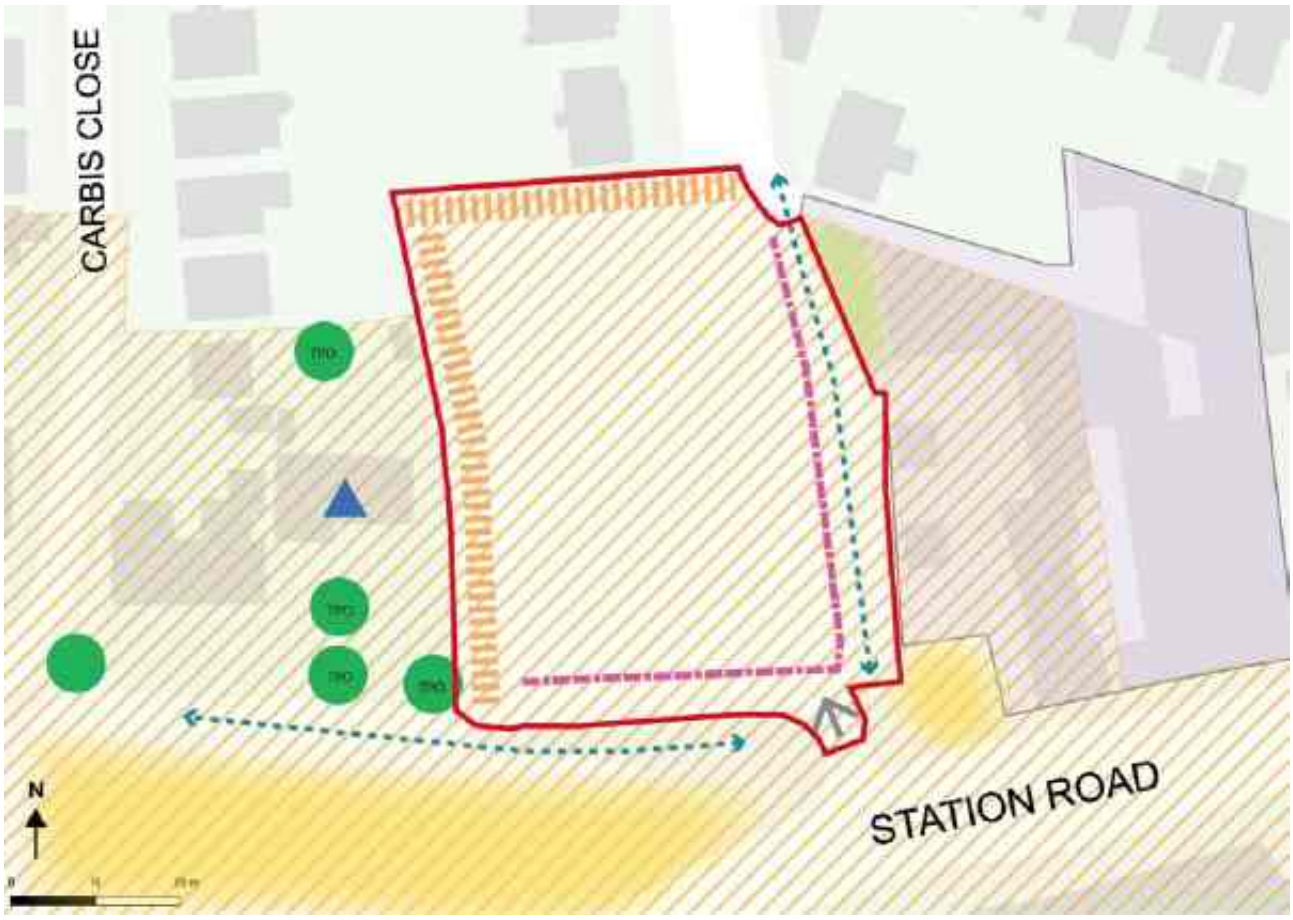
Development guidelines

3.56.2 Key considerations as follows:

- Development proposals should make a positive contribution to The Chingford Green Conservation Area and be sensitive to the surrounding heritage assets and protected trees
- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC

- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020)
- Enhanced pedestrian and cycling connectivity
- Active frontages should be provided to the site, along Station Road
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles)
- Proposals should explore opportunities for urban greening, tree planting and provision of open space

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.57 SA57

Site SA57 - North City Autos, Chingford



Proposed Site Allocation

A sensitive redevelopment of the site on the edge of the Station Road District Centre and on the edge of The Epping Forest to provide new housing and re-provision of non-residential floorspace.

Site Address		174-180 Station Road, Chingford, London E4 6AN		
Ward		Chingford Green		
Site Size		0.15 ha		
Planning Designations		• District Centre		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	30		
	Town Centre floorspace (sqm)	Re-Provision of Non-Residential Floorspace		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.57.1 Development proposals should seek to:

- Optimise site capacity and deliver around 30 new homes.
- Re-provide non-residential floorspace.

Development guidelines

3.57.2 Key matters as follows:

- General conformity with LP1 Policy 41 (Revitalisation, Adaptation and Regeneration in Designated Centres and Parades).
- Sensitivity towards developing in proximity to the Epping Forest and the locally listed Chingford Masonic Hall.
- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020).
- Enhanced pedestrian and cycling connectivity
- Active frontages should be provided to the site, along Station Road.

- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.58 SA58

Site SA58 - Royal Epping Forest Golf Club



Proposed Site Allocation

The redevelopment to provide new homes and non-residential town centre uses.

Site Address		140 Station Road, Chingford, London, E4 6AN Royal Epping Forest Golf Club, Forest Approach, Chingford, London E4 7AZ		
Ward		Chingford Green		
Site Size		0.19 ha		
Planning Designations		• Archaeological Priority Area (Tier 3) • Metropolitan Green Belt		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	45		
	Town Centre floorspace (sqm)	Provision of non-residential Town Centre uses.		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.58.1 Development proposals should:

- Optimise site capacity and deliver around 45 new homes.
- Provide non-residential town centre uses.
- Must seek to retain protected trees and green spaces.

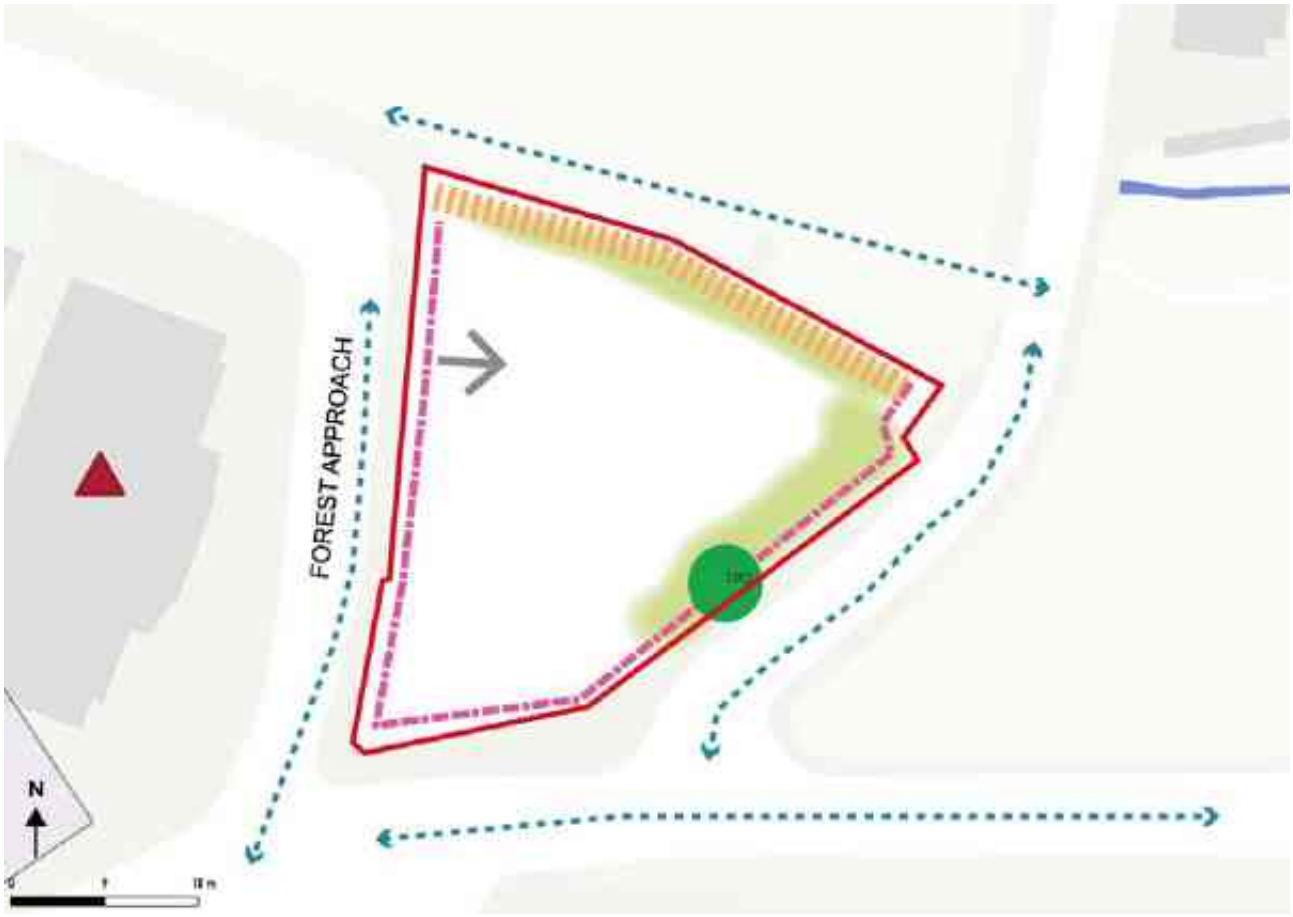
Development guidelines

3.58.2 Key considerations as follows:

- Site is located on the edge of The Epping Forest SAC and Chingford District Centre
- A development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020).

- Enhanced pedestrian and cycling connectivity
- Active frontages should be provided to the site, along Forest Approach, Rangers Road and Bury Road.
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.59 SA59

Site SA59 - 472-510 Larkshall Road and James Yard



Proposed Site Allocation

Comprehensive redevelopment of an existing mixed use and commercial site in the District Centre and Primary Shopping Area of Highams Park to provide new homes, a new entrance to Highams Park Railway Station, re-provision of employment floorspace and Improvements to the public realm including improvements to the crossing of Larkshall Road.

Site Address		472-502 Larkshall Road Highams Park, Chingford, London, E4 9HH and James Yard, 1-7 Wilton Place Highams Park, Chingford, London E4 9UA		
Ward		Hale End and Highams Park		
Site Size		0.67 ha		
Planning Designations		• District Centre • Site within Highams Park Neighbourhood Plan Area		
Intensification Approach		Strategic		
Indicative Development Capacity	New homes (gross)	145		
	Town Centre floorspace (sqm)	Re-Provision		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.59.1 Development proposals should:

- Optimise site capacity and deliver around 45 new homes.
- Provide a new station entrance for Highams Park Railway Station.
- Make improvements to the public realm including improvements to the Larkshall Road crossing.
- Re-provide employment floorspace.

Development guidelines

3.59.2 Key matters as follows:

- Potential for taller buildings to be delivered on site in line with LP1 Policies: 8 (Character-led Intensification) and; Policy 57 (Taller and Tall Buildings).
- General Conformity with Policy 41 (Revitalisation, Adaptation, and Regeneration in Designated Centres and Parades).
- Enhanced pedestrian and cycling connectivity.
- Active frontages should be provided to the site, along Larkshall Road.

- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.60 SA60

Site SA60 - Shell Garage, Highams Park



Proposed Site Allocation

Redevelopment of a Petrol Station site to provide new housing in the Highams Park District Centre.

Site Address		470 Larkshall Road, Highams Park, London E4 9HH		
Ward		Hale End and Highams Park		
Site Size		0.12 ha		
Planning Designations		• District Centre • Highams Park Neighbourhood Plan Area		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	10		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

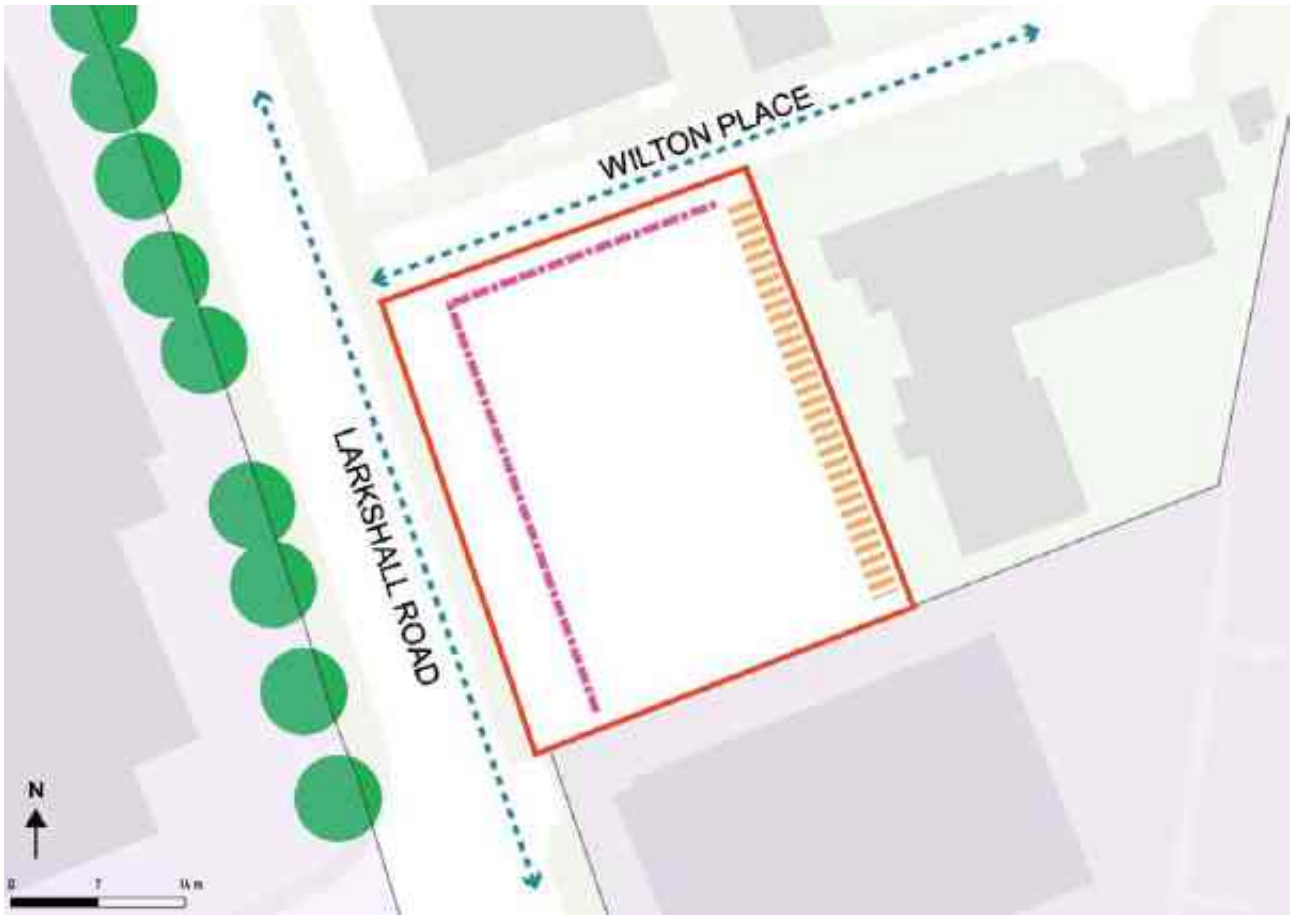
3.60.1 Development proposals should seek to optimise site capacity and deliver around 10 new homes.

Development guidelines

3.60.2 Key considerations as follows:

- New tree planting along frontage with Larkshall Road.
- Active frontages on Larkshall Road and Wilton Place.
- Enhanced pedestrian and cycle connectivity.
- Active frontages should be provided to the site, along Larkshall Road.
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.61 SA61

Site SA61 - Larkswood Leisure Centre and Nursery and the Land to the Rear of Larkswood Leisure Centre



Proposed Site Allocation

The comprehensive and sensitive redevelopment of the Leisure Centre and Nursery for new homes, leisure and nursery uses and delivering public realm improvements. Land to the rear of Larkswood Leisure Centre designated as Local Green Space.

Site Address		175 & 179 New Road, Chingford London E4 9EY and 179 New Road, Chingford London E4 9EZ		
Ward		Larkswood		
Site Size		4.05 ha		
Planning Designations		• Local Green Space (LGS)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	280		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.61.1 Development will be expected to:

- Improve the public realm.
- Make provision for leisure uses and nursery.
- Safeguard land to the rear/south of the site as Local Green Space (LGS). Nothing can be built on this part of the site.
- Development proposals should protect and enhance the adjacent Metropolitan Open Land (MOL) of the Larks Wood and Larkswood Playing Field that bound the site.
- Development proposals should reference and respond to the conclusions and recommendations of the 2021 ecological appraisal on the Local Green Space .

Development guidelines

3.61.2 Key considerations as follows:

- Existence of sensitive edges on sides of the site with the ancient woodland of the adjacent Larks Wood and Larks Wood Playing fields, which are designated Metropolitan Open Land
- The northern boundary of the site along New Road is a key frontage
- Designated Local Green Space (LGS) to the rear/south of the site is defined as a Priority 1 Habitat.
- The site is adjacent to the Highams Park Neighourhood Plan Area.

- Enhanced pedestrian and cycling provision required.
- Active frontages should be provided to the site, along New Road.
- Any co-location of residential uses with employment or commercial uses should be in compliance with LP1 Draft Policy 31 (Co-location Design Principles).
- Proposals should explore opportunities for urban greening, tree planting and provision of open space.
- An indicative masterplan was prepared for the site in summer 2021 testing a number of these design principles, which acts as an evidence base document for the site allocation. A number of comments from the local community were received during engagement events undertaken when preparing the masterplan, and these are also summarised as part of the evidence base.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.62 SA62

Site SA62 - Pear Tree House



Proposed Site Allocation

3.62.1 Redevelopment of a former care home in North Chingford to provide new homes

Site Address		Pear Tree House, 24 Gordon Road, Chingford, London, E4 6BU		
Ward		Chingford Green		
Site Size		0.3 ha		
Planning Designations		None		
Intensification Approach		Reinforcement		
Indicative Development Capacity	New homes (gross)	33		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.62.2 Development proposals should seek to:

- Optimise site capacity and deliver around 33 new homes.
- Retain existing trees (including those covered by TPOs) on the north and west boundaries of the site.

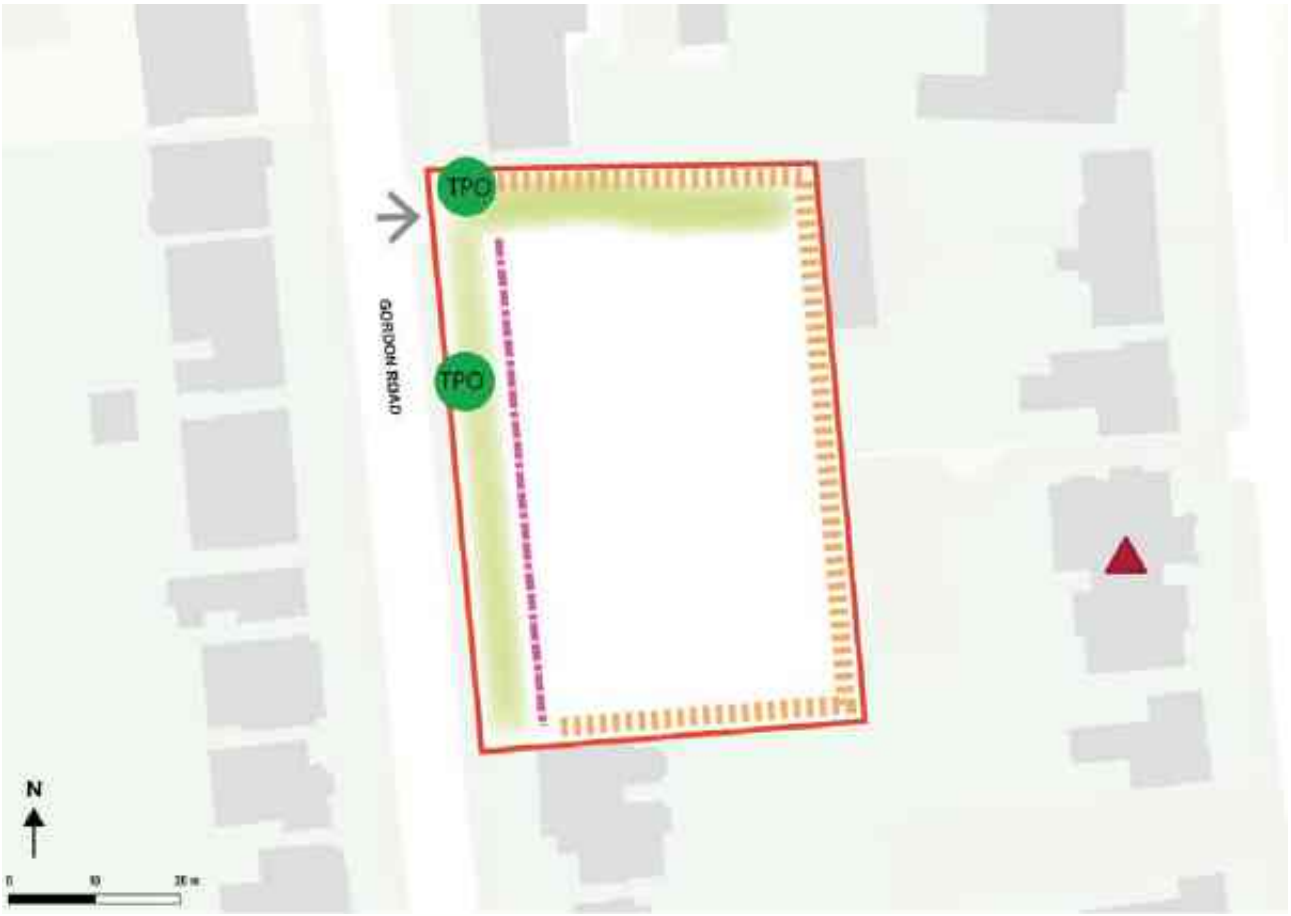
Development guidelines

3.62.3 Key considerations as follows:

- There are sensitive boundaries on North, East and South sides of the site where it borders residential gardens in both Gordon Road and Crescent Road.
- Need to ensure a development design that focusses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on-site green spaces and minimise access to Epping Forest SAC.
- As part of a project level HRA, details of proposed measures that would be undertaken to mitigate for urban effects to ensure no adverse effect on the Epping Forest SAC will be required.
- Waste management measures for the site should be in accordance with the Waste and Recycling Guidance for Developers (Waltham Forest 2020).
- Proximity of TPO trees.
- Active frontages should be provided to the site, along Gordon Road.
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).

- Proposals should explore opportunities for urban greening, tree planting and provision of open space.

Placemaking plan

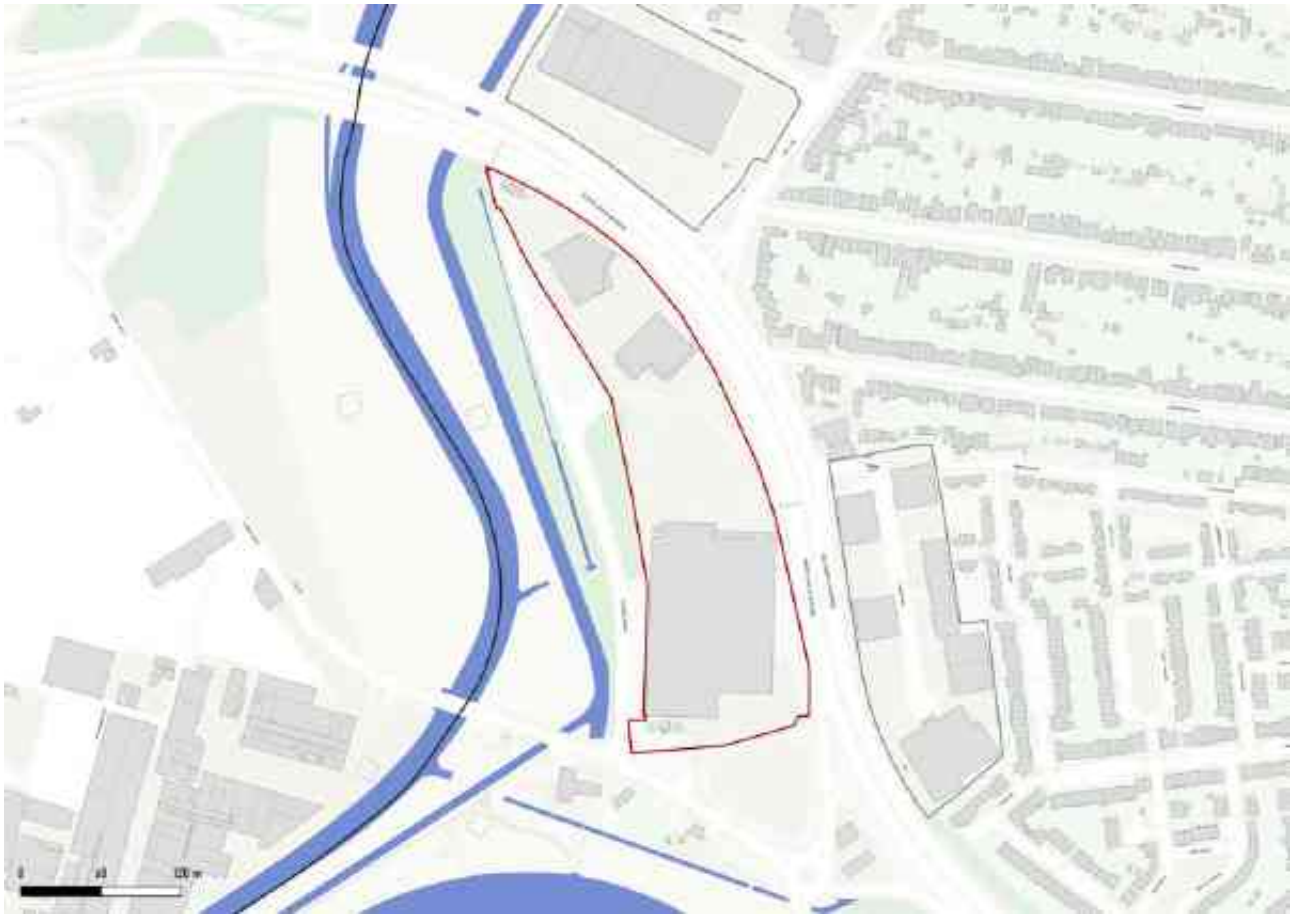


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.63 SA63

Site SA63 - North Circular SIL 2



Proposed Site Allocation

Intensification of industrial floorspace, with the potential introduction of other uses subject to the two- stage industrial masterplan process.

Site Address		Land at Shadbolt Avenue, Harbet Road, Chingford London, E4 8GP		
Ward		Valley		
Site Size		4.06 ha		
Planning Designations		• Archaeological Priority Area (Tier 3) • Flood Zone 2 & 3 • Strategic Industrial Location (SIL)		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	90,000		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.63.1 Development will be expected to:

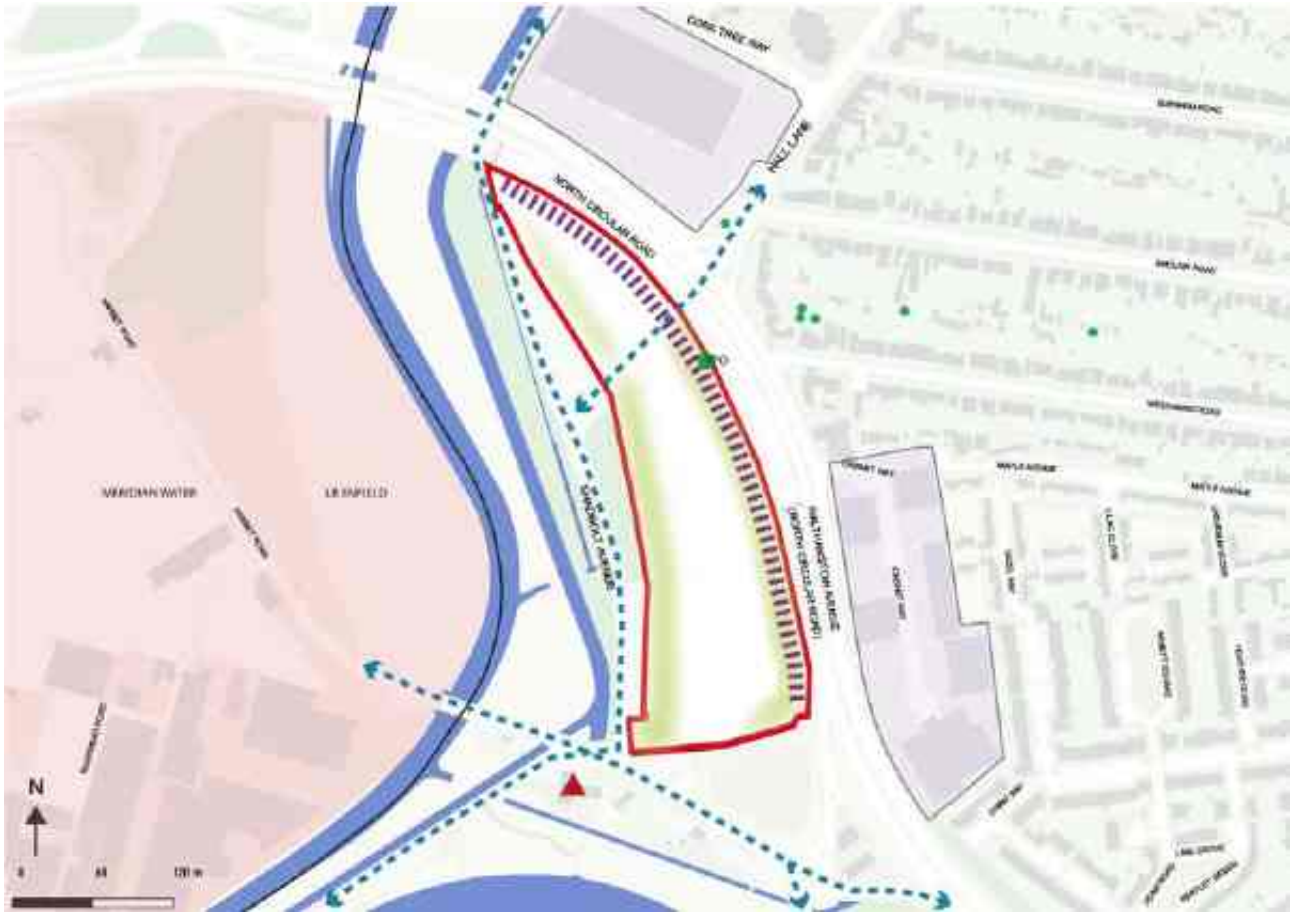
- Provide replacement SIL compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 20,335 sqm.

Development guidelines

3.63.2 Key considerations as follows:

- This site is highly suitable location for storage and distribution uses. Complementary uses will also be supported.
- Strategic cycle and pedestrian connections should be made through the site, linking to Shadbolt Avenue, Harbert Road and the Hall Lane underpass with consideration of wider connectivity to Banbury Reservoir, Meridian Water, Meridian Water Station, Walthamstow Wetlands and Chingford Road. Connections should ensure accessibility for all.
- Development should address and mitigate the local impact of the A406 on air quality and noise pollution
- Provide improvements to the Hall Lane underpass
- Explore improvements to the underpass along the towpath under A406
- Explore the potential of a extending the greenway to enable a circular loop around Banbury Reservoir and connecting to the William Girling Reservoir
- Consider the emerging development at Meridian Water.

3.63.3 Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.64 SA64

Site SA64 - Justin Road / Trinity Way



Proposed Site Allocation

Intensification of industrial floorspace, with the introduction of other uses subject to the two-stage industrial masterplan process.

Site Address		Avenue Business Park & Trinity Park Chingford, London, E4 8SU		
Ward		Valley		
Site Size		3.20 ha		
Planning Designations		• Locally Significant Industrial Site • Flood Zone 2 & 3		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	21,700		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

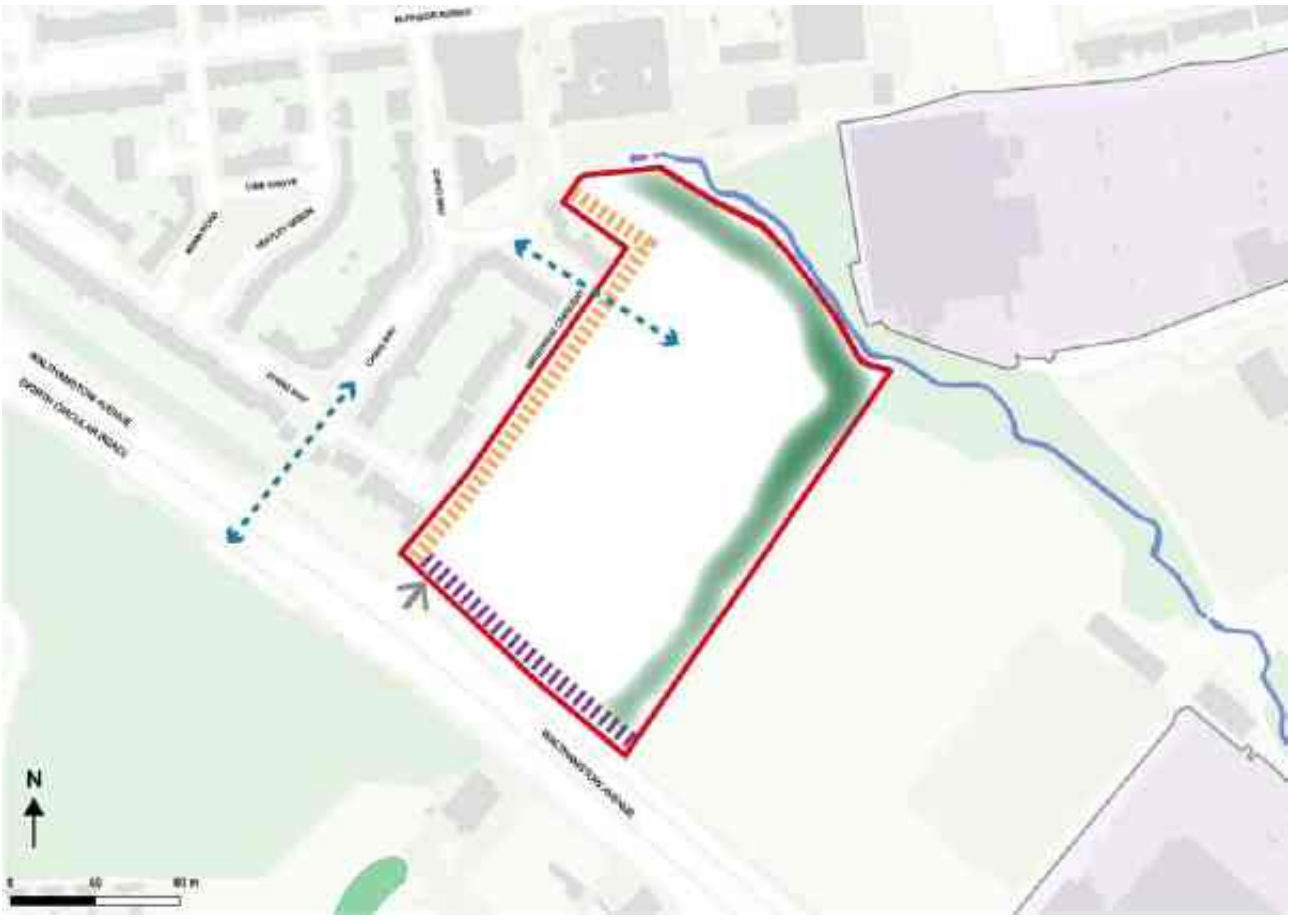
Development will be expected to provide replacement LSIS compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 12,050 sqm.

Development guidelines

3.64.1 Key considerations as follows:

- The LSIS is a highly suitable location for distribution and storage in the borough. Complementary uses will also be supported.
- Strategic cycle and pedestrian connections should be made through the site, linking to Greenham Crescent and the north circular footbridge with consideration of wider connectivity to Folly Lane, Banbury Reservoir, Burnside Avenue and the A112. Connections should ensure accessibility for all.
- Development should address and mitigate the local impact of the A406 on air quality and noise pollution
- Provide improvements to the North Circular footbridge
- Explore improvements to the River Ching and new walking route.

Placemaking plan

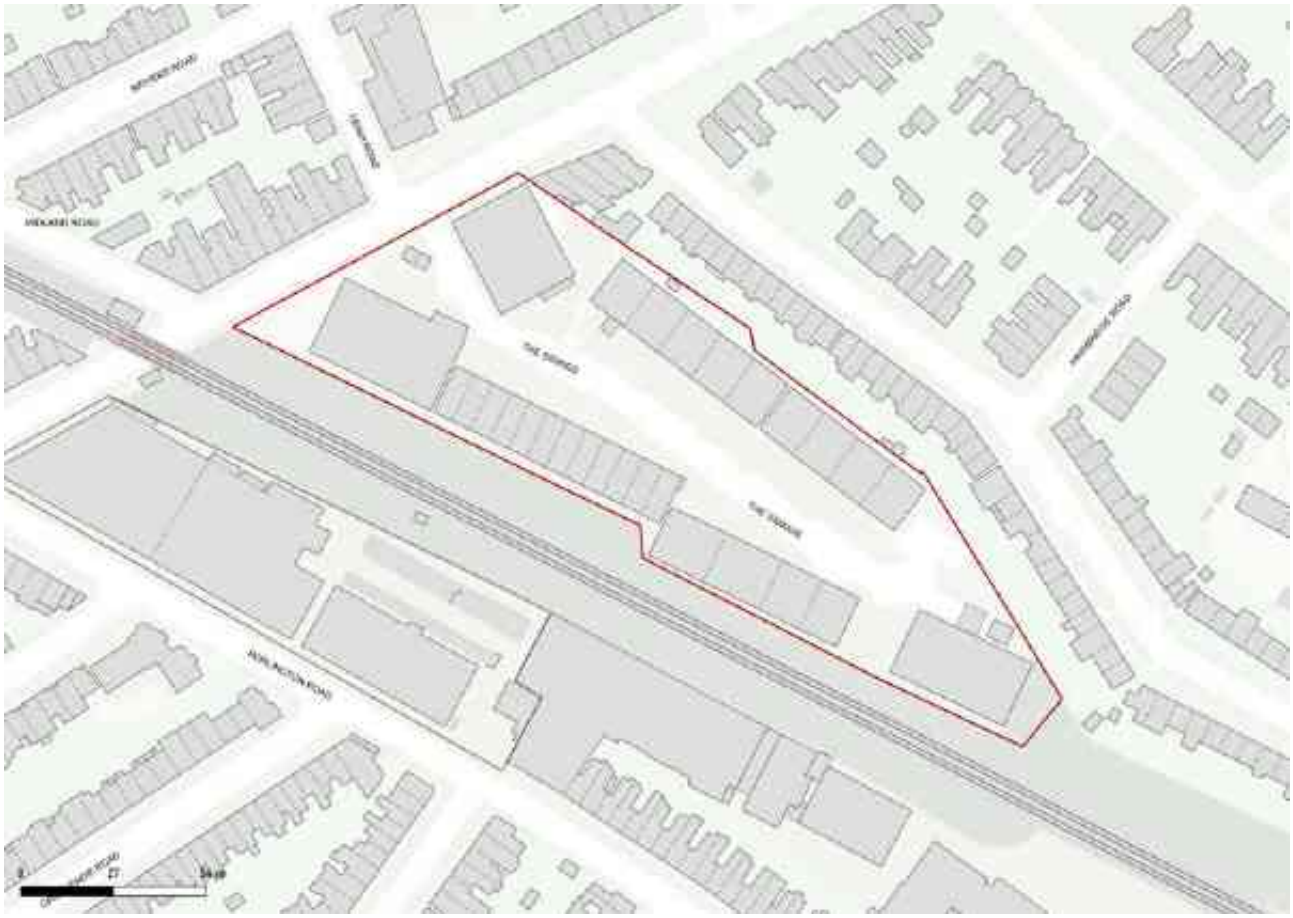


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.65 SA65

Site SA65 - Hainault Road



Proposed Site Allocation

A minimum of no net-loss of industrial floorspace, with the introduction of other uses subject to the two-stage industrial masterplan process.

Site Address		The Sidings Industrial Estate, Hainault Road, London, E11 1HD		
Ward		Grove Green		
Site Size (ha)		1.45		
Planning Designations		Locally Significant Industrial Site (LSIS)		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	8,700		
Site delivery phasing		**2022-2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.65.1 Development will be expected to:

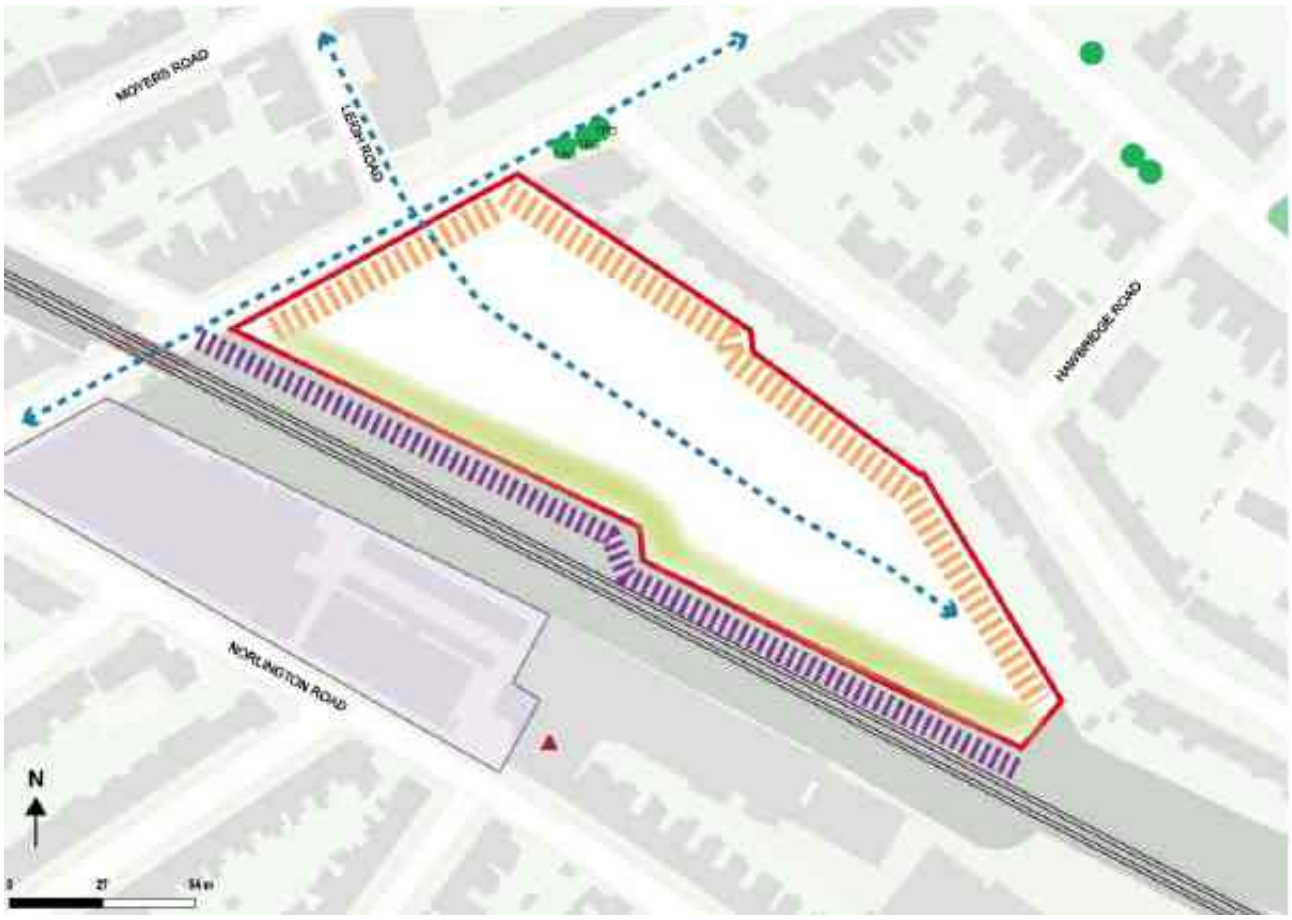
- Provide replacement LSIS compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 5,970 sqm.
- Where proposals seek to introduce uses other than industrial and related uses, they are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire LSIS.

Development guidelines

3.65.2 Development should:

- Respond to the sensitive edge with the nearby residential area of Cavendish Gardens to the north of the site.
- Where co-location of residential uses with employment or commercial uses is proposed, due consideration should be given in compliance with Draft Policy 31 (Co-location Design Principles).
- A harmonised mixed-use development where commercial uses are compatible with residential uses will be encouraged.
- Intensification and expansion of activities that are incompatible with residential use classes will not be supported.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.66 SA66

Site SA66 - Howard Road



Proposed Site Allocation

A minimum of no net-loss of industrial floorspace, with the introduction of other uses subject to the two-stage industrial masterplan process.

Site Address		Howard Road, Leytonstone, London, E11 3PJ		
Ward		Cann Hall		
Site Size (ha)		0.70		
Planning Designations		• Locally Significant Industrial Site (LSIS) • Archaeological Priority Area (Tier 2)		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	10,700		
Site delivery phasing		**2022-2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.66.1 Development will be expected to:

- Provide replacement LSIS compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 6,143 sqm.
- Where proposals seek to introduce uses other than industrial and related uses, they are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire LSIS.

Development guidelines

3.66.2 Key considerations as follows:

- The site is in a well connected location, and offers opportunities to provide a viable location for industrial and other business activity.
- Proposals should enhance pedestrian and cycling connectivity along Howard Road.
- Development proposals should take account of the sensitive edge at the southern extent of the site with the rear of houses fronting Napier Road.
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.67 SA67

Site SA67 - Barrett Road



Proposed Site Allocation

A minimum of no net-loss of industrial floorspace, with the introduction of other uses subject to the two-stage industrial masterplan process.

Site Address		Wood St, London E17 3NZ		
Ward		Wood Street		
Site Size (ha)		0.54 ha		
Planning Designations		• Locally Significant Industrial Site (LSIS)		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	2,900 sqm		
Site delivery phasing		**2022-2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.67.1 Development will be expected to:

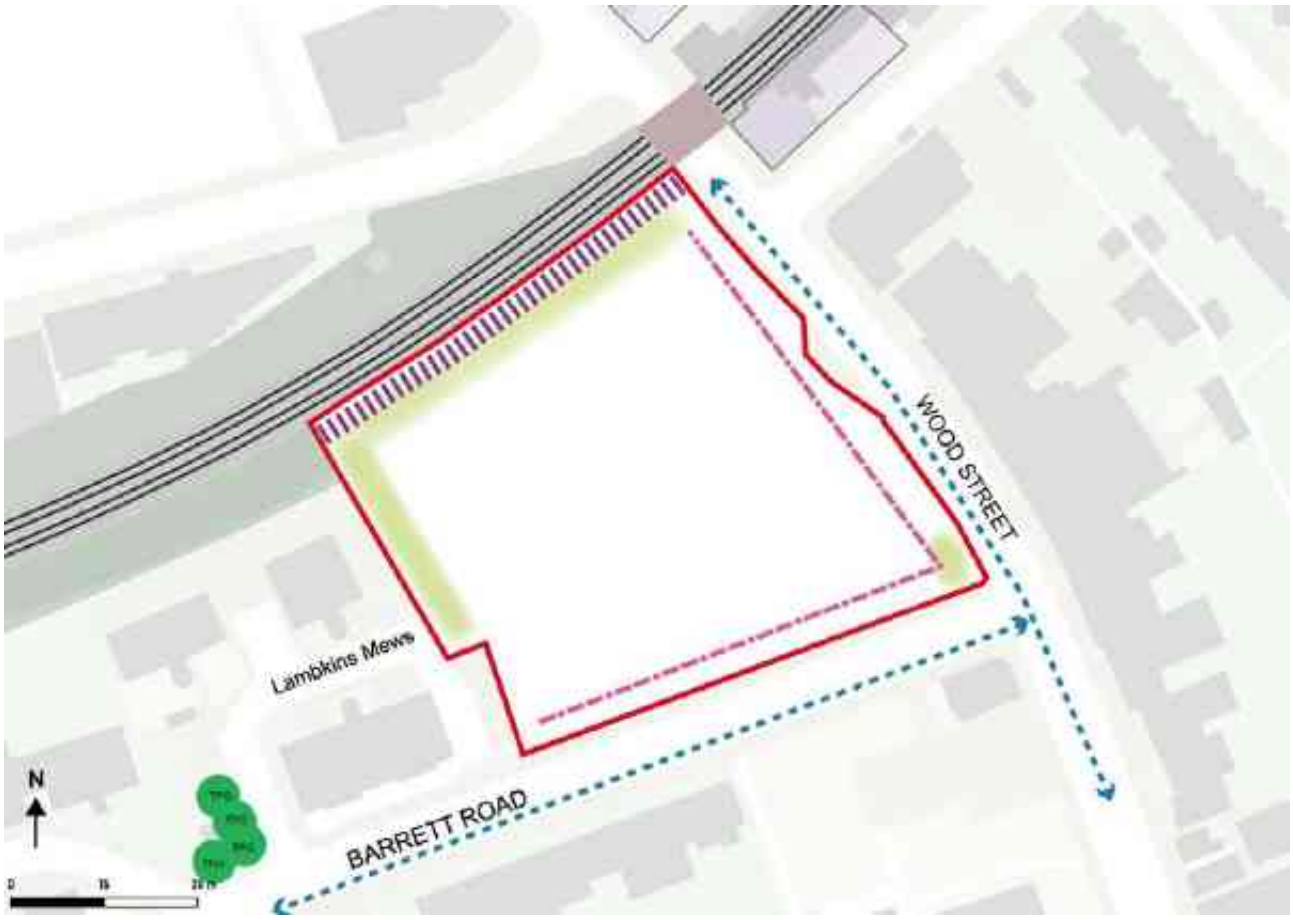
- Provide replacement LSIS compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 900 sqm.
- Where proposals seek to introduce uses other than industrial and related uses, they are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire LSIS.

Development guidelines

3.67.2 Key considerations as follows:

- The site is in a well connected location, and offers opportunities to provide a viable location for industrial and other business activity.
- Proposals should enhance pedestrian and cycling connectivity along Wood Street and Barrett Road.
- Development proposals should provide an active frontage along Wood Street.
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.68 SA68

Site SA68 - Highams Park Industrial Estate



Proposed Site Allocation

A minimum of no net-loss of industrial floorspace, with the introduction of other uses subject to the two-stage industrial masterplan process.

Site Address		Higham Park Industrial Estate E4 9JG		
Ward		Hale End and Highams Park		
Site Size (ha)		5.67 ha		
Planning Designations		• Locally Significant Industrial Site (LSIS) • District Centre		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	subject to two stage masterplan process		
	Industrial floorspace (sqm)	52,400		
Site delivery phasing		**2022-2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.68.1 Development of the site should:

- Seek to optimise site capacity and deliver industrial floorspace. Development will be expected to provide replacement LSIS compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 36,600 sqm.
- Explore the potential for the introduction of other uses such as residential, community, retail and commercial uses.
- Where proposals seek to introduce uses other than industrial and related uses, they are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire LSIS.

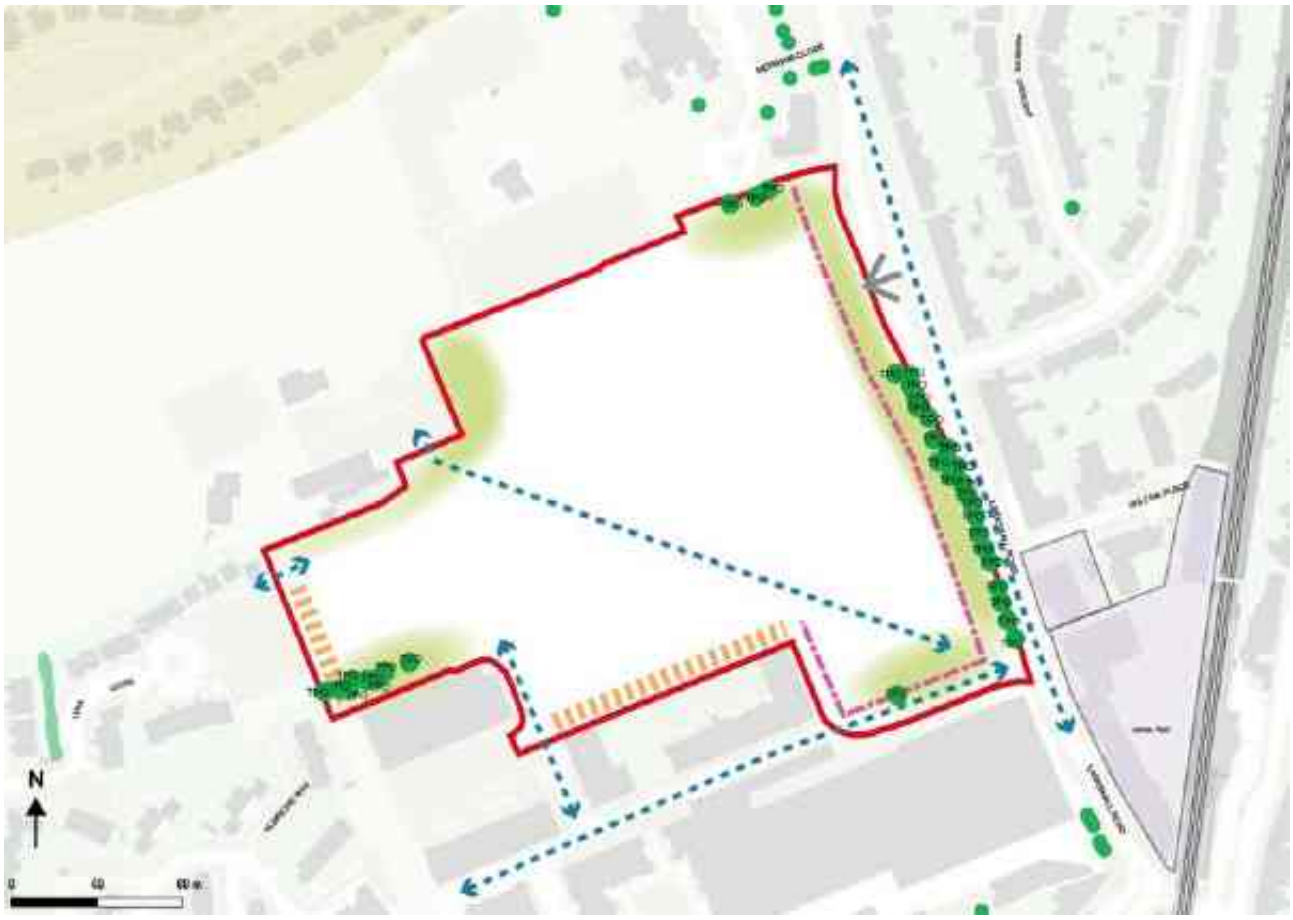
Development guidelines

3.68.2 Key considerations as follows:

- The site is in a well connected location, and offers opportunities to provide a viable location for industrial and other business activity.
- Proposals should enhance pedestrian and cycling connectivity along Larkshall Road, and explore opportunities for connections through the site towards Rolls Sports Ground, improving pedestrian and cyclist experience and safety inside the site. These should be separated clearly from industrial focused routes where possible.

- Development proposals should provide an active frontage along Larkshall Road.
- Any co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- Development should explore the significant opportunity for enhancement to on-site ecology and biodiversity including sustainable urban drainage, green ‘buffers’, green roofs and tree planting.
- Development proposals should be design led and follow a placemaking approach to height and massing given the sensitive context.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.69 SA69

Site SA69 - Blackhorse Lane SIL 3



Proposed Site Allocation

Comprehensive redevelopment to replace and increase the quantum of existing industrial floorspace on the site in line with the framework established by the Council. Potential introduction of residential, commercial, and community uses, and improved public realm to be explored as part of sub-area masterplans brought forward by landowners/developers in line with the framework.

Site Address		Blackhorse Lane, London E17 6AL		
Ward		Higham Hill		
Site Size (ha)		16.12 ha		
Planning Designations		• Strategic Industrial Location (SIL) • Flood Zone 2 & 3 • Archaeological Priority Area (Tier 3) • Blackhorse Lane Creative Enterprise Zone (CEZ)		
Intensification Approach		Transformation		
Indicative Development Capacity	Industrial floorspace (sqm)	81,000		
	New homes (gross)	2,300		
Site delivery phasing		**2022-2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.69.1 Development should:

- Seek to optimise site capacity and deliver industrial floorspace with an 'industry first' approach. Replacement SIL compliant industrial floorspace capacity will be expected to be provided and an uplift is sought. The reference capacity for reprovision only is 76,640 sqm.
- Align to the strategic principles established by the Council's framework
- Explore the potential for colocation of other uses such as residential, community, retail and commercial uses in accordance with the framework
- Improve pedestrian and cyclist experience and safety inside the site and along Blackhorse Road
- Explore the opening up of the Dagenham Brook
- Deliver a route with meaningful open space along the Wetlands
- Deliver improved digital infrastructure
- Support the needs of the Creative Enterprise Zone

Development guidelines

3.69.2 Key considerations as follows:

- Co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).
- New development is required to mitigate for potential impacts (noise, odour and air quality, visual amenity, hours of operation and lighting) to protect the operations of the existing businesses.
- Strategic cycle and pedestrian connections should be made through the site and clearly separated from industrial focused routes.
- Development should:
    - complement, rather than compete, with nearby town centre and include public realm enhancements connecting site to Blackhorse Lane Underground Station
    - meet and exceed sustainability targets, aspiring to be best in class across the whole masterplan area to help tackle the climate emergency.
    - follow a design led and placemaking approach to height and massing
    - explore the significant opportunity for enhancement to on-site ecology and biodiversity including sustainable urban drainage, green ‘buffers’, green roofs and tree planting
    - provide a series of new significant public open spaces along the Wetlands and Thames Spine Tunnel exclusion zone with improved green amenity, play space and sustainable urban drainage
- This site is identified as being in an area with potential for being part of a de-centralised energy network. Proposals should explore the role of the site as part of the future of the network.
- Sub-area masterplans should be undertaken with engaged and meaningful collaboration between landowners to enable delivery.
- Additional detail on the development guidelines for the site will be provided in a forthcoming SPD for the area.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.70 SA70

Site SA70 - Argall Avenue SIL 4



Proposed Site Allocation

Intensification of industrial floorspace.

Site Address		Argall Avenue, London E10 7QD
Ward		Lea Bridge
Site Size (ha)		26.60 ha
Planning Designations		• Strategic Industrial Location (SIL) • Flood Zone 2 & 3 • Archaeological Priority Area (Tier 3)
Intensification Approach		Transition
Indicative Development Capacity	Industrial floorspace (sqm)	151,500 sqm
Site delivery phasing		2027 | 2032 | 2037
Planning Status		

Site requirements

3.70.1 Development will be expected to provide replacement SIL compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 127,550 sqm.

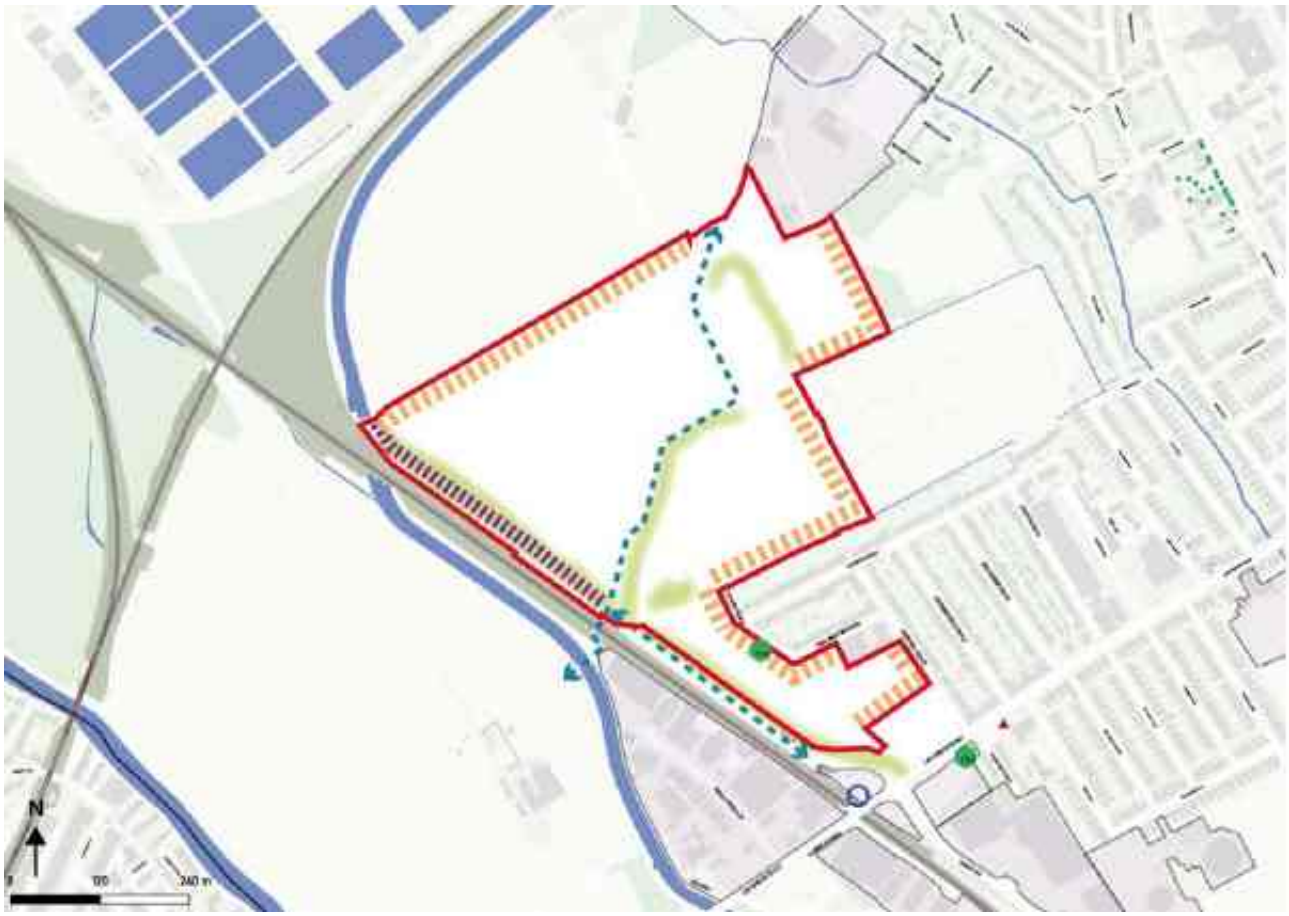
Development guidelines

3.70.2 Key considerations as follows:

- Argall Avenue Estate is a Schedule 2 Priority Area for new waste management facilities as defined in the North London Waste Plan.
- Strategic cycle and pedestrian connections through this site should be protected and further enhanced, linking Argall Way with South Access Road, with consideration of wider connectivity with neighbouring Rigg Approach (SIL5) and the Lea Valley to the south-east. Connections should ensure accessibility for all.
- Development should retain, protect and enhance existing green corridors
- Explore opportunities improvements to and better definition of public and private realm
- Explore improvements to wayfinding and signage within the industrial area

- Respond to existing servicing context and hierarchy of routes, considering focusing access for servicing from Argall Way
- Respond to the sensitive edge with the nearby residential area to the east
- Respond to the sensitive context of the Low Hall Sports Ground to the north
- Explore opportunities for the introduction of Sustainable Urban Drainage Systems to help mitigate flooding in the area, including opportunities for surface water to drain into existing waterways
- Explore improvements to public realm and road network
- Respond sensitively to the landscape qualities of the surrounding Lea Valley
- Explore opportunity to resurrect ancient routes, such as the Black Path, and create better links to nearby landmarks such as Coppermill Pump House and other industrial/archaeological features of the Lea Valley as well as the Pumphouse Museum
- Explore opportunities to reveal non-designated heritage assets that can contribute to the industrial morphology and townscape value of the area.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.71 SA71

Site SA71 - Rigg Approach SIL 5



Proposed Site Allocation

Intensification of industrial floorspace, with the potential introduction of other uses subject to the two- stage industrial masterplan process.

Site Address		Rigg Approach, Leyton, London E10 7QN		
Ward		Lea Bridge		
Site Size (ha)		5.06 ha		
Planning Designations		• Strategic Industrial Location (SIL) • Flood Zone 2 & 3 • Archaeological Priority Area (Tier 3)		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	42,600 sqm		
Site delivery phasing		**2022-2027**	**2027-2032**	**2032-2037**
Planning Status				

3.71.1 Site requirements

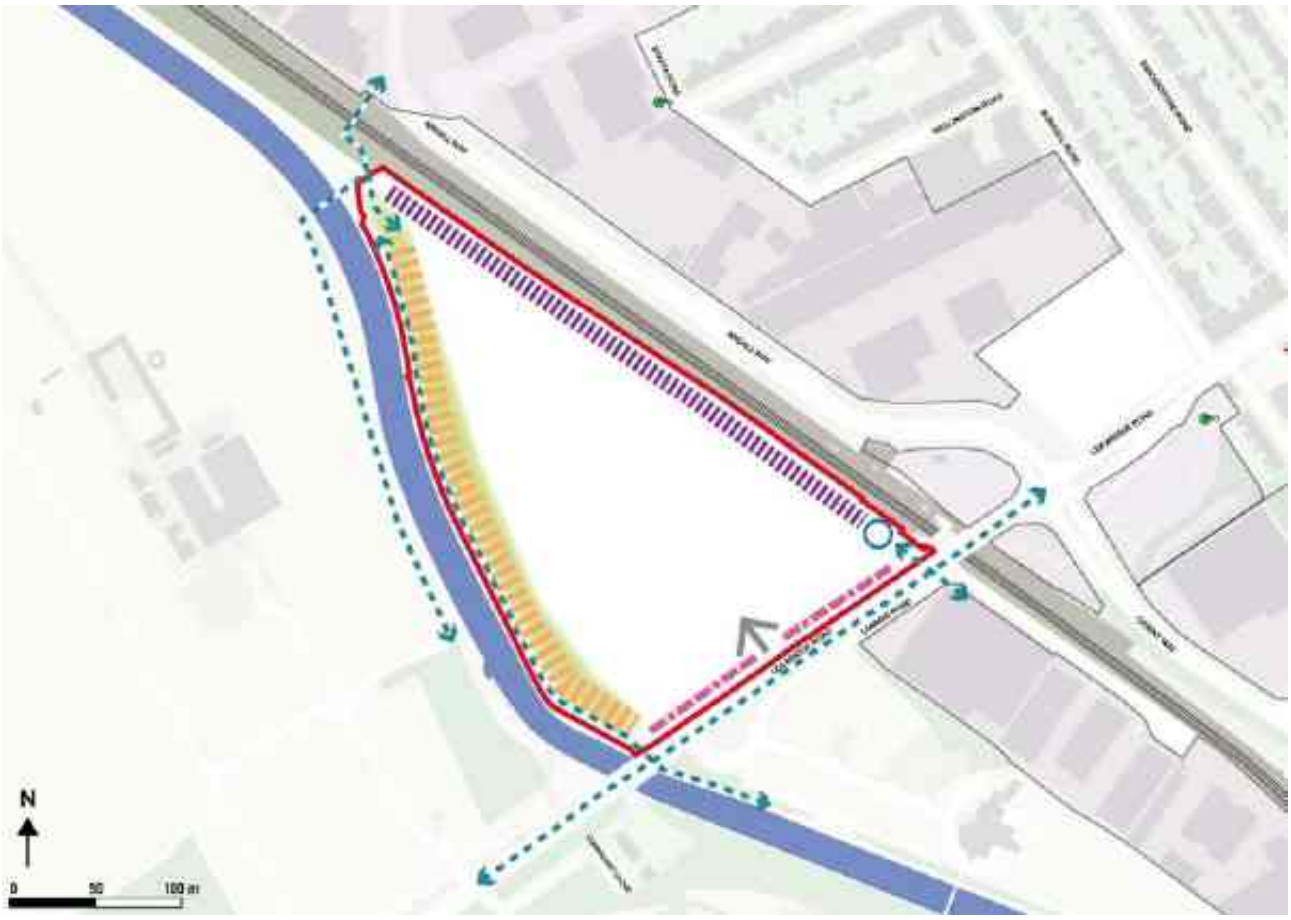
- Development will be expected to provide replacement SIL compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 29,581 sqm.
- Where proposals seek to introduce uses other than industrial and related uses, they are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire SIL.

Development guidelines

- Development should explore opportunities to intensify industrial space
- Explore improvements to access to nearby Lea Bridge station
- Respond to the sensitive context of the River Lea Flood Relief Channel
- Explore improvements to the existing footbridge to the north of Rigg Approach and enhanced connection with the wider Lea Valley to the South
- Explore opportunities for the introduction of Sustainable Urban Drainage Systems to help mitigate flooding in the area, including opportunities for surface water to drain into existing waterways, such as the River Lea Flood Relief Channel
- Explore improvements to the River Lea relief channel and new walking route
- Address and mitigate the local impact of Lea Bridge Road on air quality and noise pollution
- Explore pedestrian connections to Lammas Road through existing railway arches under Lea Bridge Road

3.71.2 Strategic cycle and pedestrian connections should be made through the site, linking to nearby Argall Avenue Site Allocation to the north, Lea Valley to the east and Lammas Road to the south-east. Connections should ensure accessibility for all.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.72 SA72

Site SA72 - Lammas Road SIL 6



Proposed Site Allocation

A minimum of no net-loss of industrial floorspace, with the introduction of other uses subject to the two-stage industrial masterplan process.

Site Address		Lammas Road, Leyton E10 7QT		
Ward		Lea Bridge		
Site Size (ha)		1.95 ha		
Planning Designations		• Strategic Industrial Location (SIL) • Flood Zone 2 & 3 • Archaeological Priority Area (Tier 3)		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	12,570		
Site delivery Phasing		**2022-2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.72.1 Development will be expected to:

- Provide replacement SIL compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 12,570 sqm.
- Must be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire SIL.

Development guidelines

Key matters as follows:

- Explore pedestrian connections to Rigg Approach through existing railway arches under Lea Bridge Road
- Explore opportunities to improve access for servicing for employment space
- Explore improvements to access to nearby Lea Bridge station
- Respond to the sensitive context of the green amenity of the WaterWorks Centre and Nature Reserve
- Explore the opportunity of a new walking route linking to the Hackney Marshes to the South and the Marsh Lane footbridge to the South-East
- Explore opportunities for the introduction of Sustainable Urban Drainage Systems to help mitigate flooding in the area, including opportunities for surface water to drain into existing waterways such as the River Lea Flood Relief Channel

- Address and mitigate the local impact of Lea Bridge Road on air quality and noise pollution
- New development should be contingent on widening Lammas Road.

3.72.2 Strategic cycle and pedestrian connections should be made through the site, linking to Rigg Approach and the WaterWorks Centre and Nature Reserve with consideration of wider connectivity to the Lea Valley, Hackney Marshes and Leyton Jubilee Park via Marsh Lane footbridge. Connections should ensure accessibility for all.

3.72.3 Potential co-location of residential uses with employment or commercial uses should be in compliance with LP1 Draft Policy 31 (Co-location Design Principles).

Placemaking plan

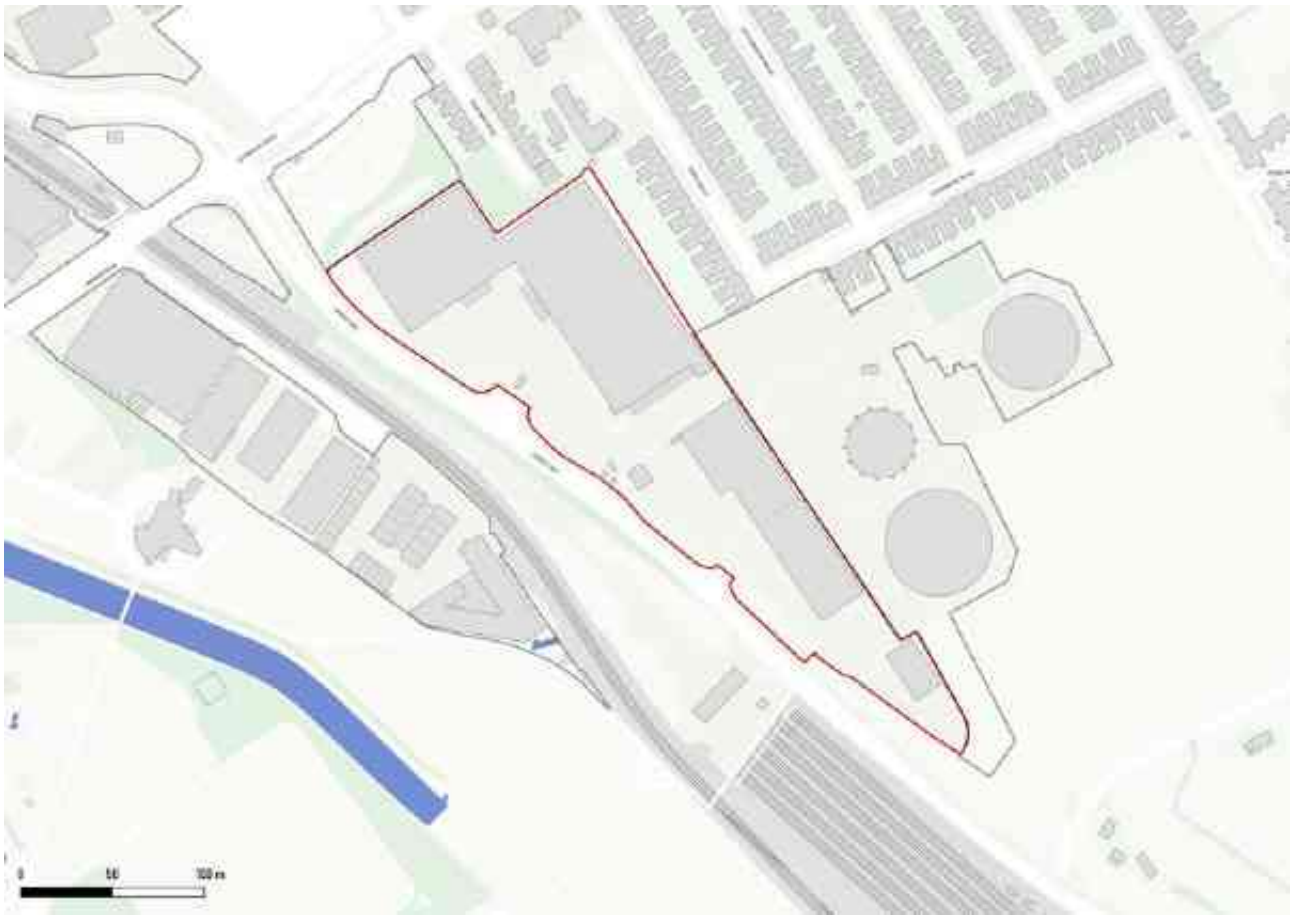


Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.73 SA73

Site SA73 - Orient Way SIL 7



Proposed Site Allocation

A minimum of no net-loss of industrial floorspace, with the introduction of other uses subject to the two-stage industrial masterplan process.

Site Address		Orient Way, Leyton, London E10 7FE		
Ward		Lea Bridge		
Site Size (ha)		3.28 ha		
Planning Designations		• Strategic Industrial Location (SIL) • Flood Zone 2 & 3 • Archaeological Priority Area (Tier 3)		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	16,037		
Site delivery phasing		**2022-2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.73.1 Development will be expected to provide replacement SIL compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 16,037 sqm.

3.73.2 Proposals are required to be accompanied by a Masterplan, in line with Draft Local Plan Policy 30 and London Plan Policy E7, which should consider the entire site.

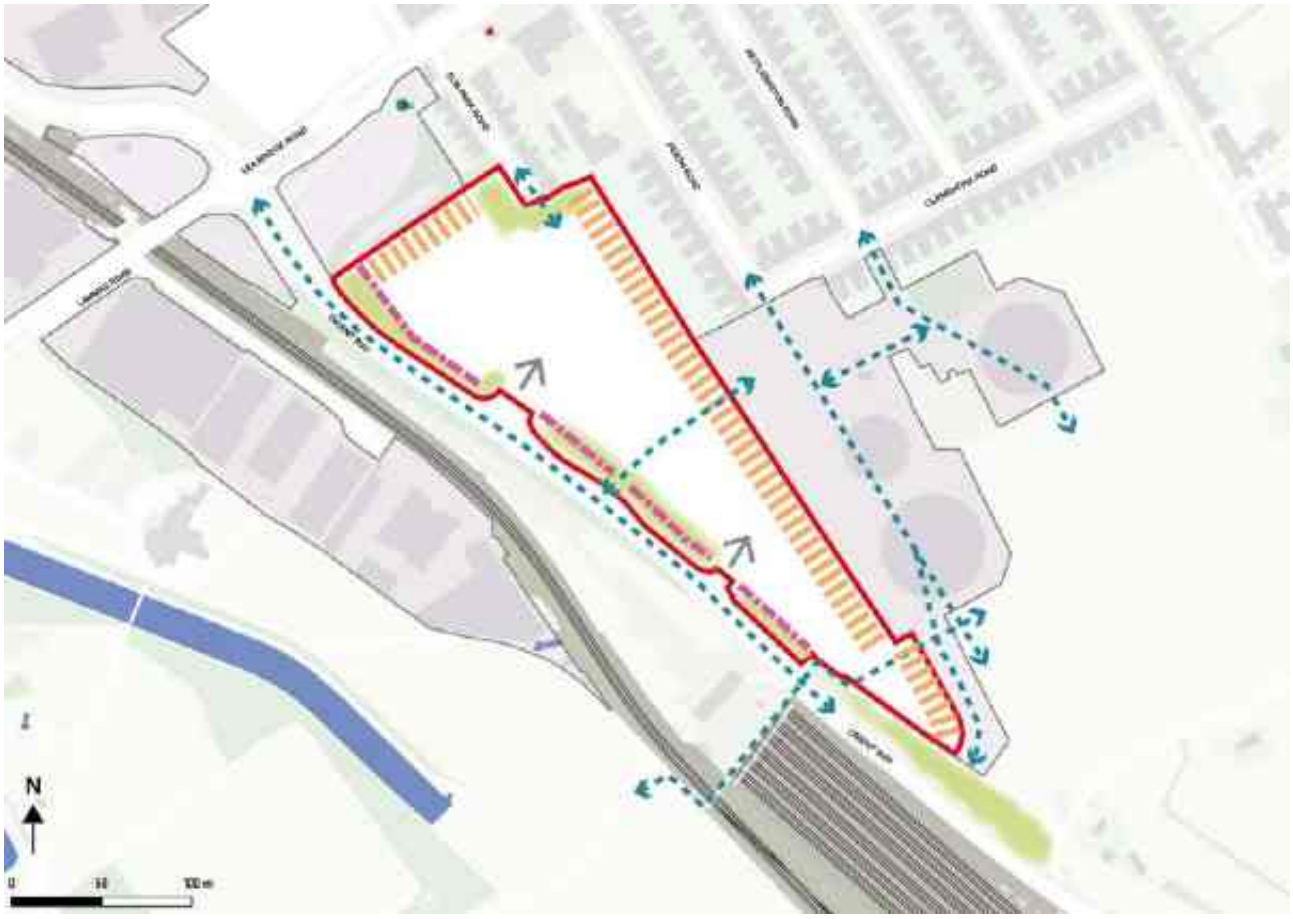
Development guidelines

- Development should respond to sensitive edge and close proximity to back gardens to the north-east
- Explore opportunities to increase the permeability of the site and its contribution to enhanced links to nearby Lea Bridge Station and Leyton Jubilee Park
- Explore the opportunity of new East-West route linking to nearby permitted scheme at SA05 - Lea Bridge Gasholders
- Explore opportunities for the introduction of Sustainable Urban Drainage Systems to help mitigate flooding in the area, including opportunities for surface water to drain into existing waterways
- Retain, protect and enhance green and biodiversity corridor alongside Orient Way
- Address and mitigate the local impact of Orient Way on noise pollution and air quality
- Explore improvements to access to nearby Lea Bridge station and integration with nearby Site Allocations

- Consider integration with the adjacent permitted scheme at SA05 - Lea Bridge Gasholders
- Avoid overshadowing adjacent to low rising housing to the east of the site.

3.73.3 Potential co-location of residential uses with employment or commercial uses should be in compliance with Draft Policy 31 (Co-location Design Principles).

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.74 SA74

Site SA74 - Deacon Trading Estate (Cabinet Way)



Proposed Site Allocation

Intensification of industrial floorspace, with the introduction of other uses subject to the two-stage industrial masterplan process

Site Address		Deacon Trading Estate Cabinet Way, E4 8QF		
Ward		Valley		
Site Size		2.16 ha		
Planning Designations		• Locally Significant Industrial Site (LSIS) • Flood Zone 2		
Intensification Approach		Transition		
Indicative Development Capacity	Industrial floorspace (sqm)	7,800		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

3.74.1 Development will be expected to provide replacement LSIS compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 7,802 sqm.

Development guidelines

3.74.2 Key considerations as follows:

- Strategic cycle and pedestrian connections should be made through the site, linking to Cabinet Way, Westward Road and Walthamstow Avenue with consideration of wider connectivity to the Chingford Hall Estate, Chingford Road, Banbury Reservoir and Meridian Water. Connections should ensure accessibility for all.

3.74.3 Development should:

- Address and mitigate the local impact of the A406 on air quality and noise pollution
- Respond to the sensitive context of the Chingford Hall Estate
- Explore improvements to the River Ching and new walking route.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area

3.75 SA75

Site SA75 - Lea Bridge Hotel Site



Proposed Site Allocation

Redevelopment of hotel and adjacent properties for residential, mixed-use development.

Site Address		543, Lea Bridge Road, Leyton, London, E10 7EB		
Ward		Lea Bridge		
Site Size		0.50 ha		
Planning Designations		• Archaeological Priority Area (Tier 3)		
Intensification Approach		Transition		
Indicative Development Capacity	New homes (gross)	90		
Site delivery phasing		**2022 - 2027**	**2027-2032**	**2032-2037**
Planning Status				

Site requirements

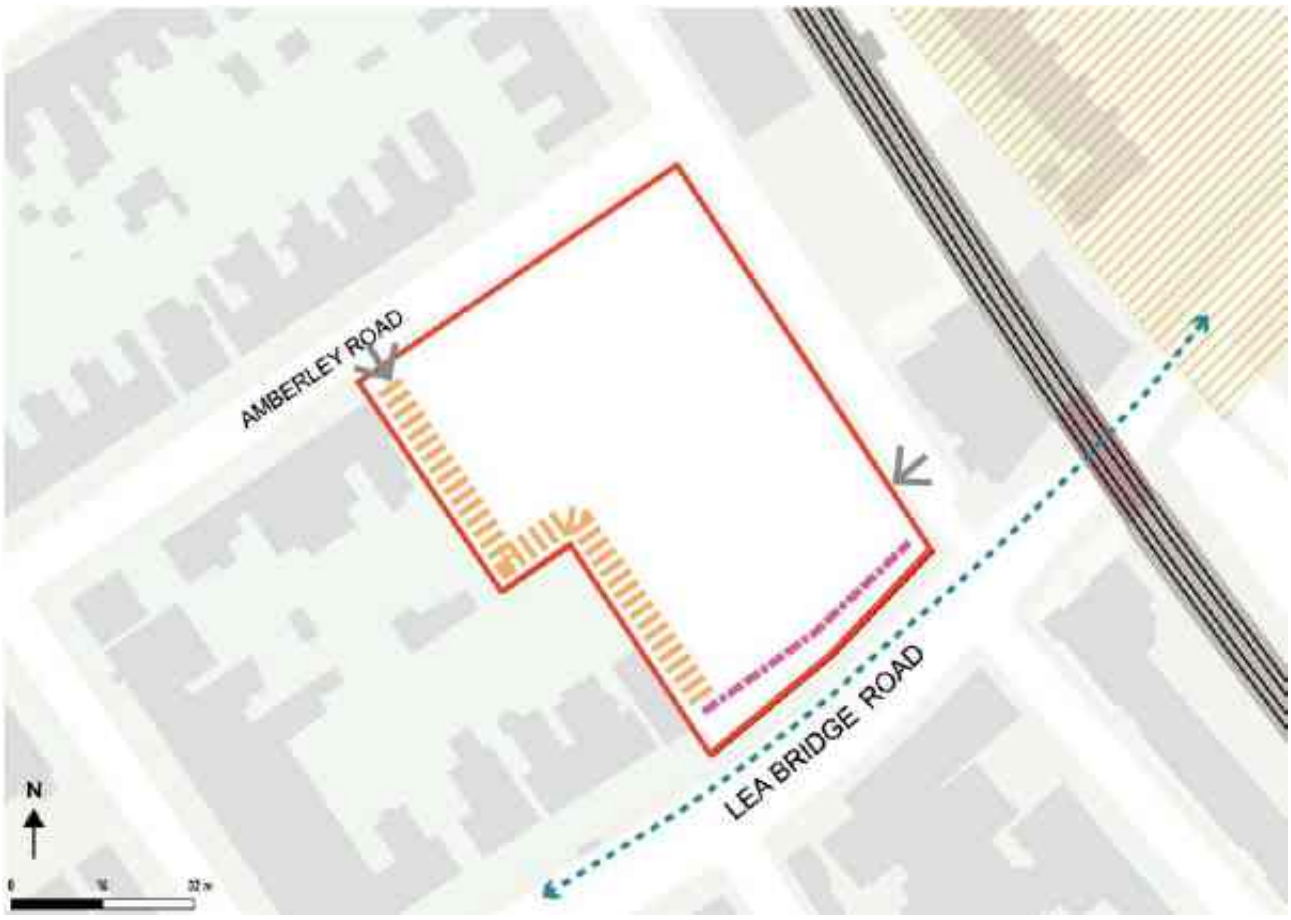
3.75.1 Development should seek to optimise site capacity and deliver around 90 new homes.

Development guidelines

3.75.2 Key considerations as follows:

- The site has a key frontage location along Lea Bridge Road.
- Enhanced pedestrian and cycle connectivity will be required.
- Proximity to Grade II Listed Bakers Alms Houses.

Placemaking plan



Key

- Site boundary
- Enhanced pedestrian & cycle connectivity
- Servicing access
- Retained / improved public space
- Retained / improved green infrastructure, green space and planting, amenity space
- Potential new green infrastructure, green open space and tree planting
- TPO trees
- Potential for height
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Sensitive boundary
- Hostile boundary
- Potential new station / new station entrance
- Nearby Site Allocation
- Conservation Area