

# Local Plan Part 2: Site Allocations

## Appendix 1

**Cabinet / 9 July 2024**

## Background

### The purpose of this document

At Cabinet on 9 July 2024, Cabinet approval is sought to:

1. Approve for inclusion in Local Plan Part 2 (Proposed Submission Document) the sites identified in Appendix 1.
2. Delegate authority to finalise Local Plan Part 2 (Proposed Submission Document) ahead of consultation, to the Corporate Director – Regeneration, Planning & Delivery in consultation with the Lead Member for Housing and Regeneration.
3. Delegate authority to publish Local Plan Part 2 (Proposed Submission Document) for statutory consultation to the Corporate Director – Regeneration, Planning & Delivery in consultation with the Lead Member for Housing and Regeneration
4. Delegate authority the Corporate Direct – Regeneration, Planning & Delivery in consultation with the Lead Member for Housing and Regeneration to submit Local Plan Part 2 to the Secretary of State for independent Examination in Public.

**This document serves as Appendix 1 referred to above.**

It collates the draft site allocations that are proposed to be included within Local Plan Part 2: Site Allocations, alongside the phasing, character-led intensification approach, indicative capacities for the number of homes and other uses, and other key development considerations.

### The Waltham Forest Local Plan

The Waltham Forest Local Plan is formed of two parts. Together, they set out the Council's spatial and planning policy framework to promote, shape and manage inclusive growth over a 15-year period from 2020 to 2035.

**Local Plan Part 1** sets out the overarching vision and strategic objectives to achieve inclusive growth, the spatial approach to development across the southern, central and northern parts of the borough, and includes strategic and development management policies for delivering high quality, inclusive and accessible development. All planning applications within the borough will be assessed against these policies. Local Plan Part 1 was adopted on 29 February 2024.

**Local Plan Part 2 (Site Allocations)** complements Local Plan Part 1. It allocates specific sites for a range of uses to deliver the Council's spatial vision, objectives and development requirements to achieve inclusive growth. The sites identified are therefore the key sites that the Council expects to come forward over the Local Plan period (2030 – 2035), and which for which the provision of further guidance is important in realising inclusive growth.

The site selection methodology encompasses an initial site identification process, including a 'call for sites' and further consultation and outreach with local communities, elected Members and a wide range of council services; initial policy, design and capacity-led testing of the sites; and an appraisal of their ability to deliver on sustainability measures. To be allocated, a site must also be available for redevelopment, and the proposed development must be suitable and achievable.

An allocation does not mean that the site will definitely be redeveloped; rather it sets out the parameters within which the sites could be redeveloped and – in addition to the policies in Local Plan Part 1 (LP1) – forms an additional policy requirement against which planning applications for these specific sites will be assessed when they are submitted to the Council for determination.

A typical allocation will include:

- Suitable uses for the site and indicative capacities;
- Information about the site and relevant planning policy designations (e.g. if it is located within a designated industrial site or has heritage constraints on or near the site);
- Estimated timescales for potential delivery;
- Site requirements, setting out spatially specific aspects that must be taken into account in any design proposal (e.g. the requirement for and location of an active commercial frontage, more detailed requirements about the re-provision of a facility; flood risk mitigation measures; etc); and
- A placemaking plan.

Spatial policies from Local Plan Part 1 (for example, relating to the required level of bicycle parking on site) are not repeated. The two parts of the Plan must be read together and all policy tests applied in the determination of an application.

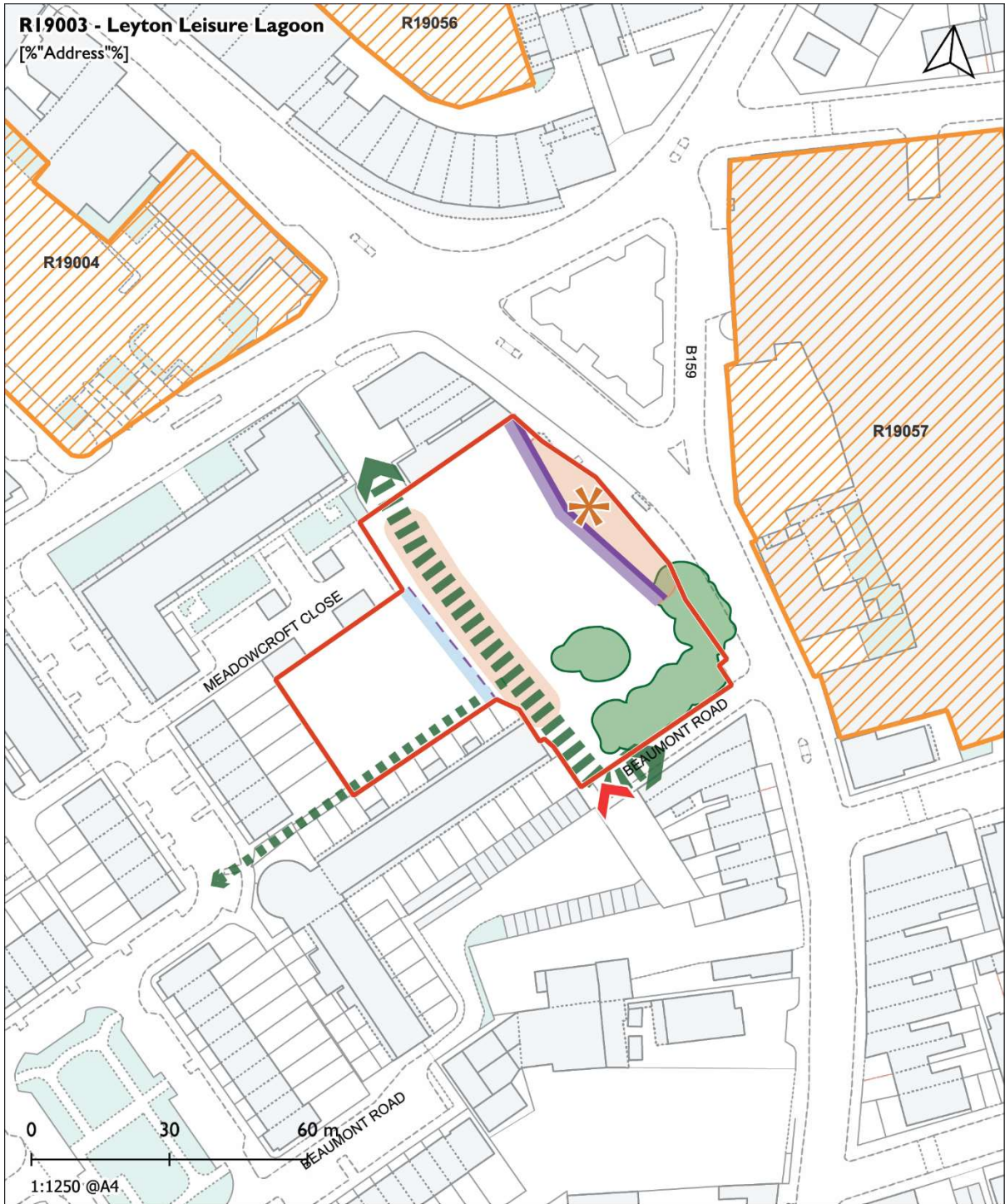
A previous version of Local Plan Part 2 was made available for public consultation from November 2021 to January 2022. This version has been reviewed and updated to align with additional evidence that came forward during the examination of Local Plan Part 1, and in response to representations made to previous consultations (where possible).

## Placemaking Plans

Placemaking plans will support the detailed wording of each allocation and are intended to provide further detail on the Council's Exemplar Design aspirations for the site with respect to site layout and placemaking.

Typical features to be included on the placemaking plans include where existing trees and vegetation should be retained and/or new green infrastructure provided; where improvements should be made to existing public realm and/or where new public realm should be provided; key active travel routes that should be enhanced and/or new active travel links that should be provided; and where active frontages will be particularly important for community safety, high quality streetscenes and, where relevant, ensuring the vitality of our town centres and high streets. These features are not shown to scale.

An example of the Leyton Leisure Lagoon Site Placemaking plan (R19003) is provided below.



## Key

### Green Infrastructure and open space



Existing trees and vegetation to be retained



New tree planting and landscaping required as mitigation

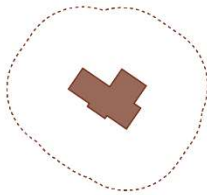


Existing or new public realm /open space to be created or improved, including landscaping, tree planting and play, where appropriate



'Heart of the scheme' - area of greatest place-making value and activity

### Heritage



Heritage Asset on-site - Listed Building or Locally Listed Building

### Built Form



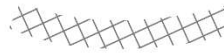
Active residential frontage (front doors, entrances, windows)



Active town centre uses / commercial frontage (shopfronts and entrances)



Building line (where not identified as an active frontage)



Constraint or no-build zone (railway, underground cable/water main etc.)

### Connectivity, Movement, Access and Servicing



Key route (active travel) through the site



Vehicular route through the site



Active Travel access into the site



Vehicular access into the site

## Infrastructure Requirements

Both parts of the Local Plan are clear that investment in supporting infrastructure must be provided to ensure growth is inclusive and sustainable. Local Plan Part 2 will build on the requirements set out within Policy 94 (Infrastructure and Developer Contributions) within Local Plan Part 1 by setting out the key infrastructure priorities for each of the 16 Strategic Locations identified within Part 1 and the priority projects located outside of these areas. These are drawn from the Waltham Forest Infrastructure Delivery Plan and Infrastructure Delivery Schedule, and reference will be made to these documents to ensure the coordinated delivery of new development and infrastructure.

## How to use this document

Each proposed site allocation is listed in this document, along with the following information:

**Reference Number / Site Name:** The R19xxx ID is an internal reference number. Where the site was included within the November 2021 version of Local Plan Part 2, the relevant SAxx ID number is also included – otherwise the site is a new addition for this version of Local Plan Part 2.

**Site Allocation (Principles):** This sets out in broad terms the supported land uses should a planning application for the site be submitted, as well as any significant infrastructure that is to be delivered on site. It also specifies whether existing uses are to be reprovided, such as the reprovision of a suitably sized supermarket on the Leyton Mills Retail Park site (R19001).

**Potential Delivery Timescale:** This sets out an estimation of the likely timescales, divided into three five-year periods from 2020-2025, 2025-2030, 2030-2035, for the completion of development of the site. This estimation is based on a range of different sources of information, including engagement with landowners and/or developers and the complexity of the site. For larger, more complex sites, delivery is likely to be phased, with completion at different times. In some cases, completion of later phases may even be after the Plan Period of 2020-2035.

**Character-led Intensification Approach:** Policy 8 of Local Plan Part 1 establishes a 'Character-Led Intensification' approach to development in the borough. This establishes the following three categories.

- **Reinforcement** – applicable to site/areas with robust and desirable character where opportunities for redevelopment will involve modest intensification.
- **Transition** – applicable to sites/areas where considerable intensification would be justified, resulting in some change in existing character.
- **Transformation** – applicable to sites/areas with a fragmented urban grain, where a transformative approach to intensification and change to existing character can be justified to deliver substantially more development.

This category indicates which of these approaches to character-led intensification would be supported for each site allocation.

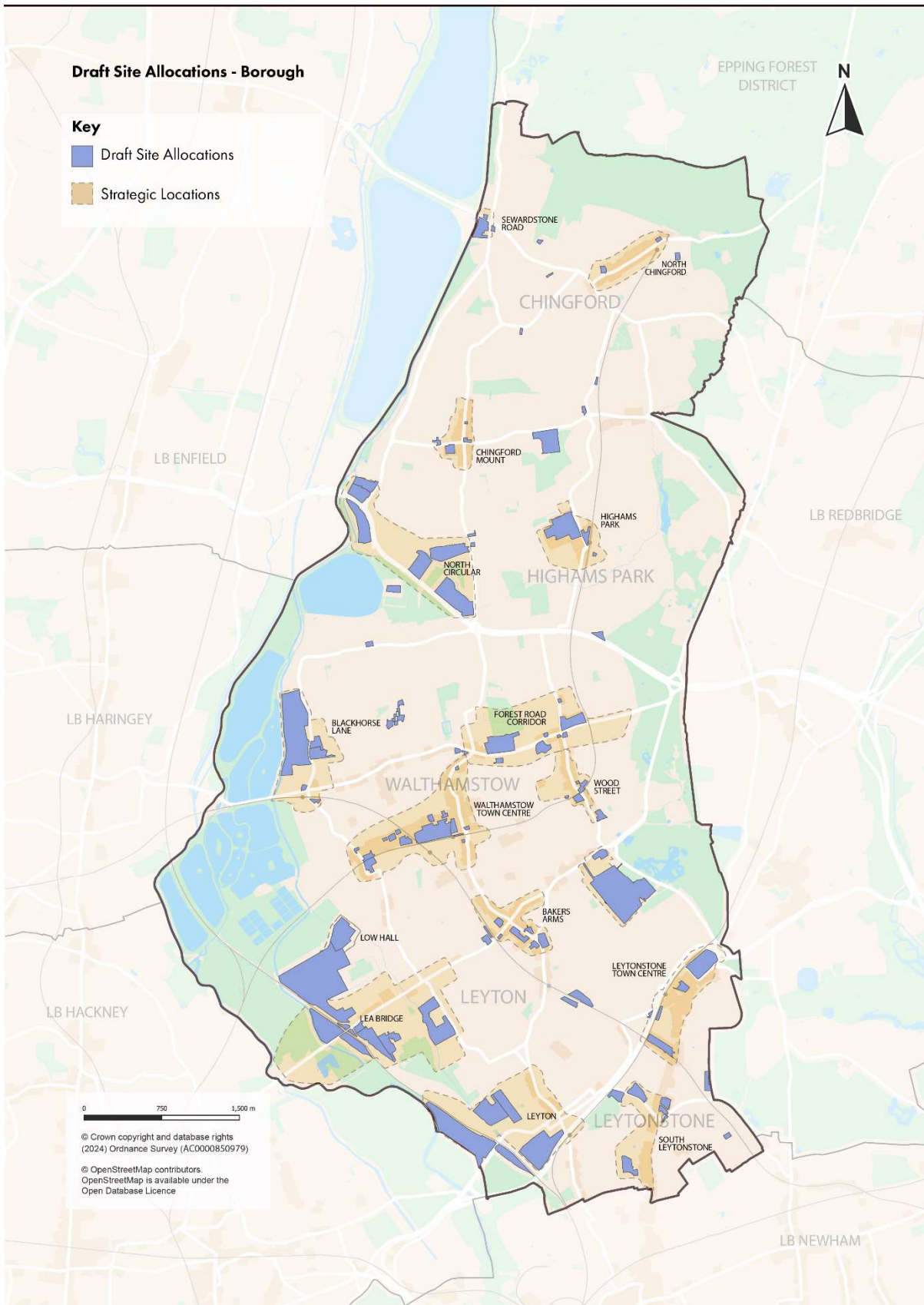
**Indicative Capacities:** This sets out the indicative gross number of homes and the gross quantum of non-residential floorspace that could be accommodated on the site should it be redeveloped. These are derived from a range of sources, including engagement through the Development Management process, design-led feasibility studies on the sites, and other design-led capacity testing.

**Other Key Considerations:** This sets out other key development considerations that the site would be expected to deliver, which will form part of the site requirements and placemaking plans in the final publication version of Local Plan Part 2. The list included herein is not exhaustive, with further detail to be provided within Local Plan Part 2.

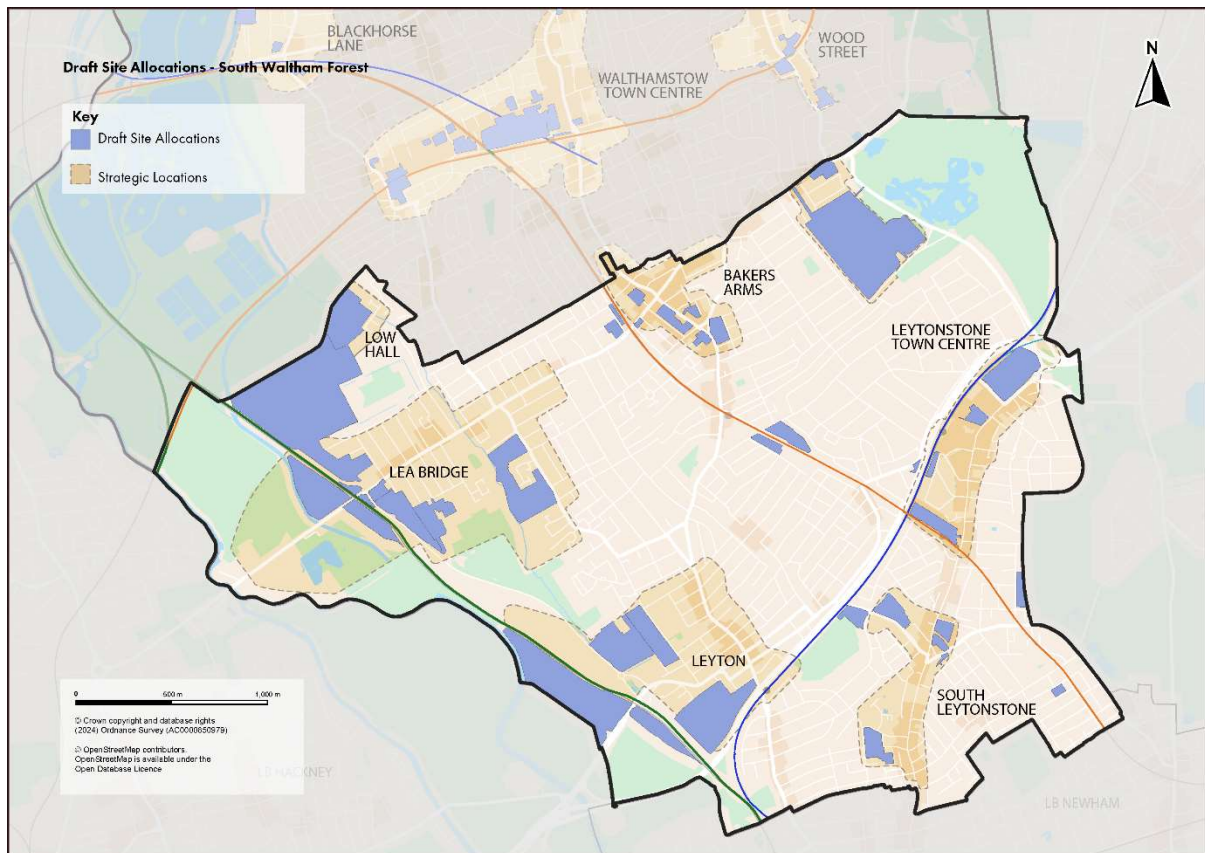
## Caveat

The information included within this document is in draft, and is submitted to support the recommendation for Cabinet approval on 9 July 2024. It is potentially subject to further modification.

# Site Allocations



# South Waltham Forest



## Leyton Strategic Location

### R19001 / SA01 – Leyton Mills Retail Park

**Site Allocation:** Reprovide a suitably sized supermarket and provide new homes, an educational/community use, an early years facility, workspace, retail, cultural and other town centre uses, new and enhanced public realm, and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 1,950 homes
- 13,500 sqm workspace and retail, including food and beverage uses
- 23,300 sqm supermarket retail
- 500 sqm cultural uses
- 3,500 sqm educational / community uses including an early years facility

**Other Key Considerations:**

- Reprovide a supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted, in the context of the wider vision for the site and Leyton Mills Area, and subject to detailed service and delivery planning. Development should take a phased approach to allow for continuity of trade.
- Provide new town centre uses that enhance and complement Leyton District Centre.
- Create new public realm and accessible, biodiverse green open spaces, including a new public square and improved integration with the enhancements to Leyton Station and the proposed improvements to the surrounding public realm (the Leyton Gateway project).
- Provide bus access into and through the site including the provision of new bus stop(s).
- Provide new public realm to contribute to Borough-wide network of Suitable Alternative Natural Greenspaces (SANGs).
- Contribute to the delivery of a new station at Ruckholt Road, which is directly accessed from the site.
- Deliver new strategic cycle and pedestrian connectivity through the site, including enhanced step free access to Leyton High Road station.
- Contribute to the delivery of, and safeguarding of land for, a green cycle and pedestrian bridge into Queen Elizabeth Olympic Park.
- Provide an ecological buffer to the A12.
- Develop a comprehensive, site wide masterplan and design code for the site to ensure that the delivery is cohesively planned.
- Explore potential for meanwhile uses, particularly close to Leyton High Road.
- Explore potential to make provision for an on-site construction skills training facility and an employment, business and skills centre. These could be co-located with other community facilities.

Note: Further guidance on this site is provided in the Leyton Mills Supplementary Planning Document (SPD). Further guidance in relation to SANGs will be provided in the Green and Blue Spaces SPD.

## R19002 / SA02 – New Spitalfields Market

**Site Allocation:** Reprovide modern, flexible industrial uses and provide new homes, an early years facility, a cultural anchor/destination, town centre uses, new public transport infrastructure, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 2,750 homes
- 3,000 sqm workspace and retail
- 30,000 sqm light industrial, storage or distribution
- 6,000 sqm cultural uses
- An early years facility



### Other Key Considerations:

- Provide a cultural hub at the heart of the neighbourhood.
- Provide town centre uses on site of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres. Town centre uses that are considered particularly suitable for this site include workspace retail and food a beverage.
- In line with Locally Significant Industrial Site (LSIS) designation of site, provide industrial floorspace that is greater than the existing industrial floorspace capacity. Design - led testing indicates capacity for approximately 30,000 sqm of LSIS-compliant industrial floorspace, including storage and distribution uses. Industrial uses should be completed ahead of other uses, in accordance with 'industry first' principles.
- Protect the green and verdant character of Hackney Marshes and the corridor of the Old River Lea, and their ecological value, by ensuring buildings are sufficiently set-back (at least 30m from the river edge, and 15m from the edge of East Marsh), are limited in height closest to the 'green buffer' to the Old River Lea and framed by sufficiently dense planting to protect and enhance views and character.
- Within the 30m green buffer to Old River Lea, restrict access to the public to protect ecology and biodiversity. Explore opportunities for a raised board-walk and viewing platform, at a suitable distance, to allow the public to appreciate the river at a specific point. Incorporate a 'green buffer' of a minimum of 15 metres between the edge of East Marsh (Hackney Marshes) and any built structures or hard landscaping. Provide a range of other new public spaces including a new public square.
- Ensure there is an appropriately surfaced walking, wheeling and cycling route from the New Spitalfields Market site into and through Hackney Marshes to the existing 'green' bridge over the Old River Lea, subject to agreement with LB Hackney and Lea Valley Regional Park Authority.
- Improve Eastway and Ruckholt Road to provide protected space for cycling, improvements for walking and wheeling and greening. Protected cycle crossings should be provided on all arms of the junction of Eastway/Ruckholt Road/Temple Mills Lane at the south-eastern part of the site.
- Incorporate new bus infrastructure, including a bus stops within and through the site to allow for a high level of inclusive accessibility.
- Develop a comprehensive, site wide masterplan and design code for the site to ensure that the delivery is cohesively planned. As a designated Locally Significant Industrial Site, the masterplan should accord with the two-stage industrial masterplan as set out in Waltham Forest Local Plan Part 1, and should be agreed with the GLA and the Council.
- Contribute to the delivery of a new station at Ruckholt Road, safely accessible for all from the site.
- Contribute to the delivery of a green cycle and pedestrian bridge into Queen Elizabeth Olympic Park.
- Explore potential for meanwhile uses on the site.
- Explore potential to make provision for an on-site construction skills training facility and an employment, business and skills centre. These could be co-located with other community facilities.

Note: Further guidance on this site is provided in the Leyton Mills Supplementary Planning Document (SPD).

### R19048 / SA03 – Auckland Road Industrial Area

**Site Allocation:** Provide a covered waste facility and modern, flexible industrial uses and enhanced public realm with biodiverse landscaping, with the potential for the introduction of other uses subject to a two-stage industrial masterplan process.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 455 new homes, subject to a two-stage industrial masterplan
- Potential to provide up to 14,000 sqm of industrial uses.

**Other Key Considerations:**

- Provide a covered waste facility on site which has a capacity, measured in through-put terms, that is at least equivalent to the existing facility, or ensure that a suitable site is secured in another appropriate location prior to redevelopment for alternative uses.
- Reprovide the domestic waste facility on site, ensuring this has a capacity, measured in through-put terms, that is at least equivalent to the existing facility, or ensure that a suitable site is secured in another appropriate location prior to redevelopment for alternative uses.
- Ensure that the existing Storm Water Tanks, which are owned and operated by Thames Water, are either reprovided on site in an improved condition which mitigates harm to amenity of the adjacent residential development, or that they are relocated prior to any new development as part of a comprehensive masterplanning exercise.
- Potentially introduce other uses (other than industrial (and related) uses), subject to an approved industrial masterplan. The masterplan must be developed in partnership with the Council and the GLA.

## South Leytonstone Strategic Location

### R19010 / SA22 – Cathall Leisure Centre, The Epicentre, Jubilee Centre

**Site Allocation:** Reprovide, improve and modernise the leisure centre, community facilities, and the Multi Use Games Area (MUGA) and play area, and provide new homes, new public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 170 homes
- 3,700 sqm of leisure centre uses

**Other Key Considerations:**

- Reprovide the leisure centre use on site to deliver facilities of an improved quality to ensure local needs for sport, leisure and recreation opportunities are met.
- Create new high quality public realm which includes amenity, enhances biodiversity, and is accessible to all. Proposals must reprovide, improve and modernise the existing MUGA and play space on site or explore options for locating on Cathall Green.
- Retain and protect mature trees.
- Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting to create an enhanced green buffer fronting Marchant Road.
- Deliver strategic cycle and pedestrian connectivity through the site, linking Cathall Road in the south west to Mayville Road in the north east and improve pedestrian and cycling connectivity along Cathall Road and Marchant Road.
- Create a safe pedestrian access around and through the site, and a crossing from the site to Cathall Green.

**R19037 / SA66 – Howard Road Industrial Area**

**Site Allocation:** Reprovide the healthcare facility and provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- Minimum reprovision of 6,145 sqm of industrial floorspace, with potential to provide 10,700 sqm.

**Other Key Considerations:**

- The existing healthcare provision on the site should be retained or reprovided as part of any development.
- Preserve or enhance the significance, setting and key views of the nearby designated heritage assets.
- Retain mature trees on site.
- Enhance the public realm along site boundaries to the south.

**R19060 / SA21 – Avenue Road Estate**

**Site Allocation:** Regeneration of the housing estate to reprovide community facilities and provide new homes for existing tenants and new residents, other town centre uses, new and enhanced public realm, and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 615 homes (gross) / 260 homes (net)
- 1,175 sqm of non-residential uses (including workspace, community and retail uses)

#### **Other Key Considerations:**

- Reprovide the existing community facilities on site (currently Nexus Centre youth services) and create additional community uses to deliver facilities of an improved quality to ensure local needs are met.
- Provide other non-residential, uses on site of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres. Uses that are considered particularly suitable for this site include workspace, convenience retail, and café/restaurant uses.
- Create new high quality pedestrian-focused public realm through the site from Langthorne Road, Hall Road and Victoria Road.
- Preserve or enhance the significance, setting and key views of the nearby designated heritage assets associated with Langthorne Hospital.
- Establish a car parking management plan that will phase out parking for new residents but enable existing residents to apply for a RPZ permit following transfer to a new home within the development.

Note: Please see planning application ref [222588](#)

### **R19061 / SA23 – 444 High Road Leytonstone**

**Site Allocation:** Reprovide retail uses and provide new homes and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

#### **Indicative Capacities:**

- 175 homes
- 5,760 sqm retail uses

#### **Other Key Considerations:**

- Reprovide 3,560sqm of retail use on site of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres.
- Enhance the public realm on site, and in particular the relationship with Howard Road.
- Deliver strategic cycle and pedestrian connectivity through the site, linking Cobden Road in the north to Howard Road to the south along the western boundary of the site.
- Retain and protect mature trees.

## **Leytonstone Strategic Location**

### **R19059 / SA17 – Joseph Ray Road Industrial Area**

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes and other town centre use, a new step-free entrance to Leytonstone High Road Overground Station, new and enhanced public realm, and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 320 homes
- 8,040 sqm industrial uses

**Other Key Considerations:**

- Create a new station square acting as a key arrival point from the south of the town centre.
- Activate the arches for employment uses.
- Proposals should enhance pedestrian and cycling connectivity through the site, providing a link to Norman Road.
- Ensure the provision of step-free access to Leytonstone High Road Overground Station.
- Introduce other uses subject to an approved industrial masterplan where proposals seek to introduce uses other than industrial (and related) uses. The masterplan must be developed in partnership with the Council and the GLA.

## R19007 / SA18 – Church Lane Car Park

**Site Allocation:** Reprovide, modernise and improve the Multi Use Games Area (MUGA), play area and public cycle parking, and provide new homes, town centre uses, new public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 100 homes
- 1,320 sqm town centre uses

**Other Key Considerations:**

- Promote the repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, in line with the Climate Action Plan. In particular, enhance the public realm on and around the site, including the relationship with the Leytonstone Station.
- Reprovide and improve the existing Multi Use Games Area (MUGA) and playspace.
- Improve access to the pedestrian bridge over the A12 and the railway, ensuring safe access is maintained during and construction works on the site.
- Retain and protect mature trees.
- Provide active frontages to enhance community safety.

## R19008 / SA19 – Tesco, Leytonstone and adjacent sites

**Site Allocation:** Reprovide a suitably-sized supermarket and provide new homes, an early years facility, community/educational uses, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 1,100 homes
- 14,120 sqm non-residential uses (including supermarket, retail, nursery, educational, community use floorspace)

**Other Key Considerations:**

- Reprovide a supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted and the wider vision for the site and surrounding area, and should provide an active frontage on to and access directly from the High Road. Any prospective development should take a phased approach to allow for continuity of trade.
- Provide town centre uses on site that enhance and complement the centre's existing offer, including community uses, social infrastructure and educational uses.
- Re-introduce a better connected street pattern that integrates well with the surrounding area by designing in green pedestrian routes through the existing Tesco and McDonalds sites.
- Preserve or enhance the significance, setting and key views of heritage assets, and deliver high quality public spaces adjacent to heritage assets.
- The design and site configuration should seek to retain trees with TPOs and other mature and/or established trees.
- Deliver new walking and cycling green routes through the site.

## R19009 / SA20 – Matalan, Leytonstone

**Site Allocation:** Reprovide enhanced retail uses and provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 190 homes
- 3,500 sqm non-residential uses (town centre and cultural uses)

**Other Key Considerations:**

- Preserve and enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II Listed St Johns Church,

Leytonstone. Enhancement should include particular focus on the public space between the church and the site.

- Create an attractive public space and route from the high street to the station.
- Set the building line back from existing mature trees to preserve them creating a pocket park.
- Deliver an enhanced mix of uses for the town centre including active retail frontage onto the High Road.
- Take a phased approach to any development to allow for the continued operation of retail uses on site.
- Deliver new pedestrian and cycle routes connecting the Churchyard with Lemna Road to the north.

## Bakers Arms Strategic Location

### R19003 / SA10 – Leyton Leisure Lagoon

**Site Allocation:** Reprovide, improve and modernise the leisure centre facility and provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 90 homes
- 4,140 sqm leisure uses

**Other Key Considerations:**

- Reprovide the leisure centre use to deliver facilities of an improved quality to ensure local needs for sport, leisure and recreation opportunities are met.
- Provide town centre uses that enhance and complement the centre's existing offer. Uses that are considered particularly suitable for this site include retail, food and beverage, and cultural uses.
- Deliver public realm improvements fronting Leyton High Road.
- Enhance pedestrian and cycling connectivity along High Road Leyton, and consider the possibility of opening up routes through the site, in particular the north-south connections along Beaumont Road.
- Explore opportunities for urban greening, tree planting and provision of open space, in particular focusing on protecting existing trees to the east of the site and providing new trees along the northern boundary of the site to contribute to greening along Leyton High Road. There is potential for an improved relationship of the site with Leyton Green.

### R19004 / SA11 – Tesco, Bakers Arms

**Site Allocation:** Reprovide, improve and modernise the leisure centre facility and the supermarket retail use, and provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 205 homes
- 5,300 sqm non-residential uses

**Other Key Considerations:**

- Reprovide a supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted, subject to an assessment of local retail needs and balanced against all other planning considerations. Any prospective development should take a phased approach to allow for continuity of trade.
- Reprovide the leisure centre use to deliver facilities of an improved quality to ensure local needs for sport, leisure and recreation opportunities are met.
- Site potentially suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, or private rental sector accommodation would be appropriate for the site. Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location, and are expected to have a nomination agreement for occupation by students of one or more higher education provider, with the priority being provision for the University of Portsmouth.
- Create new high quality public realm at the centre of the site, connecting William Street and High Road Leyton with Bromley Road.
- Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the nearby designated heritage assets within it, including the Grade II listed Alms Houses.

## **R19005 / SA12 – Stanley Road Car Park**

**Site Allocation:** Provide new homes, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 50 homes

**Other Key Considerations:**

- Promote the repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, in line with the Climate Action Plan.
- Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the nearby designated heritage assets within it, including the Grade II listed Alms Houses.



## R19056 / SA13 – 806 High Road Leyton

**Site Allocation:** Provide new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 85 homes
- 100 sqm town centre uses

**Other Key Considerations:**

- Site potentially suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, or private rental sector accommodation would be appropriate for the site. Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location, and are expected to have a nomination agreement for occupation by students of one or more higher education provider, with the priority being provision for the University of Portsmouth.
- Provide town centre uses that enhance and complement Baker's Arms town centre's existing offer.
- Retain and enhance the historic 806 High Road art-deco façade of the former cinema, repairing the High Road frontage.
- Deliver enhanced greening and biodiversity throughout the site through the provision of green roofs, tree planting and greenspace focusing in particular on the west of the site to the rear of properties on High Road Leyton.

Note: Please see planning application ref [213777](#)

## R19057 / SA14 – Leyton Bus Depot

**Site Allocation:** Reprovide, improve and modernise the bus depot and provide new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 225 homes
- Town centre uses to be determined through detailed application

**Other Key Considerations:**

- Site potentially suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, or private rental sector accommodation would be appropriate for the site. Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location, and are expected to have

a nomination agreement for occupation by students of one or more higher education provider, with the priority being provision for the University of Portsmouth.

- Ensure equivalent (c. 1,000 buses) or greater bus depot capacity to be re-provided on-site, or that an alternative site is found and is operational prior to development.
- Provide town centre uses of a size and scale that is appropriate for the edge of centre location, and which complements the centre's existing offer. Uses should not undermine the viability and vitality of the centre.
- The creation of a new street spanning from Leyton High Road to Ely Road is encouraged and will be expected to provide active frontages through the site.
- Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and green space focusing in particular on public realm improvements onto High Road Leyton. There is potential for an improved relationship of the site with Leyton Green.

### R19124 – KFC, Lea Bridge Road

**Site Allocation:** Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:**

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 15 homes
- 250 sqm town centre uses

**Other Key Considerations:**

- Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the nearby designated heritage assets within it, including the Grade II listed Alms Houses.
- Provide town centre uses of a size and scale that is appropriate for the edge of centre location, and which complements the centre's existing offer. Uses should not undermine the viability and vitality of the centre.
- Address and mitigate the local impact of the site's existing use and the A104 on air quality and noise pollution.

## Whipps Cross Strategic Location

### R19006 / SA15 – The Territorial Army Centre

**Site Allocation:** Reprovide an early years facility and the community / education and training facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 130 homes
- 4,000 sqm of community, education and training facilities

**Other Key Considerations:**

- Reprovide the community/educational on site to deliver facilities of an improved quality to ensure local needs are met.

## **R19058 / SA16 – Whipps Cross University Hospital**

**Site Allocation:** Reprovide, improve and modernise the hospital and social care facilities and provide new homes, community facilities, cultural uses and appropriate town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030–2035 / 2035-2040

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 1,500 homes
- New state of the art, modern hospital
- 3,875 sqm non-residential uses (including convenience retail, restaurants and café uses)

**Other Key Considerations:**

- Deliver a state of the art, modern hospital on site, ensuring that the existing hospital is fully operational until the new hospital is built.
- Site potentially suitable for the provision of build to rent and key worker accommodation.
- Provide appropriate town centre uses of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres. Uses that are considered particularly appropriate for this site include small scale convenience retail, small scale comparison retail, cafes and restaurants, office, community facilities and indoor sport and recreation.
- Create new high quality pedestrian-focused public realm throughout the site, with the creation of a new park to the north west of the site which includes green amenity, enhances biodiversity, and is accessible to all and integrates the locally listed building on the site within an enhanced new setting.
- The new public realm to contribute to Borough-wide network of Suitable Alternative Natural Greenspaces (SANGs).
- Bespoke Strategic Access Management Measures (SAMMs) package to protect Epping Forest.
- Mitigate existing pluvial flood risk across the site, particularly to the west of the site through appropriate design.
- Deliver new strategic cycle and pedestrian connectivity through the site, including access to Lea Bridge Road, creating a central avenue, and creating an east-west street in the south of the site which intersects with this.
- Preserve and enhance the significance, setting and key views of the Leytonstone Conservation Area and nearby heritage assets.

- Develop a comprehensive, site wide masterplan and design code for the site to ensure that the delivery is cohesively planned.

Note: Please see planning application ref [211244](#) / [211245](#)

## Lea Bridge Strategic Location

### R19040 / SA70 – Argall Avenue Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- To be determined through a masterplan.

**Other Key Considerations:**

- Provide new and enhance existing pedestrian and cycling routes through the site, including greening along the two-way cycle lane.
- Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and green space, including improvements to the existing drainage channel.
- Enhance access roads to industrial uses through surface improvements.
- Contribute to improvements to the Argall Way footbridge over the railway and relief channel to Walthamstow Marshes.
- Reflect the wider placemaking considerations established through a masterplan.

### R19041 / SA71 – Rigg Approach Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping, with the potential introduction of other uses subject to the two-stage industrial masterplan process.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- To be determined through a masterplan.

**Other Key Considerations:**

- Ensure a new entrance with step free access to Lea Bridge Station is delivered.
- Provide new pedestrian and cycling routes through the site, including one along the flood relief channel and one through the arches under Lea Bridge Road providing connection to Lammas Road.

- Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and green space, including implementing ecological and biodiversity enhancements along the flood relief channel.
- Enhance access roads to industrial uses through surface improvements.
- Contribute to improvements to the Argall Way footbridge over the railway and relief channel to Walthamstow Marshes.
- Reflect the placemaking considerations established through the masterplan.

### R19042 / SA72 – Lammas Road Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping, with the potential introduction of other uses subject to the two-stage industrial masterplan process.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- To be determined through a masterplan.

**Other Key Considerations:**

- Provide new pedestrian and cycling routes through the site, including one through the arches under Lea Bridge Road providing connection to Lea Bridge Station and Rigg Approach.
- Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and green space.
- Enhance access roads to industrial uses through surface improvements, including exploring the potential to provide widening on Lammas Road to facilitate two-way access.
- Reflect the placemaking considerations established through the masterplan.

### R19043 / SA73 – Orient Way Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping, with the potential introduction of other uses subject to the two-stage industrial masterplan process

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- To be determined through a masterplan.

**Other Key Considerations:**

- Provide new pedestrian and cycling routes through the site connecting the Lea Bridge Gasholders site to Orient Way.

- Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and green space, including on Orient Way.
- Contribute to improvements to the Marsh Lane rail footbridge connecting Leyton Jubilee Park to Hackney Marshes.
- Reflect the placemaking considerations established through the masterplan.

### R19046 / SA05 – Lea Bridge Gasholders

**Site Allocation:** Provide new homes, a healthcare facility, an early years facility, employment uses, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 640 homes
- 1,340 sqm commercial uses and residential facilities

**Other Key Considerations:**

- Provide new public realm at north of site at Perth and Clementina Road.
- Retain mature trees on site.
- Decontaminate the land from former use.
- Provide enhanced pedestrian and cycling routes to Leyton Jubilee Park, the Marsh Lane Footbridge, the Marshes and Lea Valley Regional Park. Construction access should be from Orient Way.

Note: Please see planning application ref [201329](#) / [232678](#)

### R19047 / SA06 – Lea Bridge Station Sites

**Site Allocation:** Provide new homes, community facilities, town centre uses, a new step-free entrance to Lea Bridge Station, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 345 homes
- 2,425 sqm non-residential uses

**Other Key Considerations:**

- Provide new public realm and landscaping with new tree planting throughout the site, facilitating a net increase in the number of the trees.
- Provide a new community hub on site, as well as other appropriate town centre uses of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres.

Note: Please see planning application ref [212685](#)

### R19054 / SA08 – Church Road / Estate Way Industrial Area

**Site Allocation:** Reprovide the early years facility and provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 400 homes
- 24,000 sqm industrial uses

**Other Key Considerations:**

- Explore the scope for connections to be made along and 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.
- Provide ecological and biodiversity enhancements to the setting of the brook, in keeping with the wider proposals for improvements to the Dagenham Brook corridor in this area.
- Enhanced public realm on Church Road.
- Be delivered in accordance with the Church Road / Estate Way Industrial Masterplan, developed in partnership with the Council and the Greater London Authority.

Note: Please see planning application ref [220695](#) / [240779](#) / [230086](#)

## Low Hall Strategic Location

### R19055 / SA09 – Low Hall Depot Industrial Area and adjacent sites

**Site Allocation:** Reprovide, improve and modernise the depot facility and provide modern, flexible industrial uses and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- Minimum 3,900 sqm industrial uses, with potential of further uplift.

**Other Key Considerations:**

- Provide a new, improved operational depot to meet the identified needs of the Council.
- Optimise the use of the site to deliver an uplift in industrial use of the site, whilst protecting existing provision such as the waste facilities.
- Deliver improvements to Low Hall Flood Meadows and explore the potential of the Dagenham Brook's contribution to the site.

## Other Sites (South Waltham Forest)

### R19062 / SA24 – Norlington Road Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes, enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 150 homes
- 12,850 sqm of industrial uses

**Other Key Considerations:**

- Opportunity to improve the public realm on Norlington Road, including through the provision of active frontages.
- Protect and enhance the existing trees and green vegetation to the north of the site.
- Proposals should enhance pedestrian and cycling connectivity along Hainault Road and Norlington Road.
- Contribute to enabling step-free access to Leyton Midland Overground Station.

### R19036 / SA65 – The Sidings Industrial Estate

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- Minimum re-provision of 5,970 sqm of industrial floorspace, with potential to provide 8,700 sqm.

**Other Key Considerations:**

- Provide replacement industrial floorspace capacity and should seek to provide an uplift. The reference capacity for re-provision only is 5,970 sqm.
- Deliver enhanced greening and biodiversity throughout the site, focusing in particular on retaining and enhancing the greening adjacent to the railway and fronting Hainault Road.

### R19045 / SA75 – Lea Bridge Hotel and adjacent sites

**Site Allocation:** Provide new homes, town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035



**Approach to Character-led Intensification:** Transition**Indicative Capacities:**

- 100 homes
- Non-residential uses to be determined through detailed application

**Other Key Considerations:**

- Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the nearby designated heritage assets within it, including the Grade II listed Alms Houses.
- Provide an active commercial frontage on to Lea Bridge Road.

**R19100 – 1 Russell Road**

**Site Allocation:** Reprovide workspace and provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition**Indicative Capacities:**

- 20 homes
- New workspace within the existing railway arches.

**Other Key Considerations:**

- Explore the opportunity to activate the railway arches through the introduction of light industrial and/or office uses, with small scale ancillary provision also suitable.
- Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the nearby designated heritage assets within it, including the Grade II listed Alms Houses.

**R19116 – Montague Road Estate**

**Site Allocation:** Regeneration of the estate to provide new homes for existing tenants and new residents, new and enhanced public realm and accessible, biodiverse green open spaces. Redevelopment of this estate is subject to a ballot of existing tenants.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation**Indicative Capacities:**

- 450 homes

**Other Key Considerations:**

- Create high quality new, green, biodiverse public realm and provide new and enhanced play space.

- Create enhanced public access and permeability between Montague Road (and the surrounding streets) and the Wanstead Flats.
- Protect and enhance the ecological value of Wanstead Flats.
- Create enhanced views of and through the estate through the use of a better, slender design of buildings.
- Establish a car parking management plan that will phase out parking for new residents but enable existing residents to apply for a RPZ permit following transfer to a new home within the development.

### R19119 – Trumpington Road Care Home

**Site Allocation:** Provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 25 homes

**Other Key Considerations:**

- Retain significant and mature existing trees that bound the site along Ramsay Road and Trumpington Road, by incorporating them into the layout and landscape design.
- Ensure sufficient care home provision in the Borough

### R19120 – 489-493 Grove Green Road

**Site Allocation:** Provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 20 homes

**Other Key Considerations:**

- Create new high quality pedestrian-focused public realm in the northern part of the site adjacent to the bus stop.
- Enhance existing pedestrian and cycling connectivity to the pedestrian bridge to the south of the site, connecting to Harold Road and Leytonstone Town Centre.
- Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting, green space, and green roofs focusing in particular on implementing tree planting along the eastern border with the A12.

## R19118 – London Academy of Sustainable Construction

**Site Allocation:** Relocate or reprovide educational and community uses and provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale** 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 160 homes
- 450 sqm non-residential uses

**Other Key Considerations:**

- Secure the reprovion of the London Academy of Sustainable Construction educational / community use on site, or deliver this facility on another appropriate site prior to development of this site. Sites in the Leyton Mills area are considered particularly suitable for exploration of this potential relocation.
- Enhance the existing public realm around the site to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all.
- Create a safe pedestrian crossing from the site to Cathall Green.

## R19085 – Temple Mills

**Site Allocation:** Reprovide, improve and modernise the bus depot and provide new homes, workspace, other town centre uses and new public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 700 homes
- 550 sqm retail
- 10,000 sqm bus depot

**Other Key Considerations:**

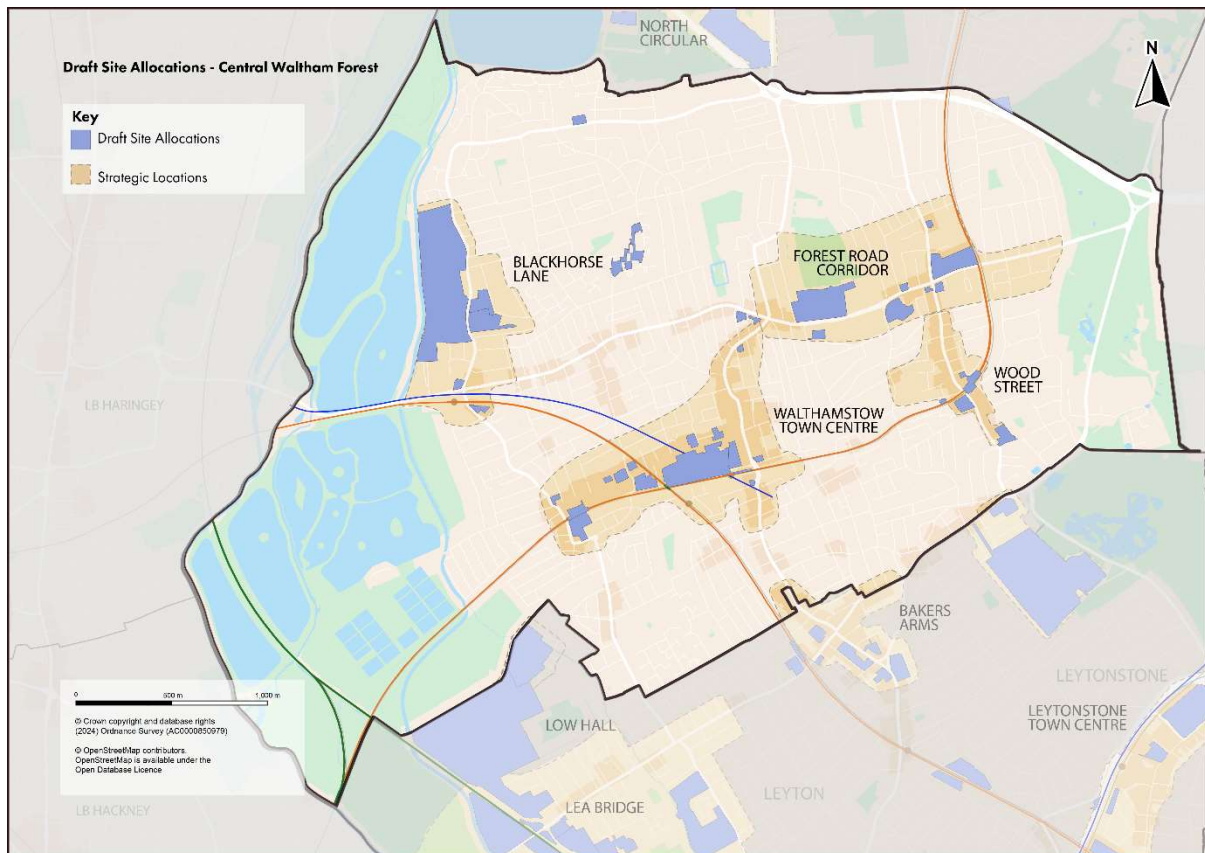
- In line with Locally Significant Industrial Site designation of site, retain or reprovide an improved and modernised bus depot of at least 10,000 sqm, ensuring any additional uses do not negatively impact on the effective operation of the bus depot. Consideration must be given to upgrading the bus garage to accommodate a fully electric bus fleet.
- Site potentially suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, or private rental sector accommodation would be appropriate for the site. Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location, and are expected to have a nomination agreement for occupation by students of one or more higher education provider, with the priority being provision for the University of Portsmouth.

- Contribute to the delivery of a new station at Ruckholt Road, and safeguard land for Ruckholt Road station and access during construction and operation.
- Create new high quality pedestrian-focused public plaza in the north west of the site which includes green amenity, enhances biodiversity, and is accessible to all. This public realm should take the form of a plaza that acts as an approach to the future development of Ruckholt Road Station.
- Provide ancillary town centre uses on site of a size and scale that would support the new and local residential population, animate the public plaza and serve the new station. They must complement rather than compete with the offering in nearby centres.
- Contribute to the delivery of, and safeguarding land for, a green cycle and pedestrian bridge into Queen Elizabeth Olympic Park.
- Improve Eastway and Ruckholt Road to provide protected space for cycling, improvements for walking and wheeling and greening. Protected cycle crossings should be provided on all arms of the junction of Eastway/Ruckholt Road/Temple Mills Lane at the north-western part of the site.
- Develop a comprehensive, site wide masterplan and design code for the site to ensure that the delivery is cohesively planned.

Note: Further guidance on this site is provided in the Leyton Mills Supplementary Planning Document (SPD).

Note: This site is currently within the London Legacy Development Corporation (LLDC) administrative boundary. Planning powers within this administrative area will be returned to the Borough from 1 December 2024, subject to the laying of the necessary Statutory Instrument (SI). Should the SI not be laid in time, the LLDC will delegate its planning functions to Boroughs, until such time as the SI is in force. An interim scheme of delegation is also proposed to delegate all new planning applications and other applicable applications in the current LLDC administrative area to the Borough from 1 September 2024 to 30 November 2024.

## Central Waltham Forest



### Blackhorse Lane Strategic Location

#### R19015 / SA35 – Sutherland Road Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 5,440 sqm industrial uses

**Other Key Considerations:**

- Deliver public realm improvements on Sutherland Road, and establish an industrial working yard frontage to provide visual interest on the street.
- Deliver new strategic cycle and pedestrian connectivity through the site, linking Blackhorse Lane and Sutherland Road.
- Support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high quality workspace, including affordable workspace, to accommodate and support the creative and cultural industries.

- Retain mature trees on site.

## R19080 / SA69 – Blackhorse Lane Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes, community uses and other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030 / 2030–2035

**Approach to Character-led Intensification:** Transformation

### Indicative Capacities:

- 2,300 – 3,500 homes
- 94,000 sqm industrial uses.
- Town centre uses to be determined through detailed application(s)

### Other Key Considerations:

- Introduce a series of connected yards and public spaces that retain the industrial functionality and character of the site whilst enabling a range of different uses and activities to take place.
- Deliver 94,000 sqm of industrial floorspace, which is comprised of 48,000 sqm in the north (SIL) and 46,000 sqm in the south (LSIS).
- Comply with the Blackhorse Lane Charter, which sets out that development must: (1) increase industrial floorspace; (2) retain existing businesses; (3) enable the delivery of the wider Strategic Industrial Location; and (4) explore the potential for other uses.
- In order to ensure development is managed in a comprehensive and proactive manner which reduces disruption to existing businesses, a bespoke 'Business Retention and Relocation Strategy' (BRRS) will need to be developed.
- Support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high quality workspace, including affordable workspace to accommodate and support the creative and cultural industries.
- Create a new accessible, biodiverse green waterside open space with the potential for raised terraces to enable views over the reservoirs.
- Explore opportunities to deculvert the Dagenham Brook and creating a green corridor.
- Establish a continuous greening route along the waterside, taking advantage of positioning next to the Wetlands. This should be designed as a continuous walking and cycle route with high quality amenity space along the way.
- Protect and enhance the integrity of the Walthamstow Reservoirs / Walthamstow Marshes Site of Special Scientific Interest (SSSI), RAMSAR and Special Protection Area (SPA), and the Lea Valley SINC to the west of the site.
- Establishing these routes as high-quality walking and cycle connections would enable the existing residential community to develop a better connection with the wetlands, and help knit together the established neighbourhood with the newly emerging developments.
- Be delivered in accordance with the Blackhorse Lane Industrial Masterplan, developed in partnership with the Council and the Greater London Authority.

- Ensure that development is 'industrial first', meaning that industrial uses are provided in advance of other uses.

Note: Please see planning application ref [222739](#) / [222417](#)

### **R19066 / SA32 – 152-154 Blackhorse Lane**

**Site Allocation:** Reprovide workspace and provide new homes, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 40 homes
- 1,560 sqm workspace

**Other Key Considerations:**

- Site potentially suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, or private rental sector accommodation would be appropriate for the site. Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location, and are expected to have a nomination agreement for occupation by students of one or more higher education provider, with the priority being provision for the University of Portsmouth.
- Support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high quality workspace, including affordable workspace, to accommodate and support the creative and cultural industries.
- Enhance the existing public realm along Blackhorse Road to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all.

### **R19068 / SA34 – Blackhorse Yard**

**Site Allocation:** Provide new homes, modern, flexible industrial uses, town centre uses, new public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 500 homes
- 2,565 sqm non-residential uses (including light industrial, convenience retail and restaurants, cafes)

**Other Key Considerations:**

- Explore opportunities to deculvert the Dagenham Brook and create a green corridor.
- Celebrate street frontage with new workspace and planted public realm on Blackhorse Lane.

- Support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high quality workspace, including affordable workspace to accommodate and support the creative and cultural industries.
- Enhancing the existing green strip to the south, retain this green infrastructure through the development of a new community space, and retain existing mature trees.
- Deliver new strategic cycle and pedestrian connectivity through the site, linking Blackhorse Lane and Sutherland Road.

## Walthamstow Strategic Location

### R19011 / SA25 – Walthamstow Central Bus Station

**Site Allocation:** Provide new homes, workspace and other town centre uses, a new integrated Underground and bus station entrance and improvements to the public transport interchange, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 205 homes
- 50 sqm retail uses
- 230 sqm TfL facilities

**Other Key Considerations:**

- Reprovide, modernise and improve the public transport interchange on the site, ensuring that this facility is operational during the construction.
- Site potentially suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, or private rental sector accommodation would be appropriate for the site. Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location, and are expected to have a nomination agreement for occupation by students of one or more higher education provider, with the priority being provision for the University of Portsmouth London as the borough's higher education institution.
- Provide active frontages to enhance community safety.
- Preserve and enhance the significance, setting and key views of nearby heritage assets.
- Retain significant and/or mature existing trees along the eastern and southern boundary by incorporating them into the layout and landscape design.

### R19012 / SA28 – Sainsbury's, Walthamstow High Street

**Site Allocation:** Reprovide the retail use and provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030–2035



**Approach to Character-led Intensification:** Transformation**Indicative Capacities:**

- 345 homes
- 3,905 sqm supermarket retail
- 1,255 sqm town centre uses (such as other retail, food and beverage, healthcare and community facilities)

**Other Key Considerations:**

- Reprovide a supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted, subject to an assessment of local retail needs and balanced against all other planning considerations- including the vision for the site and wider location. Any prospective development should take a phased approach to allow for the continuity of trade.
- Explore the suitability of the scheme to accommodate private rented sector homes (Build to Rent), including affordable homes for key workers.
- Ensure full consideration of the need for market stallholder facilities, storage and servicing.
- Enhance the existing public realm on the High Street and Willow Walk to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all.
- Enhance the public realm to create a vibrant street market yard on Linden Road.
- Retain mature trees on site.
- Preserve or enhance the significance, setting and key views of the locally listed The Chequers public house at 145 High Street, as well as the nearby Walthamstow St James Conservation Area.

**R19013 / SA29 – Former Wilko, Walthamstow High Street**

**Site Allocation:** Reprovide the retail use and provide new homes, other town centre uses, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2030–2035 / 2035-2040

**Approach to Character-led Intensification:** Transition**Indicative Capacities:**

- 135 homes
- 470 sqm town centre uses (such as retail, food and beverage, and entertainment)
- 260 sqm storage for market traders

**Other Key Considerations:**

- Explore the suitability of the scheme to accommodate private rented sector homes (Build to Rent), including affordable homes for key workers.
- Provide consolidation of upgraded market storage facilities in conjunction with provision allocated at Osborne Grove site allocation.
- Maximise and enhance the public realm, considering the relationship with public realm improvements on the adjacent Osborne Grove site to the east.

- Preserve or enhance the significance, setting and key views of the Walthamstow St James Conservation Area, and the nearby designated heritage assets within it, including Mission Grove Primary School.
- Enhance the existing public realm on the High Street to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all.

### R19014 / SA31 – Stow Car Wash and Valeting

**Site Allocation:** Provide new homes, town centre uses, enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 20 homes
- Town centre uses to be determined through detailed application

**Other Key Considerations:**

- Provide improved public realm including widening and greening onto Hoe Street.
- Provide the majority of residential frontage onto Browns Road, stepping down in height to meet ridge height and building line of terrace on Browns Road.

Note: Please see planning application ref [230127](#)

### R19063 / SA26 – Walthamstow Mall (17&Central)

**Site Allocation:** Reprovide, enhance and modernise retail and town centre uses and provide a new step-free entrance to Walthamstow Central Station, new homes, retail and other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces, including a new town square.

**Potential Delivery Timescale:** 2020-2025 / 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 1,220 homes, of which 538 homes are consented and are being developed.
- Town centre uses to be determined through further masterplanning and detailed planning applications at the time of submission

**Other Key Considerations:**

- Consented and implemented development (reference 202491) for western part of the site for the partial demolition of The Mall and construction of two buildings extending to 34 and 26 storeys providing 538 residential units, extension of the existing retail to provide an additional 2,751 sqm of retail floorspace, an additional 1,205 sqm of food and beverage floorspace, 439 sqm flexible retail / business / community floorspace, re-design of the Town Square, creation of new retail entrance, facilitation of new LUL station entrance, together with improvements to the public realm.

- Deliver a new entrance with step free access to Walthamstow Central Station.
- Develop a comprehensive, site wide masterplan for the site to ensure that the delivery is cohesively planned and aligned with the consented development.
- Reprovide, improve and modernise retail and other town centre uses on site, not currently under construction.
- Reinstate the historic street pattern, increasing permeability through the site and fully considering the relationship with Walthamstow Market and the needs of traders
- Enhance and widen the public realm onto Walthamstow High Street, and provide active frontages, increasing natural surveillance and safety.

Note: Please see planning application ref [202491](#)

### R19064 / SA27 – St James Quarter

**Site Allocation:** Provide new homes, workspace, community, cultural, and town centre uses, a new step-free entrance to St James Street Overground Station, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 300 homes
- Non-residential uses to be determined through detailed application

**Other Key Considerations:**

- Site potentially suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, or private rental sector accommodation would be appropriate for the site. Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location, and are expected to have a nomination agreement for occupation by students of one or more higher education provider, with the priority being provision for the University of Portsmouth.
- Deliver non-residential floorspace including commercial, community and cultural uses. Appropriate town centre uses would include a food and beverage offering and workspace focusing on small business incubation.
- Healthcare facilities on this site have been reprovided within the adjacent Jazz Yard development to ensure continuity of provision.
- Activate and open up the railway arches to Courtenay Place, providing pedestrian connections heading north to Courtenay Place.
- Create new high quality public realm to the east of the site by the Jazz Yard and enhance the existing public realm on to St James Mews which includes amenity, enhances biodiversity, and is accessible to all.
- Preserve or enhance the significance, setting and key views of the Leucha Road Conservation Area and designated heritage assets.

Note: Please see planning application ref [230208](#)

### R19065 / SA30 – Osborne Grove

**Site Allocation:** Provide new homes, town centre uses and a new storage facility for Waltham Forest market management team and market traders, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 30 homes
- Non-residential uses to be determined through detailed application

**Other Key Considerations:**

- Reprovide street trading and welfare facilities alongside other main town centre uses that enhance the centre's existing offer. Uses that are considered to be particularly suitable for this site include small scale office/workspace uses.
- Enhance the existing public realm onto Palmerston Road.

### R19086 – Barclays Bank, Walthamstow and adjacent sites

**Site Allocation:** Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transformation

**Indicative Capacities:**

- 55 homes
- Town centre uses, including a gym, retail, and café uses to be determined through a detailed application.

**Other Key Considerations:**

- Provide town centre uses on site that enhance and complement the centre's existing offer. Uses that are considered particularly suitable for this site include workspace, food and beverage and retail.
- Provide pedestrian access along Cobble Path to the west of the site.

Note: Please see planning application ref [210801](#)

### R19092 – Mission Grove Car Park

**Site Allocation:** Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 45 homes
- 290 sqm town centre uses

#### **Other Key Considerations:**

- Promote the repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, in line with the Climate Action Plan. In particular, enhance the existing public realm along Pretoria Avenue to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all.
- Provide town centre uses on site that enhance and complement the centre's existing offer. Other uses that are considered particularly suitable for this site include café and restaurant uses.
- Expected to be designed and managed to mitigate the impact of safety and perception of safety issues that are known to exist within the vicinity of the site. This includes maximising natural surveillance around the site.
- Preserve or enhance the significance, setting and key views of the Walthamstow St James Conservation Area and designated heritage assets within it.
- Ensure proposals account for the reprovision of market storage facilities and for provisions of stallholders.

### **R19093 – Courtenay Place**

**Site Allocation:** Provide town centre uses, improvements to the bus facility, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transition

#### **Indicative Capacities:**

- 175 sqm town centre uses

#### **Other Key Considerations:**

- Enhance the public realm, including land parallel to the railway arches, allowing for table and chairs to occupy this space.
- Activate the railway arches to the south, enhancing access to St James Mews.
- Night time uses will be supported in this location, enhancing natural surveillance and improving safety and perceptions of safety.
- TfL services must be retained on site or an alternative site must be found and operational prior to development. Any development must be integrated with the bus provision and circulation, and the operation of buses from here must continue throughout development.

### **R19094 – High Street Car Park**

**Site Allocation:** Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transition**Indicative Capacities:**

- 25 homes
- 135 sqm town centre uses

**Other Key Considerations:**

- Promote the repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, in line with the Climate Action Plan. In particular, improve the safety of the public realm on the new School Street outside Missions Grove Primary School, with potential for playful elements to be integrated between the school and the High Street.
- Community space, or café use at ground floor to activate Mission Grove and space outside school and opposite park as potential rest point for parents.
- Measures to mitigate this impact include re-provision any loss of storage facilities and for provisions for stallholders to be considered.
- Preserve or enhance the significance, setting and key views of the Walthamstow St James Conservation Area, and the nearby designated heritage assets within it, including Mission Grove Primary School.

**R19096 – Walthamstow Central Station Entrance, Selborne Road**

**Site Allocation:** Provide workspace and other town centre uses, a new integrated Underground and bus station entrance and improvements to the public transport interchange, new public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2030–2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 290 sqm town centre uses (including retail, café uses)

**Other Key Considerations:**

- Enhance public realm and urban greening along Selborne Road and Hoe Street.
- Widened public realm on Hoe Street activating the street and the safety around the station.
- Provide an improved gateway to Walthamstow, providing more legible access to the station/platforms and to the town centre and street market.

**R19099 – Former Poundland, High Street and adjacent sites**

**Site Allocation:** Provide new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 45 homes
- 495 sqm town centre uses

#### **Other Key Considerations:**

- Site potentially suitable for the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, or private rental sector accommodation would be appropriate for the site. Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location, and are expected to have a nomination agreement for occupation by students of one or more higher education provider, with the priority being provision for the University of Portsmouth.
- Provide town centre uses that enhance and complement the centre's existing offer. Uses that are considered particularly suitable for this site include retail, café/restaurant uses, and entertainment uses. Uses will be expected to support the establishment of a Cultural Quarter and a night time economy at the east end of Walthamstow High Street.
- Ensure proposals account for the reprovision of market storage facilities and for provisions of stallholders.
- Preserve or enhance the significance, setting and key views of the nearby Grade II listed Walthamstow Central Library.

### **R19102 – Central House**

**Site Allocation:** Provide a higher education institution and Purpose-Built Student Accommodation (PBSA), new and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transformation

#### **Indicative Capacities:**

- Quantum of PBSA to be tested through detailed planning application
- 2,500 higher education uses, including teaching space

#### **Other Key Considerations:**

- Provide modern teaching facilities and ancillary uses as the Head Quarters and main hub of the University of Portsmouth London Campus.
- Enhance the existing public realm on Hoe Street and ensure full, inclusive access.
- Incorporate detailed consideration of servicing and delivery.
- Student accommodation would be subject to an indicative cumulative cap across all student accommodation developments within the strategic location

### **R19125 – 204-206 High Street and Walthamstow Westbury Road Job Centre**

**Site Allocation:** Reprovide the job centre and related services, and provide new homes and other town centre uses, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition**Indicative Capacities:**

- 55 homes
- 1,000 sqm town centre uses

**Other Key Considerations:**

- Provide an active frontage along High Street, Willow Walk, and Selborne Road, enhancing natural surveillance and improving safety and perceptions of safety.
- Preserve or enhance the significance, setting and key views of the locally listed The Chequers public house at 145 High Street.
- Retain mature trees on site.

## Forest Road Corridor Strategic Location

### R19070 – Willow House, Sterling House and Patchworks

**Site Allocation:** Provide new homes, town centre and community uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030 / 2030–2035

**Approach to Character-led Intensification:** Transformation**Indicative Capacities:**

- 175 homes on the Willow House and Sterling House site
- 58 homes on the Patchworks (former Homebase) site (consented and implemented)
- Non-residential uses on the Willow House and Sterling House site to be determined through detailed application
- 556 sqm of non-residential uses, including a mobility hub on the Patchworks (former Homebase) site (consented and implemented)

**Other Key Considerations:**

- Consented and implemented development (202512) on the Patchworks site to provide a mixed use scheme comprising up to 583 residential units (Class C3 and including Private Rented Sector) in 8 buildings ranging from 4 to 18 storeys, commercial uses (flexible retail, community and leisure uses), new access from Fulbourne Road, and new routes and open spaces.
- Develop a comprehensive, site wide masterplan code for the site to ensure that the delivery is cohesively planned across all sites.
- Enhance the existing public realm on Forest Road to deliver high quality green amenity.
- Retain mature trees on site.

Note: Please see planning application ref [202512](#)



## R19084 – Former Texaco Filling Station, Forest Road

**Site Allocation:** Provide new homes, town centre uses, enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 40 homes
- 235 sqm town centre uses

**Other Key Considerations:**

- Provide town centre uses on site of a size and scale that is appropriate for the edge of centre location and which complements the centre's existing offer. Uses that are considered particularly suitable for this site include small scale retail uses, an office or studio space.
- Enhance the existing public realm on Forest Road to deliver high quality green amenity.

Note: Please see planning application ref [232205](#)

## R19106 – Thorpe Coombe Hospital

**Site Allocation:** Provide new homes, town centre uses, new public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 100 homes
- 1,000 non-residential uses, including workspace, community and cultural uses

**Other Key Considerations:**

- Incorporate the workspace, community and/or cultural use within the restored Grade II Listed Thorpe Coombe Hospital Building.
- Retain mature trees on site.

## R19109 – Garages at St Davids Court

**Site Allocation:** Provide new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 20 homes
- 300 sqm town centre uses

**Other Key Considerations:**

- Provide town centre uses on site that enhance and complement the centre's existing offer. Uses that are considered particularly suitable for this site include food and beverage or lower order retail uses.
- Enhance the existing public realm at the Clocktower Square to the east of the site to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all.
- Retain mature trees on site.

### **R19110 – Hurst Road Medical Centre**

**Site Allocation:** Provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 35 homes

**Other Key Considerations:**

- Reinstate connections south to The Drive estate and explore repairing and enhancing connections to Forest Road on the east of the site, ensuring these connections and the public realm is open and natural surveillance is maximised.
- Preserve or enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II listed Brookcroft building to the east of the site.
- Retain mature trees on site.

### **R19112 – Cedar Wood House**

**Site Allocation:** Provide new homes, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 20 homes

**Other Key Considerations:**

- Preserve or enhance the significance, setting and key views of the Locally Listed Cedar Wood House located on the site.

- Enhance the existing public realm fronting Fulbourne Road to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all.

## Wood Street Strategic Location

### R19019 / SA43– Brandon Road Car Park

**Site Allocation:** Provide new homes, town centre uses, new and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 20 homes

**Other Key Considerations:**

- Promote the repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, in line with the Climate Action Plan.
- Provide appropriate town centre uses that enhance and complement the centre's existing offer. Uses that are considered particularly suitable for this site include workspace and healthcare facilities.

### R19017 / SA41 & SA42 – Wood Street Station Site and Travis Perkins

**Site Allocation:** Provide new homes, workspace, other town centre uses, a new step-free entrance to Wood Street Overground Station, new public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 55 homes
- 3,000 sqm non-residential uses

**Other Key Considerations:**

- Facilitate step free access to the north and south side of Wood Street Station. Development of each parcel of land (north and south of the railway station) will be required to make a financial contribution towards step free access.
- Explore opening up the arches to accommodate employment and town centre uses.
- Enhance the existing public realm on Wood Street and around Wood Street Station, to deliver high quality amenity and biodiversity. The implementation of public art will be encouraged to elevate the presence of this southern gateway to Wood Street Town Centre within the Wood Street Strategic Location.

### R19038 / SA67 – Barrett Road Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- Minimum re-provision of 900 sqm of industrial floorspace, with potential to provide 2,900 sqm.

**Other Key Considerations:**

- Provide replacement LSIS compliant industrial floorspace capacity and should seek to provide an uplift. The reference capacity for re-provision only is 900 sqm.
- Enhance existing pedestrian and cycling connectivity along Wood Street and Barrett Road.

### R19072 / SA40 – Former Crownlea, Wood Street

**Site Allocation:** Provide new homes and workspace, including modern, flexible industrial uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 105 Homes
- 1,600 sqm non-residential uses, focused on industrial and office uses.

**Other Key Considerations:**

- Create new high quality pedestrian-focused public realm at centre of the site which includes green amenity, enhances biodiversity, and is accessible to all.
- Improve the existing Buck Walk route and create a new route along the Cricket Pitch, and plant trees within the cricket ground along the site boundary line to create and improved boundary with this facility, and to mitigate against impact on to this facility.

### R19090 – 82-92 Vallentin Road

**Site Allocation:** Provide new homes and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 15 homes

**Other Key Considerations:**

- Enhance existing pedestrian and cycling connectivity along Vallentin Road.

Note: Please see planning application ref [232537](#)

## Other Sites (Central Waltham Forest)

### R19020 / SA45 – 224-240 Billet Road

**Site Allocation:** Provide new homes and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 50 homes

**Other Key Considerations:**

- Enhance the existing public realm on to Billet Road to deliver high quality green amenity.

### R19073 / SA44 – Priory Court Estate

**Site Allocation:** Reprovide, modernise and improve the Multi Use Games Area (MUGA) and play area, and provide new homes, new public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 85 homes

**Other Key Considerations:**

- Enhance the existing public realm at the northern and southern parts of the site to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all. Proposals must reprovide, improve and modernise the existing MUGA and play space.
- Re-align key routes further away from Vermont House while also retaining secured access for affected blocks.
- Provide improved street lighting and CCTV to help improve safety and perceptions of safety in this location.

Note: Please see planning application ref [230851](#)

## **R19107 – Aston Grange**

**Site Allocation:** Provide new homes, enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

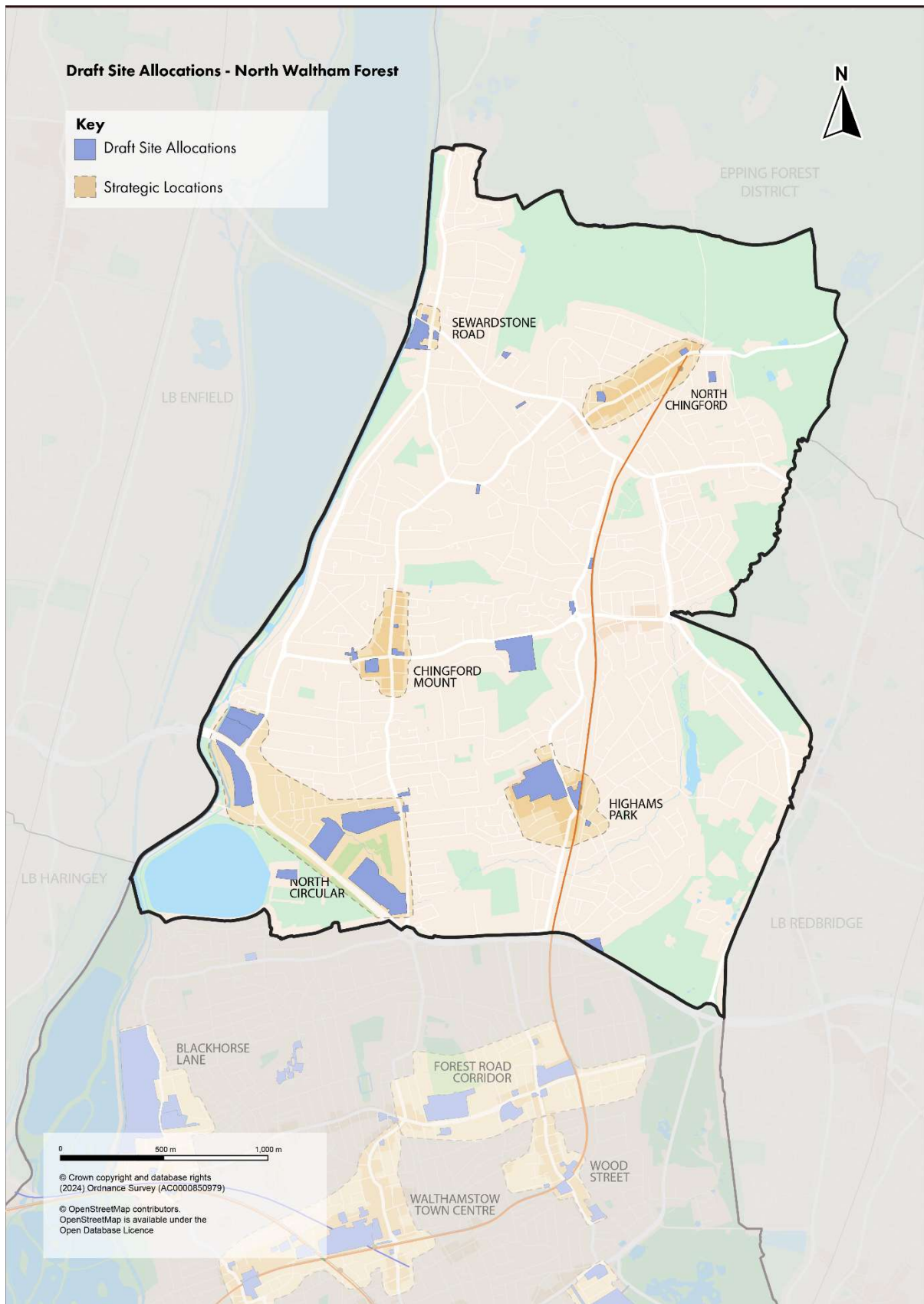
- 25 homes

**Other Key Considerations:**

- Contribute towards the strategic provision of care homes within the borough.
- Enhance the existing public realm on to Forest Road.

Note: Please see planning application ref [230623](#)

# North Waltham Forest



## North Chingford Strategic Location

### R19029 / SA56 – Chingford Library and Assembly Hall

**Site Allocation:** Reprovide the library and provide flexible community/cultural uses, new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 30 homes
- 1,100 sqm non-residential uses

**Other Key Considerations:**

- Provide an inclusive and accessible space for the Waltham Forest Archives and Local Studies Library on site, or ensure that a suitable and accessible home is secured in another location prior to any redevelopment.
- Deliver new and enhanced public realm at the entrance to the library and integrating with Chingford Green.
- Preserve and enhance the significance of Chingford Green and Station Road Conservation Areas and the designated heritage assets within them.
- Retain and protect mature trees.

### R19030 / SA57 – North City Autos

**Site Allocation:** Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2030–2035

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 15 homes
- 595 sqm town centre uses

**Other Key Considerations:**

- Provide town centre uses that enhance and complement the centre's existing offer.
- Enhance the existing public realm on Station Road.
- Enhance the significance, setting and key views of the Station Road Conservation Area and the designated heritage assets within it.

## Sewardstone Road Strategic Location

### R19027 / SA52 – Motorpoint, Sewardstone Road

**Site Allocation:** Provide new homes, community facilities and other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.



**Potential Delivery Timescale:** 2030-2035**Approach to Character-led Intensification:** Transition**Indicative Capacities:**

- 295 homes
- 2,350 sqm town centre and community uses

**Other Key Considerations:**

- Provide appropriate town centre uses that enhance and complement the Sewardstone Road Neighbourhood Centre's existing offer. Uses that are considered particularly suitable for this site include retail, cafes and restaurants, community use.
- Protect and ensure the continued operation of the adjacent Thames Water site.
- Deliver new north south strategic cycle and pedestrian connectivity through the site that runs parallel to the River Lea.
- Retain and protect mature trees on site.

**R19028 / SA53 – 3 Lea Valley Road**

**Site Allocation:** Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030**Approach to Character-led Intensification:** Reinforce**Indicative Capacities:**

- 15 homes
- 190 sqm town centre uses

**Other Key Considerations:**

- Provide town centre uses of a size and scale that is appropriate for the edge of centre location and which complements the centre's existing offer.
- Enhance existing pedestrian and cycling east/west connectivity along Kings Head Hill and Lee Valley Road.

**R19074 / SA54 – 60-74 Sewardstone Road**

**Site Allocation:** Provide new homes, town centre uses, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025-2030**Approach to Character-led Intensification:** Transition**Indicative Capacities:**

- 40 homes
- 455 sqm town centre uses

**Other Key Considerations:**

- Provide appropriate town centre uses that enhance and complement the centre's existing offer. Uses that are considered particularly suitable for this site include retail, café and restaurants and professional and financial services.
- Enhance the existing public realm along Sewardstone Road, to deliver high quality amenity and biodiversity.
- Contribute to the delivery of public realm improvements at the Kings Head Hill junction, to provide high quality amenity and biodiversity.
- Enhance existing pedestrian and cycling connectivity along Sewardstone Road and Kings Head Hill.

Note: Please see planning application ref [220957](#)

## Chingford Mount Strategic Location

### R19024 / SA49 – Sainsbury's, Hall Lane

**Site Allocation:** Reprovide a suitably sized supermarket and provide new homes, community facilities, town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 90 homes
- Non-residential uses including a suitably sized supermarket and community and healthcare facilities

**Other Key Considerations:**

- Reprovide a supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted, subject to an assessment of local retail needs and balanced against all other planning considerations- including the vision for the site and wider location. Any prospective development should take a phased approach to allow for the continuity of trade.
- Provide appropriate town centre uses that enhance and complement the centre's existing offer. Uses that are considered particularly suitable for this site include community facilities, healthcare facilities, and retail.
- Contribute to the delivery of public realm improvements at the Hall Lane, to provide high quality amenity and biodiversity.
- Safeguard space and enable delivery of bus stand to allow public realm enhancements to Albert Crescent.

### R19025 / SA50 – 58 Hall Lane and the Marmion Centre

**Site Allocation:** Reprovide community facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification: Reinforcement****Indicative Capacities:**

- 25 homes
- 630 sqm community uses

**Other Key Considerations:**

- Reprovide and enhance community facilities
- Enhance the public realm to the east of the site, and enhance pedestrian access through the site.
- Retain and protect mature trees.

**R19026 / SA51 – Albert Corner**

**Site Allocation:** Reprovide retail and workspace and provide new homes, other town centre uses, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification: Transition****Indicative Capacities:**

- 90 homes
- 1,400 sqm town centre uses

**Other Key Considerations:**

- Reprovide convenience retail and employment uses alongside other main town centre uses that enhance the centre's existing offer. Uses that are considered to be particularly appropriate uses for this site include office floorspace (such as co-working space), food and beverage uses, and comparison retail.
- Enhance the public realm at the junction of Hall Lane / New Road and Old Church Road.
- Contribute to the pedestrianisation and enhancement of Albert Crescent

**R19108 – Templeton Avenue**

**Site Allocation:** Provide new homes, town centre uses and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification: Reinforce****Indicative Capacities:**

- 10 homes
- Non-residential floorspace to be determined through detailed application.

**Other Key Considerations:**

- Promote development of this stalled site.

- Provide main town centre uses that enhance the centre's existing offer. Uses that are considered to be particularly appropriate uses for this site include retail, food and beverage and workspace.
- Provide an active commercial frontage on to Old Church Road.

## Highams Park Strategic Location

### R19039 / SA68– Highams Park Industrial Estate

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new and enhanced public realm and accessible, biodiverse green open spaces, with the potential for the introduction of other uses subject to a two-stage industrial masterplan process.

**Potential Delivery Timescale:** 2030-2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- Minimum re-provision of 36,600 sqm of industrial floorspace, with potential to provide 52,400 sqm.

**Other Key Considerations:**

- Retain trees with Tree Protection Orders (TPOs) and significant and/or mature existing trees by incorporating them into the masterplan and landscape design, including the cluster of trees with TPOs on Larkshall Road, which serve as a green buffer to the street, and another group of trees with TPOs to be located to the west of the site between existing industrial buildings.
- Ensure safe and accessible pedestrian connection(s) to the Aldriche Way Estate and to enhance pedestrian and cycle connections between Highams Park town centre and Rolls Sports Ground.
- Support the principles of the Highams Park Neighbourhood Plan.

### R19078 / SA59 & SA60 – 472-510 Larkshall Road, James Yard and Shell Garage

**Site Allocation:** Re-provide workspace and provide new homes, retail and other town centre uses, a new safe, accessible and step-free entrance to Highams Park Overground Station, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 115 homes
- 1,630 sqm of town centre uses

**Other Key Considerations:**

- Make improvements to the public realm including improvements to the Larkshall Road crossing, and to connect with Larkshall Road.

- Support the principles of and ensure policy compliance with the Highams Park Neighbourhood Plan.

Note: Please see planning application ref [203040](#)

## R19101 – The Regal

**Site Allocation:** Provide a cinema, new homes and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 30 homes
- 2 screen cinema and ancillary uses

**Other Key Considerations:**

- Provide a cinema, restoring and enhancing the significance and setting of the heritage building.
- Provide tree planting and enhanced greening on Beech Hall Road.
- Support the principles of the Highams Park Neighbourhood Plan.

Note: Please see planning application ref [240280](#).

## North Circular Corridor Strategic Location

### R19021 / SA46 – Sainsbury's, Chingford and adjacent sites

**Site Allocation:** Reprovide a suitably-sized supermarket and hotel use and provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030–2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 530 homes
- Non-residential floorspace to be determined through detailed application

**Other Key Considerations:**

- Reprovide a supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder at the time an application is submitted, subject to an assessment of local retail needs and balanced against all other planning considerations- including the vision for the site and wider location. Any prospective development should take a phased approach to allow for the continuity of trade.
- Create new public realm and accessible, biodiverse green open spaces.

- New public realm to contribute to Borough-wide network of Suitable Alternative Natural Greenspaces (SANGs), including improvements to the River Ching and potential new walking route along it.
- 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.
- Address and mitigate the local impact of the A406 on air quality and noise pollution.
- Test through detailed planning applications, the potential impacts of providing town centre uses on site of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres.
- Preserve or enhance the significance, setting and key views of the nearby heritage assets including Locally Listed building Former St Ivel office building.
- Incorporate careful design to account for the National Grid high voltage electricity transmission cable which traverses the site, and the transmission pylon which is located in the centre of the site. The design should minimise the conflict between this infrastructure and other uses.

### R19022 / SA47 – Cork Tree Strategic Industrial Location

**Site Allocation:** Provide modern storage and distribution uses and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- Potential for up to 36,700 sqm new industrial floor space

**Other Key Considerations:**

- In accordance with the site's Strategic Industrial Location designation, deliver a multi-storey storage and distribution facility, taking advantage of the good access to the North Circular.
- 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.
- Retain the Cork Tree (which has a TPO) to the south east of the site boundary and other mature and/or established trees.
- Contribute to improvements to the underpasses under A406, and access to them, and/or North Circular footbridge.
- Deliver Sustainable Drainage System(s) on site

### R19034 / SA63 – North Circular Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025–2030 / 2030–2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- Minimum reprovision of 20,335 sqm of industrial floorspace, with potential to provide 90,000 sqm.

**Other Key Considerations:**

- Provide replacement SIL compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 20,335 sqm.
- Consider multi-storey facilities, taking advantage of the good access to the North Circular.
- Explore the role of the site in the wider vision to extend 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.
- Retain mature and/or established trees.
- Contribute to improvements to the underpasses under A406, and access to them, and/or North Circular footbridge.
- Deliver Sustainable Drainage System(s) on site

## **R19035 / SA64 – Justin Road / Trinity Way Industrial Area**

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025–2030 / 2030–2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- Minimum reprovision of 12,050 sqm of industrial floorspace, with potential to provide 21,700 sqm.

**Other Key Considerations:**

- Explore improvements to the River Ching and new walking route, as part of a Borough-wide network of Suitable Alternative Natural Greenspaces (SANGs).
- 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.
- Contribute to improvements to the North Circular footbridge and/or A406 underpasses.
- Provide replacement Locally Significant Industrial Site compliant industrial floorspace capacity and should look to provide an uplift. The reference capacity for reprovision only is 12,050 sqm.

## R19023 / SA48 – Morrisons, Chingford

**Site Allocation:** Reprovide a suitably sized supermarket and sports and leisure uses, provide new homes, community facilities, new and enhanced public realm and accessible, biodiverse green open spaces.

**Potential Delivery Timescale:** 2030–2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 315 homes
- Non-residential uses to be determined through detailed application

**Other Key Considerations:**

- Reprovide the sports and leisure use to deliver facilities of an improved quality to ensure local needs for sport, leisure and recreation opportunities are met.
- Reprovide a supermarket on site, the format and size of which should be informed by the requirements of the owner or leaseholder in the context of the vision for the site and wider area at the time an application is submitted. Careful consideration of service and delivery planning will be required. Any prospective development should take a phased approach to allow for continuity of trade.
- Contribute to the delivery of improvements to the River Ching, to provide high quality amenity and as part of a Borough-wide network of Suitable Alternative Natural Greenspaces (SANGs).
- Deliver new cycle and pedestrian connectivity through the site, linking Burnside Avenue with the River Ching.
- Deliver on site Sustainable Drainage System(s).

## R19126 – Hall Lane Industrial Area

**Site Allocation:** Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2030–2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- Minimum reprovision of 8,485 sqm of industrial floorspace, with potential to provide 21,170 sqm.

**Other Key Considerations:**

- Development will be expected to provide replacement SIL compliant industrial floorspace capacity and should look to provide an uplift.
- 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.
- Provide improvements to the River Lea Habitat.



- Contribute to improvements to the underpasses under A406, and access to them, and/or North Circular footbridge.
- Deliver Sustainable Drainage System(s) on site

### R19114 – Rowden Parade

**Site Allocation:** Provide new homes and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025–2030

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 30 homes

**Other Key Considerations:**

- Promote development of this stalled site (application reference: 160233).
- Contribute to the delivery of public realm improvements on Chingford Mount Road, to provide high quality amenity and biodiversity.

## Other Sites (North Waltham Forest)

### R19033 / SA62 – Pear Tree House

**Site Allocation:** Provide new homes and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025–2030 / 2030–2035

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 20 homes

**Other Key Considerations:**

- Preserve or enhance the significance of surrounding heritage assets, including the Station Road Conservation Area and Locally Listed building Mathieson House, including their setting and any key views.
- Demonstrate the site configuration and design seeks to retain trees with TPOs on the north and west boundaries and other mature and/or established trees.
- Make contributions to mitigate the loss of the community facility provision, planning for the provision of healthcare infrastructure in line with the borough's inclusive growth ambitions, as set out within the Infrastructure Delivery Plan.

### R19079 / SA61 – Larkswood Leisure Centre and adjacent sites

**Site Allocation:** Reprovide the leisure centre and the early years facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces, including the designation and protection of Local Green Space.

**Potential Delivery Timescale:** 2025–2030 / 2030–2035

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 280 homes
- 40,500 sqm nursery and leisure centre uses

**Other Key Considerations:**

- Reprovide the leisure centre and nursery uses to deliver facilities of an improved quality to ensure local needs are met.
- Designate and subsequently protect the south-eastern part of the site as a Local Green Space.
- Protect and enhance the adjacent Metropolitan Open Land (MOL) of the Larks Wood and Larkswood Playing Field that bound the site
- Provide well connected, full accessible biodiverse and ecologically valuable new public realm throughout the site, connecting into the Local Green Space, park and woodland.

Note: Please see planning application ref [222505](#).

### R19087 – Whitehouse Farm

**Site Allocation:** Provide new homes, enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 20 homes

**Other Key Considerations:**

- Retain mature trees on site.

Note: Please see planning application ref [213153](#).

### R19088 – Highams Court

**Site Allocation:** Provide new homes and new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Transition

**Indicative Capacities:**

- 45 homes.

**Other Key Considerations:**

- Retain the trees at the boundary and incorporate additional greening to the west of the site.
- Consideration of servicing, access and delivery given site constraints.

Note: Please see planning application ref [220739](#).

**R19117 – The Brambles**

**Site Allocation:** Provide new homes, community facilities, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 10 homes
- 750 sqm of community facilities, including potential place of worship

**Other Key Considerations:**

- Provide significant green infrastructure on site.
- Preserve or enhance the significance, setting and key views of the locally listed building on site.
- Consideration of servicing, access and delivery given site constraints.

**R19121 – Chingford Horticultural Society and adjacent site**

**Site Allocation:** Reprovide community facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 10 homes
- Non-residential uses, to be determined through detailed application

**Other Key Considerations:**

- Provide enhanced public realm and greening on site.
- Protect and enhance adjacent Site of Importance for Nature Conservation and mature trees.

## **R19122 – Garages at Hungerdown and St Egberts Way**

**Site Allocation:** Provide new homes, new and enhanced public realm and accessible, biodiverse green open space.

**Potential Delivery Timescale:** 2025–2030 / 2030-2035

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 5 homes

**Other Key Considerations:**

- Retain significant and mature existing trees by incorporating them into the layout and landscape design.
- Deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and green space.
- Address local concerns about community safety

## **R19123 – Ridgeway Hotel**

**Site Allocation:** Renovation of the existing building to provide new homes and enhanced public realm with biodiverse landscaping.

**Potential Delivery Timescale:** 2025-2030

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- 5 homes

**Other Key Considerations:**

- Promote the renovation and reuse of vacant building.

## Gypsy, Traveller and Travelling Showpeople Sites

Local Plan Part 2 will allocate the two existing sites for Gypsy and Travellers accommodation in the borough so that, through intensification of those sites the Council can meet identified need in at least the first five years of the Plan period. Both sites are suitable for intensification, available, and achievable. This reflects the adopted policy position in Local Plan Part 1, and the recommendation of the Planning Inspectors who examined it.

There are no known plots (either authorised or unauthorised) within the borough for Travelling Showpeople, and no evidence of need for plots.

### R19127 – Folly Lane Traveller Site

**Site Allocation:** Provide pitches for Gypsies and Travellers.

**Potential Delivery Timescale:** 2020-2025 / 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- Additional pitches to meet need.

### R19128 – Hale Brinks North Traveller Site

**Site Allocation:** Provide pitches for Gypsies and Travellers.

**Potential Delivery Timescale:** 2020-2025 / 2025-2030 / 2030-2035

**Approach to Character-led Intensification:** Reinforcement

**Indicative Capacities:**

- Additional pitches to meet need.

## Implemented Sites

Some site allocations with planning consents have already been ‘implemented’, meaning that ‘material operations’ have taken place. Material operations cover activities such as the demolition of a building, the digging of a trench which is to contain the foundations, the laying of underground mains or pipes, and any work of construction in the erection of the building.

Given the advanced state of development of these sites, the intention is to record these within a separate section of the Local Plan, with more limited information reflecting the details of the consented scheme rather than a full allocation.

Inclusion of implemented sites within the development plan will ensure that delivery of these sites will still meet the Council’s expectations should any minor amendments be submitted to the consented scheme prior to site completion. This will only apply to schemes that are progressing – stalled sites (technically implemented but not progressing) will be treated as full allocations, as will sites with consents but where construction work has not yet begun (and where it would be possible for alternative applications to be submitted and implemented).

### Central Waltham Forest

#### R19016 / SA37 – Fellowship Square (Walthamstow Town Hall)

**Consent Status:** Consent Granted 22/12/2021

**Planning Reference(s):** [210776](#)

**Expected Completion Date:** 2027

**Strategic Location:** Forest Road Strategic Location

**Uses:**

- 433 homes
- 4,438 sqm of non-residential uses

**Key Benefits of Development:**

- 433 new homes, 50% of which are affordable (by habitable room).
- A new Civic Building with ground floor café/restaurant space.
- A new cultural hub.
- High-quality new public realm including the Queen Elizabeth II Commemorative Garden and improvements to the War Memorial to provide a better space for memorial events.
- Over 200 new trees and play facilities on Chestnuts Field alongside an all-weather path around the perimeter.
- New landscaped wetlands on the western edge of Chestnuts Field, reducing flood risk and improving biodiversity and ecology.
- A new crèche/nursery space.
- Refurbishment and reopening of the Assembly Hall.
- Car-free residential development with improved pedestrian and cycling routes from Forest Road and throughout the site.

### **R19069 / SA36 – Wood Street Families and Homes Hub**

**Consent Status:** Consent Granted 01/10/2021

**Planning Reference:** [210250](#)

**Expected Completion Date:** 2025

**Strategic Location:** Forest Road Strategic Location

**Uses:**

- 67 homes
- 750 sqm of new Families and Homes Hub
- 50sqm retail use

**Key Benefits of Development :**

- A new Families and Homes hub in single modern, integrated and convenient setting.
- New retail unit at corner of Wood Street and Forest Road to enhance public realm
- 67 (100%) new affordable homes.
- Biodiverse new residents garden
- Improved landscape and public realm on Forest Road and Wood Street
- Car-free residential development

### **R19067 / SA33 – 1 Blackhorse Lane**

**Consent Status:** Consent Granted 12/04/2023 [222417] / 07/05/2024 [240359]

**Planning Reference:** [222417](#) / [240359](#)

**Expected Completion Date:** 2026

**Location:** Blackhorse Lane Strategic Location

**Approved Capacities:**

- 321 shared living homes
- 85 sqm retail floorspace
- 991 sqm music venue

**Key Benefits of Development:**

- New music and cultural venue.
- 321 new shared living homes, diversifying the housing offer in the borough.

### **R19083 – 458 Forest Road**

**Consent Status:** Consent Granted 02/10/2020

**Planning Reference:** [194037](#)

**Expected Completion Date:** 2025

**Location:** Other Sites (South Waltham Forest)

**Approved Capacities:**

- 90 homes

**Key Benefits of Development:**

- 90 new discount market homes for first time buyers living or working in Waltham Forest who would otherwise not be able to afford to buy a property in the borough.
- Improved public realm to Forest Road.

## South Waltham Forest

### R19050 / SA04 – Coronation Square

**Consent Status:** Consent Granted 23/012/202 [193694] / 27/10/2021 [212178]

**Planning Reference:** [193694](#) / [212178](#)

**Expected Completion Date:** 2026

**Location:** Leyton Strategic Location

**Uses:**

- 750 homes
- 4,851sqm reprovision of new indoor sports and leisure facilities
- 1,141 sqm reprovision of community facilities
- 988 sqm reprovision of nursery
- 2,315 sqm new health centre
- 1,762 sqm of space for flexible retail, food and beverage

**Key Benefits of Development:**

- 750 new homes, 50% of which will be affordable.
- An enhanced indoor sports and leisure centre with community facilities.
- A new pre-school nursery
- A new Health Hub.
- New retail, food and beverage amenities
- New and enhanced biodiverse public realm, including a new public square.
- Improved pedestrian and cycling routes from Oliver Road and throughout the site.
- New District Heating Network providing more efficient energy.