

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 8 July 2025
Application reference:	250444
Applicant:	Landview Holdings Limited
Location:	Garages Rear Of 10 Chingford Mount Road, Chingford and to west of 1 Field Close, London, E4
Proposed development:	Demolition of 29 existing garages and construction of one two-storey building and one three-storey building to provide a total of eight residential units (4x2b4p and 4x3b5p) with roof terraces, private gardens and associated hard and soft landscaping, communal refuse and recycle stores, bicycle storage, air source heat pumps and bollards
Wards affected:	Larkswood

1. RECOMMENDATION

- 1.1 That planning permission be GRANTED subject to conditions and informatives and the completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Highways and Transportation:

- Contribution of £750 towards CLP monitoring.
- Contribution of £5,000 to sustainable modes of transport.
- Pre and Post Construction Highway Condition survey of the adjoining carriageway and footway of Field Close and Chingford Mount Road.
- Section 278 works.

Car Free Housing:

- The site will be car-free, residents will not be entitled to parking permits for any forthcoming CPZ unless disabled/blue badge holder.
- Each new Residential Occupier of the development must be informed prior to occupying any residential unit that they shall not be entitled to a residents parking permit unless blue badge holder.
- Contribution of £5,000 towards future Controlled Parking Zone consultation.

Energy Efficiency and Carbon Reductions:

- A financial contribution towards the Carbon Offset Fund to address any shortfall in carbon emissions reductions for the residential development. 100% upfront payment of the carbon offset payment to be made on implementation.
- Second Carbon Offset (SOC) to capture any additional shortfall.
- Final Carbon Emissions Report.
- Measures to secure post-construction monitoring (“Be Seen”).

- (i) A. Prior to the commencement of development, to submit to the GLA accurate and verified estimates of the 'Be Seen' energy performance indicators.
- (ii) B. Prior to occupation, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development.
- (iii) C. Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development.
- (iv) In the event that the 'In-use stage' evidence submitted under Clause c) shows that the 'As-built stage' performance estimates derived from Clause b) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause c) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.)

Epping Forest Special Area of Conservation (SAC):

- Financial Contribution of £5,200 towards Strategic Access Management and Monitoring Strategy (SAMMs).

Waste Management

- Waste Management Strategy requiring the movement of bins from the central bin store to the eastern bin store by private facilities management.

Legal Fees:

- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

Monitoring and Implementation:

- Payment of 5% of the total amount of Section 106 contributions towards monitoring, implementation, and compliance of the legal agreement.

Minor Amendments

- 1.2 That authority to be given to the Assistant Director - Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the S106 Agreement and to agree any minor amendments to the conditions or the legal agreement on the terms set out above.
- 1.3 In the event that the S106 Agreement is not completed within a reasonable timeframe following the date of Planning Committee, the Assistant Director - Development Management and Building Control is hereby authorised to refuse the application in consultation with the Chair of the Planning Committee. In the absence of this S106

Agreement, the proposed development would not be able to deliver the development on the site. The implication of this happening is that the opportunity for securing the provision of affordable housing would be lost. Additionally, other financial and non-financial commitments would be lost, which otherwise would be secured by the S106 Agreement.

2. REASONS REFERRED TO COMMITTEE

- 2.1 The application has been referred to planning committee due to the level of public interest and called in by a local ward councillor.

3. SITE AND ITS SURROUNDINGS

- 3.1 The application site is a linear site comprising a row of 29 single storey garages located between Chingford Mount Road to the west and Field Close to the east.
- 3.2 The site forms part of a larger area of single storey garages with a further terrace of single-storey garages located immediately to the north of the site.
- 3.3 A vehicular access to the site is available from Chingford Mount Road to the west of the site which runs adjacent to the southern boundary of No.10 Chingford Mount Road. This access route also serves a vehicular in-curtilage parking space for No.10 Chingford Mount Road which lies outwith the application site. The garages to the north of the application site are accessed via a private dead-end lane to the north leading on from Field Close.
- 3.4 None of the buildings on site exhibit any architectural or historic significance and therefore are not locally or statutorily listed nor is the proposal located within a conservation area.
- 3.5 Within the wider context, the site is within an area with a predominant residential character with mixed architectural styles and housing typologies comprising hipped and dual-pitched roof forms in flatted, terraced and semi-detached forms. There is therefore no uniform prevailing character or local distinctiveness to the local area given the mix of interwar, post-war and early 21st century developments.



- 3.6 The site sits between a group of three storey flats with communal landscaped gardens to the south within Lockwood Place and two and three storey inter-war terraced housing to the north, east and west.
- 3.7 Along the southern boundary of the site is a line of mature trees. There is also a large mature tree in the front garden of No 10 Chingford Mount Road (which is subject to a Tree Preservation Order), some trees on the eastern end of the site, and a couple of trees adjacent to the shared access in No 10's rear garden.
- 3.8 The western periphery of the site is located within the North Circular Corridor Strategic Location however most of the site lies just outside this designation.
- 3.9 The eastern part of the application site has a Public Transport Accessibility Level (PTAL) rating of 2. However, the western part and Chingford Mount Road which the site is accessed from to the west has a relatively good PTAL rating of 3 given the frequency of buses operating along the bus routes 97, 158, 215, 357, 385, 397, 657 and N26 to destinations such as Stratford City, Chingford, Chingford Mount, Walthamstow Central, Whipps Cross Hospital, and Highams Park. These bus routes also serve several stations on the Underground and Overground network within their routes.
- 3.10 The application site is not located within a Controlled Parking Zone (CPZ).
- 3.11 The site is located within Flood Zone 1 and is located within the South Chingford Critical Drainage Area.

4. APPLICATION PROPOSAL

- 4.1 The application seeks full planning permission for the demolition of 29 existing garages and construction of one two-storey building and one three-storey building to provide 8 residential units (4x 2-bedroom and 4x 3-bedroom).
- 4.2 The dwellinghouses form a linear, mews-like urban form stretching from Chingford Mount Road in the west to Field Close in the east.
- 4.3 The dwellinghouses benefit from private external amenity spaces ranging from 32-56sqm in the form of roof terraces and private gardens.
- 4.4 The proposed development includes a central communal waste store for the 4 western dwellinghouses. Waste stored here for Units 1-4 will be moved to the waste store along the eastern periphery of the site adjacent Unit 8 prior to Council's waste collection from Field Close.
- 4.5 Each dwellinghouse will benefit from in-curtilage private cycle storage boxes with the 2-bedroom units having capacity to store 2no. bicycles each and the 3-bedroom units having capacity to store 3no. bicycles each.
- 4.6 Units 1-4 will each have an Air Source Heat Pump (ASHP) within its roof terrace whilst Units 5-8 will each have an ASHP within its front amenity space at ground level.
- 4.7 Pedestrian access for the development will be provided from Chingford Mount Road via the formalisation of the pedestrian access point that runs west of the site. This will also continue to provide access to the adjacent dwelling (No.10 Chingford Mount Road). Residents can also access the site via Frances Road and then Field Close. Residents will be able to access Field Close directly via a new pedestrian path to the east of the proposed dwellings within the site.
- 4.8 A new kerb with dropped kerb will ensure the access for residents and to the bin store is kept clear, and "no waiting" yellow box markings will be shown on the hardstanding in front of the access to the site from Field Close.
- 4.9 Between the dwellings at the central part of the site, an emergency access will be located. This will only be used by fire/ambulance if required, and signage and markings (yellow box) will indicate this.
- 4.10 Bollards will be located on either side of the emergency access turning area which will allow fire vehicle access/manoeuvre, but restrict any other parking. Signage will deter unauthorised parking and CCTV will monitor the bay for the same purpose.
- 4.11 Access points will be secure with fob entry control systems.

5. RELEVANT SITE HISTORY

- 5.1 The site has been subject to pre-application advice discussions with the LPA since 2021. The first pre-application (ref. PRE_21_0347). The proposal under consideration at this time was for 9no. residential units. The LPA's response stated that further justification and details were required before the LPA could support a scheme comprising the number of units and scale proposed under this pre-application.
- 5.2 A second pre-application was received in 2022 (ref. PRE_22_0155) for the demolition of existing single storey storage garaged to provide 9 x 3 bedroom family homes. This

pre-application concluded that the revised design had the potential to be acceptable but the resolution of several matters was needed including the need for specialist input on daylight/sunlight and arboricultural issues prior to the finalisation of design.

- 5.3 A third pre-application was then received in 2023 (ref. PRE_23_0307) for the construction of two blocks of two and three storey providing a total of 8 residential units. The development also comprised cycle parking, private amenity, communal amenity and some private parking which was then subject to ongoing discussions as part of a mini-Planning Performance Agreement until the time of this applications submission.

6. PUBLIC CONSULTATION

- 6.1 The following neighbouring properties were first notified about the application on 3 March 2025:

- Field Close, Chingford – No's 1-11, 11a, 12, 14-22, and 24-40 (even).
- Lockwood Place, Chingford – 1-56.
- Chingford Mount Road, Chingford – 1, 1a, rear of 1a, 3, rear of 3, 3b, 3c, 5a, 5-9, 5b, 7-9, 7a, 9, 8 (ground floor rear Orlo House, ground floor, Orlo House), 9a, 10-15, 15a, 16-23, 24-26, 24a, 24b, 25, 26, 26a, 27, 27a, 28-31, 30 (1-6 Frances Court), 30a, 32, 34, and 34a.
- Frances Road, Chingford – 1-9, 11-27, 29-34, 34a, 34b, 35-42, 42a, 43-65 (odd), 65a, 67, and 67a.
- Rowden Parade, Chingford Road, Chingford – No.1.

- 6.2 A further 14-day public consultation was also undertaken on 7 May 2025 following the submission of amended plans related to the access management strategy.

- 6.3 A total of 86no. representations from the public were received which all objected to the proposed development. This included an objection from a local ward Councillor. Issues raised by objectors are summarised and addressed in the table below.

Representation	Officer Response
Residential amenity – loss of daylight/sunlight, overshadowing, overlooking, loss of privacy, loss of outlook and noise	This is comprehensively assessed under Section 10D below.
Construction impacts – noise, vibration, dust, access to garages and access from Field Close/Frances Road.	Impacts from construction will be mitigated through conditions 6-8 detailed below which require approval of details related to construction access, noise, dust and vibration through a Construction Environmental Management Plan (CEMP) and detailed Construction Logistics Plan (CLP).
Congestion, parking stress and traffic	It is not considered that the proposed development would significantly increase congestion or prejudice traffic flows within the vicinity of the application site. Parking stress is comprehensively considered in Section 10H below.
Design and character – overdevelopment including proposed three	This is comprehensively assessed under Section 10B below.

storey scale and roof terraces	
Reference to parking court north of the application site	The development will be car-free with no dedicated parking for the new dwellinghouses. Future occupiers will not be eligible for a parking permit in any future Controlled Parking Zone (CPZ) introduced within the vicinity of the development except for blue badge holders. This will be secured by Section 106 legal agreement.
Health and well-being – air pollution both during and post construction	Matters related to air pollution are comprehensively considered in Section 10K below. It is not considered that the development would have a negative impact on health and well-being subject to the recommended conditions contained in Section 14 below.
Failure to serve notice on neighbouring occupiers	Officers are content that all provisions of the Town and Country Planning (Development Management Procedure) (England) Order 2015 have been complied with in respect of public consultation.
No consent from landowners of garages	Any garages within the red line boundary of the site where the development would take place are within the applicant's ownership, as confirmed by the completion of Certificate A within the application form. A private right of way exists for existing garage owners to the north of the site which the applicant must not obstruct. However, rights of way are covered by other legislation outside the scope of the planning remit. Nonetheless, officers do not consider that there will be any undue obstruction to the right of way as a result of the development.
Contaminated land – particularly asbestos and hydrocarbons	This is comprehensively assessed under Section 10K below.
Prejudice development of neighbouring sites	Officers do not consider that the proposed development would prejudice future development of neighbouring sites, including those to the north. Careful consideration has been given to the design and layout to avoid prejudicing future development proposals neighbouring the site including setting in from the northern boundary, positioning of roof terraces, and avoidance of windows along the northern elevation.
Other nearby abandoned construction sites	This is not a material planning consideration in the assessment of this planning application.
Devaluation of nearby properties	This is not a material planning consideration.
Security of neighbouring properties	Officers do not consider the development to result in any undue security concerns to neighbouring occupiers and will increase passive surveillance of the site. Moreover, conditions are recommended to ensure the highest standard of secure by design is achieved.
Arboricultural impacts	Officers comprehensively assess this matter under Section 10J below.
Emergency vehicle access including obstruction due to bollards	Track drawings adequately demonstrate that access for emergency vehicles would not be impeded by the development.

Land is not within the applicant's ownership (including bollards)	A land registry check on the location of works to the private laneway confirm that the area where these works will be located are entirely within the applicant's ownership.
Impacts on bats	Officers do not consider the development to result in adverse impacts on protected bat species.
Failure to meet amenity space standards	Officers comprehensively assess this matter under Section 10F below.
Excessive use of parking enforcement measures and legality of such measures	This matter is discussed in Section 10H below.
Waste management arrangements – reliance on facilities management to move bins may result in missed collections and movement of waste collection vehicles	The Council's Waste & Recycling Team are content with the proposed waste management arrangement provided there is a legal agreement requiring the movement of bins by private management company to the eastern bin store. This is comprehensively considered in Section 10I below.
Reference to Party Wall Act	Party wall issues fall under legislation outside the remit of planning. This is not a material planning consideration.

7. OTHER CONSULTATIONS

Consultee	Response
Metropolitan Police Service	Request for conditions to any forthcoming planning consent to address security issues to demonstrate how the development is designed to meet Secure by Design Principles
Highways	<u>Section 278 works:</u> - Review of waiting and loading restrictions in Field Close to ensure vehicular access for refuse and servicing vehicles is not obstructed. - Implementation of waiting and loading restrictions in Field Close, if necessary. - Reparation works, if necessary, depending on the context of the Detailed Construction Logistics Plan. <u>S106:</u> -£750 construction logistics monitoring contribution -A condition survey will be required of the adjoining carriageway and footway on Field Close and Chingford Mount Road. -Car-free clause -Financial contribution towards a CPZ consultation in the immediate vicinity to mitigate the impact of overspill parking -£8,000 towards sustainable transport modes including walking and cycling. <u>Conditions:</u> -Detailed Construction Logistics Plan (CLP) <u>Other Matters:</u>

	- Require a plan showing location of dedicated parking space for 10 Chingford Mount Road along with swept path analysis. - Concern raised regarding integration of pedestrian, cyclist and vehicular movement on access route from Chingford Mount Road. - Some of mitigation measures contained within the management plan including CCTV and clamping require third party agreement.
Design Team	Content
Tree & Urban Greening Officer	BNG metrics trading rules not satisfied through on-site provision, offsite provision of 0.02 habitat units is required. Findings of the Preliminary Ecological Assessment are supported, including the ecological enhancements proposed. Concerns raised regarding the juxtaposition between trees on the southern boundary and new buildings with ongoing pruning required.
Sustainability & Energy	No comments
Thames Water	Content
Transport Policy	No comments received
London Fire Brigade	No comments received
Natural England	No objection subject to securing appropriate mitigation to Epping Forest SAC.
Strategic Regeneration	No comments received
Highams Park Planning Group	No comments received
Environmental Health	No objection subject to conditions
Waste & Recycling	Supportive of waste management arrangements
Planning Policy	No comments received
Environment Agency	No comments received

8. DEVELOPMENT PLAN

8.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning Authority must have regard to:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

8.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Waltham Forest comprises the Waltham Forest Local Plan LP1 (2024), and the London Plan. Other planning policies are material considerations.

The London Plan (2021)

- 8.3 On Tuesday 2nd March 2021, The Mayor of London published the replacement London Plan. From this date, it forms part of the Development Plan for the purpose of determining planning applications.
- 8.4 The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect.
- 8.5 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital from 2019 to 2041.
- 8.6 The relevant policies within the London Plan 2021 are:
- GG1 Building Strong and Inclusive Communities
 - GG2 Making Best Use of Land
 - GG3 Creating a Healthy City
 - GG4 Delivering Homes Londoners Need
 - GG6 Increasing Efficiency and Resilience
 - D1 London's form, character and capacity for growth
 - D3 Optimising site capacity through the design-led approach
 - D4 Delivering good design
 - D5 Inclusive Design
 - D6 Housing quality and standards
 - D7 Accessible Housing
 - D11 Safety, Security and Resilience to Emergency
 - D12 Fire Safety
 - D13 Agent of Change
 - D14 Noise
 - H1 Increasing housing supply
 - H2 Small Sites
 - H10 Housing size mix
 - G5 Urban Greening
 - G6 Biodiversity and Access to Nature
 - G7 Trees and Woodlands
 - SI1 Improving Air Quality
 - SI2 Minimising Greenhouse Gas Emissions
 - SI5 Water Infrastructure
 - SI12 Flood Risk Management
 - SI13 Sustainable Drainage
 - T1 Strategic Approach to Transport
 - T2 Healthy Streets
 - T3 Transport Capacity, Connectivity and Safeguarding
 - T4 Assessing and Mitigating Transport Impacts
 - T5 Cycling
 - T6 Car Parking
 - T7 Deliveries, Servicing and Construction

Shaping the Borough – Waltham Forest Local Plan LP1 (2024)

8.7 The draft version of the Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed submission version between 26 October 2020 and 14 December 2020. It underwent examination and consultation on proposed modifications concluded on 21 September 2023. The Waltham Forest Local Plan (LP1) was subsequently adopted 29 February 2024 and therefore now forms a key part of the development plan in determining all planning applications. The previous Core Strategy (2012) and Development Management Policies (2013) are superseded by LP1. The relevant policies are:

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Scale of Growth
- Policy 3: Infrastructure for Growth
- Policy 4: Location of Growth
- Policy 5: Management of Growth
- Policy 6: Ensuring Good Growth
- Policy 8: Character-Led Intensification
- Policy 11: North Waltham Forest
- Policy 12: Increasing Housing Supply
- Policy 15: Housing Size and Mix
- Policy 16: Accessible and Adaptable Housing
- Policy 19: Small Sites
- Policy 48: Promoting Healthy Communities
- Policy 50: Noise, Vibration and Light Pollution
- Policy 53: Delivering High Quality Design
- Policy 56: Residential Space Standards
- Policy 57: Amenity
- Policy 58: Making Places Safer and Designing Out Crime
- Policy 60: Promoting Sustainable Transport
- Policy 61: Active Travel
- Policy 62: Public Transport
- Policy 63: Development and Transport Impacts
- Policy 64: Deliveries, Freight and Servicing
- Policy 65: Construction Logistics Plans (CLPs)
- Policy 66: Managing Vehicle Traffic
- Policy 68: Utilities Infrastructure
- Policy 77: Green Infrastructure and the Natural Environment
- Policy 79: Biodiversity and Geodiversity
- Policy 80: Trees
- Policy 81: The Epping Forest and the Epping Forest Special Area of Conservation
- Policy 85: A Zero Carbon Borough
- Policy 86: Decentralised Energy
- Policy 87: Sustainable Design and Construction
- Policy 88: Air Pollution
- Policy 89: Water Quality and Water Resources
- Policy 90: Contaminated Land
- Policy 91: Managing Flood Risk
- Policy 92: Overheating
- Policy 93: Waste Management
- Policy 94: Infrastructure and Developer Contributions

9. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework (2024)

- 9.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It is material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as at the heart of the framework.
- 9.2 For decision-taking the NPPF states that the presumption means "approving development proposals that accord with an up-to-date development plan without delay" and where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless "...any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination".
- 9.3 The NPPF gives a centrality to design policies; homes should be locally led, well-designed, and of a consistent and high-quality standard. Local planning authorities (LPAs) are to make sure that the quality of approved developments does not materially diminish 'between permission and completion, as a result of changes being made to the permitted schemes'.
- 9.4 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:
- Decision Making
 - Delivering a sufficient supply of homes
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Making effective use of land
 - Achieve well-designed places
 - Meeting the challenges of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment

Department for Communities and Local Government Technical Housing Standards – Nationally Described Space Standard (2015)

- 9.5 This standard relates to the internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal Area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home including bedrooms and storage.

London Plan Guidance – Housing Design Standards (June 2023)

- 9.6 This document provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and appraisals.

London Plan Guidance – The Control of Dust and Emissions During Construction and Demolition SPG (July 2014)

- 9.7 This document provides guidance on measures to reduce emissions of dust, PM10 and PM2.5 from construction and demolition activities. It also aims to manage emissions of nitrogen oxides (NOx) from construction and demolition machinery.

National Design Guide: Planning practice guidance for beautiful, enduring and successful places (Jan 2021)

- 9.8 This sets out the ten characteristics of good design: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The purpose of ensure all forthcoming future developments are of high quality design and standard in its entirety.

Waltham Forest – Waste & Recycling Guidance for Developers (2022)

- 9.9 The Waste & Recycling Guidance for Developers is to help those involved in designing new developments to ensure safe and secure refuse and recycling storage and collection.

Waltham Forest Supplementary Planning Document - Planning Obligations (2017)

- 9.10 This document seeks to provide transparent, clear and consistent information for the negotiation of planning contributions.

Local Finance Considerations

- 9.11 Local Finance Considerations are a material consideration in the determination of all planning applications. Local Finance Considerations can include either a grant that has been or would be given to the Council from central government or money that the council has received or will or could receive in terms of Community Infrastructure Levy (CIL).
- i. There are no grants which have been or will or could be received from central government in relation to this development.
 - ii. The Council would expect to receive income from LBWF CIL in relation to this development.
 - iii. The Council would expect to receive income from Mayoral CIL in relation to this development.

10. ASSESSMENT

- 10.1 The main planning issues that will be addressed in this report are:

- A. Principle of Development
- B. Urban Design
- C. Safety & Security
- D. Impact on Neighbouring Amenity
- E. Housing – Tenure & Mix
- F. Market and Affordable Housing & Viability
- G. Standard of Residential Accommodation
- H. Transport and Highways
- I. Waste Management
- J. Sustainable Design and Energy Efficiency
- K. Trees, Landscaping and Ecology
- L. Environmental Impact

A. Principle of Development

- 10.2 National, London and Local Plan policies all seek to encourage sustainable housing development on appropriate sites in urban areas. In particular, the London Plan (2021) identifies the urgent need to increase housing supply in London to address the substantial population increase in the capital and requires Waltham Forest to deliver 1,264 new homes per year. Waltham Forest Local Plan LP1 (2024) has been recently adopted with a target of 27,000 additional homes to be provided over the plan period (2023-2035).
- 10.3 Policy 4 of the adopted Waltham Forest Local Plan LP1 (2024) seeks to direct a minimum of 5,150 of the required housing growth to sites outside Strategic Locations. The application site is not located within a strategic location with Policy 11 identifying housing growth of 1,660 new homes outside of strategic locations within the north of the Borough. As such, the site location for housing growth is considered acceptable.
- 10.4 The NPPF (2024) seeks to optimise the potential of sites with Paragraph 125 of the NPPF (2024) seeking to promote and support the development of under-utilised land and buildings, especially where it would help meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 10.5 Policy 12 of the adopted Waltham Forest Local Plan LP1 (2024) identifies the need to prioritise development on previously developed or under used land and to optimise housing densities. Moreover, Policy 19 of the adopted Waltham Forest Local Plan LP1 (2024) states that residential-led proposals for the development of well-designed new homes on small sites will generally be supported. In particular, innovative approaches to housing delivery and residential intensification within 800m of a designated centre with good public transport accessibility should be supported.
- 10.6 The proposed development seeks to deliver residential intensification for 8no. residential homes in an innovative way given the constrained, linear nature of the application site and is within 800m of South Chingford District Centre in accordance with Policy 19. The development would also contribute towards increasing much needed housing supply in the north of the Borough.
- 10.7 Overall, the delivery of housing within this location is supported in principle and is in accordance with the NPPF (2024), the London Plan (2021) and Policies 1, 2, 4, 5, 11, 12 and 19 of the adopted Waltham Forest Local Plan LP1 (2024).

B. Urban Design

- 10.8 Paragraph 125 of the NPPF (2024) states that Local Planning Authorities should *“promote and support the development of under-utilised land and buildings, especially where it would help meet identified needs for housing where land supply in constrained and available sites could be used more effectively (for example... lock ups...)”*.
- 10.9 Policy 8 of the adopted Waltham Forest Local Plan LP1 (2024) reflects paragraph 125 of the NPPF (2024) by seeking to ensure that appropriate density and intensification is achieved in a manner that is informed by, and responds to, the character and context of the site.
- 10.10 Policy 53 of the adopted Waltham Forest Local Plan (2024) seeks to ensure developments enhance local character and distinctiveness in relation to the architectural integrity of the existing building and the surrounding area.

- 10.11 The proposed development seeks permission for the erection of two terraces comprising 4 residential dwellinghouses each in a linear, mews-like format. The western terrace would be mostly two-storey (except for a second floor providing access to a roof terrace) and the eastern terrace would be three-storey in scale.
- 10.12 The three-storey scale of the dwellinghouses is not out of character with the local area given that there are three storey flats to the immediate south of the application site and 4-storey buildings to the south-west. As abovementioned, the local area does not have a prevailing dominant character or local distinctiveness. As such, in this context, the proposal would not be anomalous as it would not detract from prevailing character.
- 10.13 Nonetheless, the development takes visual cues from the neighbouring development at Lockwood Place whereby upper storeys have a lighter material finish than lower storeys through the use of darker material (Ibstock Birtley Olde English with dark natural mortar) at ground floor level and a lighter material (Ibstock White Engobe brick with light buff mortar) to first and second floors. This also assists in breaking up the massing of the buildings.
- 10.14 The massing and bulk of the new buildings is further broken up through the use of terraces to the roof, reduction in built form to upper storeys and articulation of the built form through the use of various set-backs across the front and rear of the terraces.
- 10.15 The flat roof design of the development helps the development appear discreet and minimises visual prominence in its backland location. The flat roof form will also assist in the development's integration with the adjoining single storey, flat roofed garages to the north of the application site.
- 10.16 The elevations immediately adjoining the northern boundary of the site comprise recesses with brickwork to imitate window openings to provide visual interest whilst avoiding installing windows that would prejudice the development of the neighbouring site to the north in accordance with Policy 5 of the adopted Waltham Forest Local Plan LP1 (2024).
- 10.17 Screening will be introduced between the terraces comprising vertical hit and miss slatted timber set within a galvanised steel frame. Terraces will also have frosted glazed balustrades measuring 1.6m tall.
- 10.18 Balconies/terraces are evident within the local context, specifically the development at Lockwood Place. As such, it is considered that the integration of terraces and balconies into the development would not be out of character. Moreover, their integration seeks to optimise the quality of the living conditions for future occupiers and so is acceptable in planning terms.
- 10.19 The local context features a mixed material palette with no single dominant characteristic. There are a mix of brick colours, painted brickwork of various tones and render within the locale. As such, the proposed brickwork finish to the development is considered appropriate. Windows and door frames will be finished in bronze powder coated aluminium which would complement the varying tones of the brickwork and is a high quality and durable material. The brickwork is also complemented with reconstituted stone detailing highlighting legible entrances accompanied by canopy shelters.
- 10.20 The bicycle stores will be timber frames with slatted timber panels and an access door on the end of the structure. The oil-treated timber will retain its natural materiality and will have a sedum blanket on the roof. The stores will be 1.25m in height and

positioned in the front garden of each dwellinghouse away from any existing public streetscape. The bicycle stores are therefore of an appropriate position, scale and finish in accordance with Policy 53.

- 10.21 The bin storage point between the two block will be integrated into the building fabric of Units 1-4 with the walls of the store formed from brick with reconstituted stone coping. This is considered to be a high quality solution and avoids creating an overconcentration of detached small structures within the development. The stores doors will be aluminium composite doors with a bronze anodised finish to match the rest of the doors, window frames and gates within the development which achieves visual consistency. The doors will comprise louvred panels.
- 10.22 The second bin store, located to the east of Unit 8 adjacent Field Close will be a free standing element comprising slatted timber panels and slatted doors to match those of the bicycle stores. The timber will be treated with oil to retain its natural materiality and ensure it is durable long-term in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024). The scale of this store will be 2.1m tall which is considered acceptable achieving visual subordination next to the three storey dwellinghouses.
- 10.23 Overall, the minor scale of the bin stores adjacent the 2-3 storey buildings, positioning that offers concealment from public viewpoints and high quality finish that integrates appropriately with the wider development is appropriate in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).
- 10.24 Access gates will be finished in bronze powder coated aluminium which helps deliver visual consistency within the development and tie it together in design terms.
- 10.25 The proposed development also includes 8no. ASHPs. For Units 5-8 the ASHPs will be located within their garden at ground level. Units 1-4 will have their ASHPs on the second floor roof terrace. The air source heat pumps will have an acoustic enclosure build around them as well as a timber enclosure, to match the cycle stores and second bin store, to ensure they do not appear visually obtrusive and detract from the high quality design of the development.
- 10.26 Policy 53 of the Waltham Forest Local Plan LP1 (2024) also requires a high quality level of landscaping to be proposed that takes account of existing trees and landscaping. This is considered further in Section 10J of the report.
- 10.27 The application has been reviewed by the Council's Design Officers who are content with the scale, height, massing, architectural design and materials subject to conditions related to materiality which have been duly attached as a condition in Section 14 below.
- 10.28 Overall, the proposed development represents a high quality design that optimises the use of an underutilised brownfield site that both responds to the character of its context in its design, layout, form and material finish. The scheme would improve the appearance of the existing site and responds well to existing patterns of development, skylines, urban form, building typologies, architecture and material finishes, scale, height and massing.

C. Safety & Security

- (i) Fire Safety

- 10.29 Policy D12 of the London Plan (2021) requires all developments to achieve the highest standards of fire safety with Policy D11 of the London Plan (2021) requiring developments to maximise building resilience and minimise potential risks from fire.
- 10.30 The application submission included a Planning Fire Safety Statement in support of the proposed development. This states that automatic suppression is required in Units 1, 6, and 7 to support the extended hose laying distances from the fire appliance hardstanding. Section 46.1.3 of BS 9991 recommends that for un-sprinklered dwellings, access for a pump appliance should be provided to a location within 45 m of all points inside the dwelling measured along a route suitable for laying hose. This may be increased to up to 75 m for dwellinghouses with more than two storeys where automatic suppression is also provided. Hose laying distances of between 48 m and 56 m are present from the hardstanding area to the furthest points in Unit 1, 6, and 7. As such, this will meet the maximum hose laying distance abovementioned where supported by automatic suppression. Units 2, 3, 4, 5 and 8 have maximum hose laying distances of no greater than 45 m, such that automatic suppression is not expected in support of firefighting access to meet BS 9991 guidance.
- 10.31 Fire appliances will be able to access the site from a dedicated parking bay situated north of the centre of the site, to be created by demolition of two of the garages. Swept path analysis has been provided demonstrating that fire appliances can both enter and exit the site easily. Bollards, signage and road markings will be installed at this bay to avoid private parking at this location that would obstruct access for emergency vehicles.
- 10.32 In the event of approval and the construction of the proposed development, the building would have to comply with relevant Building Regulation standards related to fire safety.
- 10.33 In light of the above, it is considered that the proposed development complies with London Plan (2021) Policies D11 and D12 in respect of fire safety, including by providing means of escape for people requiring level access.

(ii) Crime Prevention

- 10.34 Policy 58 of the adopted Waltham Forest Local Plan LP1 (2024) states that the Council will work with partners to: A. Minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate Designing out Crime and Secured by Design principles and requiring all major development to seek to achieve for Secured by Design accreditation.
- 10.35 Officers note that the Design & Access Statement provides a draft lighting plan indicating that lighting will be introduced to the path leading from Chingford Mount Road following consultation with the Metropolitan Police's Secure by Design Officer. The lighting plan also indicates that it will aim to provide uniform lighting to pedestrian pathways and front entrances. A lighting plan will be conditioned in the event of approval to secure full details in the interests of safety and security. This will also ensure that there will be no detrimental impact to neighbouring residents, including No.10 Chingford Mount Road.
- 10.36 The applicant team were proactive during the pre-application process in engaging with the Metropolitan Police Secure by Design (SBD) Officer. The SBD Officer was also

consulted on the application and recommended the attachment of conditions related to locking systems, entry control systems, lighting, boundary treatments, postal systems and CCTV. Officers have taken on this advice and attached necessary conditions accordingly.

- 10.37 This condition would require the submission of safety and security specification statement and plan, which demonstrates how site safety and security would be ensured. Further detailed submissions can be provided once the design of the development is progressed with a pre-occupation condition attached to ensure compliance with Policy 58.

D. Impact on Neighbouring Amenity

- 10.38 Policy D6 of the London Plan (2021) requires the design of developments to provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context.

- 10.39 Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024) requires new developments to respect the amenity of existing and future occupiers, neighbours and the surrounding area by avoiding harmful impacts from overlooking, enclosure and/or the loss of privacy, outlook and daylight/sunlight to adjacent residential properties.

(i) Outlook and Privacy

- 10.40 The proposal has been carefully designed to protect the privacy and outlook of existing residents neighbouring the development, particularly through the positioning of windows and terraces.

1 Field Close

- 10.41 1 Field Close relates to a two-storey, end-of-terrace dwellinghouse to the immediate east of the application site. It does not have any side facing windows looking towards the application site.
- 10.42 A door at ground floor level in Unit 8 will look towards No.1 Field Close but this will be located approximately 9m away from the boundary of No.1 Field Close with an intervening access route for pedestrians of the proposed development, defunct alleyway, and associated boundary treatments including brick walls. Moreover, views from this door towards the rear elevation windows of No.1 Field Close would be obscured by the articulation of the proposed built form. The door would also serve a non-habitable space where future occupiers are unlikely to dwell for long periods of time. As such, there will not be any undue overlooking or privacy issues arising from the proposed development to the external amenity spaces or rear windows of No.1 Field Close.
- 10.43 Moreover, the roof terraces, the closest being approximately 4.5m from the private amenity space of No.1 Field Close, would be supported with a 0.6m tall parapet and 1.2m tall privacy screen resulting in a total height of 1.8m that would adequately screen views from future residents on these terraces to that would prevent any undue overlooking or loss of privacy to No.1 Field Close. The obscurity of the privacy screen will be secured by condition in the event of approval.
- 10.44 The waste store along the eastern boundary of the site is considered to be of a scale that would not result in any loss of privacy or overlooking towards No.1 Field Close given the intervening boundary treatments.

- 10.45 The two-storey flank (east) elevation adjacent No.1 Field Close will protrude approximately 3.2m further south than the rear elevation of No.1 Field Close. However, this will be set away approximately 4.2m from the rear elevation windows of No.1 Field Close. Given the boundary treatments, defunct intervening alley, ample separation distance and careful positioning of the proposed built form the proposed development would not result in any undue loss of outlook or enclosure to the occupiers of No.1 Field Close.

23-41 Lockwood Place

- 10.46 No's 23-41 Lockwood Place relate to a three-storey block of apartments to the immediate south of the application site. Officers note that the flank elevation of this block facing the application site contains 6no. windows (2no. at each storey) and balconies where the building articulates.
- 10.47 The proposed development at ground floor level will contain windows serving kitchens that will face the ground floor windows of 23-41 Lockwood Place. However, it is considered that privacy between the existing and proposed residents can be appropriately achieved by intervening boundary treatments. This will be secured by condition in the event of approval.
- 10.48 Windows will be located at first floor level in Units 2-4 which directly face windows of No's 23-41 Lockwood Place. However, all windows within these units at first floor level serve non-habitable rooms (i.e. hallways or bathrooms). Moreover, hallways are primarily spaces for movement rather than dwelling over a prolonged period of time. Nonetheless, given the separation distance between these proposed windows and the opposing flank elevation of 23-41 Lockwood Place of just 5.5m, in the interests of protecting the privacy of existing residents at 23-41 Lockwood Place, these windows will be obscure glazed as confirmed in the Design & Access Statement. This will be secured by condition in the event of approval.
- 10.49 The roof terraces to Units 2-4 will be set in 2.5m in addition to the separation distance of 5.5m from the front elevation of the proposed dwellinghouses and flank elevation of 23-41 Lockwood Place. The terraces will be accompanied by a 1.6m privacy screen which will protect the privacy of neighbouring occupiers. The obscurity of this privacy screen will be secured by planning condition in the event of approval. The third floor of these properties would function primarily as a transitional space to access the roof terraces. However, given the minimal separation distances between the application property and 23-41 Lockwood Place, a condition will be attached to secure the southern elevation windows to be obscure glazed up to a height of 1.6m.
- 10.50 Given the 5.5m separation distance between the front elevation of the proposed dwellinghouses and minimal existing outlook from 23-41 Lockwood Place due to semi-mature trees along the common boundary, officers do not consider that the development would result in undue sense of enclosure or loss of outlook to the occupiers of 23-41 Lockwood Place.

42-56 Lockwood Place

- 10.51 42-56 Lockwood Place relates to a three-storey block of apartments to the immediate south of the application site. 42-56 Lockwood Place contains 4no. windows (2no. at ground floor level and 2no. at first floor level) on its flank elevation facing the application site. These windows would directly face Units 7 and 8 of the proposed

development. Upon inspection of real estate websites, these windows appear to serve kitchens within open plan kitchen/living/dining spaces.

- 10.52 The proposed development at ground floor level will contain windows serving habitable spaces within Units 7 and 8. The closest of these windows will be within 5.7m of the opposing windows serving 42-56 Lockwood Place. However, the intervening boundary treatment and semi-mature trees along this boundary will prevent undue loss of privacy to 42-56 Lockwood Place. Boundary treatments will be secured by planning condition in the event of approval.
- 10.53 At first floor level, the internal living environment will be set back further from the common boundary with 42-56 Lockwood Place than the ground floor with a separation distance of 8.9m. The windows serving these spaces will not allow for direct views towards windows along the flank elevation of 42-56 Lockwood Place, with views partially obscured by the articulation of the proposed built form and screening to first floor terraces. Moreover, given the separation distances observed, it is not considered that there would be any undue overlooking or loss of privacy to the occupiers of 42-56 Lockwood Place.
- 10.54 Front facing terraces are proposed at this level which will directly face 42-56 Lockwood Place. However, these will be accompanied by 1.6m tall privacy screens to mitigate any overlooking and loss of privacy concerns. The obscurity of these screens will be secured by planning condition in the event of approval.
- 10.55 At second floor level, there are no windows looking towards 42-56 Lockwood Place so this does not raise any residential amenity concerns.
- 10.56 There will also be second floor terraces, however, these will be accompanied by 1.6m privacy screens around its perimeter which will protect 42-56 Lockwood Place from any undue overlooking.
- 10.57 The positioning of the proposed built form with ample separation distances, and already poor outlook from 42-56 Lockwood Place mean the proposed development does not raise any loss of outlook concerns.

10 Chingford Mount Road

- 10.58 The proposed development's closest flank elevation and associated windows are within 28m from the rear elevation of 10 Chingford Mount Road. As such, no privacy or outlook concerns will arise as a result of the development.

(ii) Daylight, sunlight, and overshadowing

- 10.59 The Mayor's Housing SPG (2016) states that *"an appropriate degree of flexibility needs to be applied when using the BRE guidelines to assess daylight and sunlight impacts of new developments on surrounding properties as well as new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites, and accessible locations. This should consider local circumstances, the need to optimise housing capacity and the scope for the character and form of an area to change over time"*. The assessment should therefore not be limited to a technical exercise against the default BRE guidelines and recommendations but should take into consideration the current and future physical context of the site and its surroundings, considering that BRE is for

guidance purposes and there are no policy requirements with regards to numerical values.

- 10.60 A 'Daylight and Sunlight Assessment, Issue No.3 (17/12/2024)' was submitted and provides a detailed daylight and sunlight technical study of the developments impact on neighbouring residential receptors.
- 10.61 Assessments were carried out using the Vertical Sky Component (VSC), Annual Probability of Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH):
- Vertical Sky Component (VSC): at least 27% or less than 0.8 times of the pre-development value;
 - Annual Probability of Sunlight Hours (APSH) annual and winter calculations: at least 25% of APSH and 5% for winter.
- 10.62 The assessment covers the following neighbouring properties including:
- Lockwood Place
 - 16 Chingford Mount Road
 - 1 Field Close
- 10.63 A total of 20 windows have been assessed across the above properties which would be most at risk of the developments impacts to daylight and sunlight experienced.
- 10.64 In relation to overshadowing of neighbouring gardens, the gardens of 11 neighbouring properties were assessed.
- 10.65 The 'Daylight and Sunlight Assessment, Issue No.3 (17/12/2024)' concludes that all habitable rooms within neighbouring dwellinghouses and their associated amenity spaces would achieve satisfactory levels of daylight and sunlight. The retention of 80.18% of VSC value post-construction to a ground floor window within 23-41 Lockwood Place represents the largest daylight impact. However, officers note that this would still comply with BRE guidelines. In terms of sunlight, the windows serving 1 Field Close, which are the only eligible windows of neighbouring properties that can be assessed under APSH and WPSH, also fully comply with BRE guidelines meaning the loss of sunlight would not be significant. Officers have comprehensively analysed and scrutinised the Daylight and Sunlight Assessment and accept its findings.
- 10.66 Overall, the proposal would accord with BRE guidance and would not result in significant harm on daylight and sunlight of neighbouring residents. It is also considered that the development would be acceptable in amenity terms concerning privacy, overlooking and outlook. The proposed development complies with the requirements of Policy D6 of the London Plan (2021) and Policy 57 of the adopted Waltham Forest Local Plan LP1 (2021).

(iii) Noise

- 10.67 Policies D13 and D14 of the London Plan (2021) and Policies 50 and 57 of the adopted Waltham Forest Local Plan LP1 (2024) seek to protect future occupiers of residential development from unacceptable levels of noise in accordance with the "Agent of Change" principle.
- 10.68 The proposed development will be located in an immediate local context defined by a predominantly residential character. As such, the proposed residential use of the site,

including the terraces, are considered to be complementary and akin to the noise generated by neighbouring occupiers.

- 10.69 A specification document for the Air Source Heat Pumps (ASHPs) proposed has been provided including details of its sound levels. The ASHPs are also accompanied with acoustic enclosures to mitigate noise nuisance. Officers consider that an appropriately worded condition attached to any forthcoming planning consent would adequately mitigate and manage noise levels so that the ASHPs do not present a noise nuisance to sensitive neighbouring occupiers.
- 10.70 Subject to conditions, it is not considered that the proposed development would result in any undue noise impacts that would detrimentally impact the residential amenity of neighbouring occupiers in accordance with Policies D13 and D14 of the London Plan (2021) and Policies 50 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

E. Housing – Tenure & Mix

- 10.71 The NPPF (2024) seeks to achieve sustainable development, including supporting strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. The NPPF (2024) recognises that in order to create sustainable, inclusive and diverse communities, a mix of housing types, which is based on demographic and market trends, and the needs of different groups, should be provided.
- 10.72 Policy 15 of the Waltham Forest Local Plan Part 1 (2024) sets out that there is a need for a range of dwelling sizes and tenures to meet the housing needs of its diverse population. The table below illustrates the preferred dwelling mix for new residential development in the Borough which is supported by evidence background papers to the Local Plan.

	1 bed	2 bed	3 bed
Preferred Dwelling Mix - Market	20%	50%	30%

- 10.73 The proposal for 8 residential units would provide the following combined housing mix:

	1 bed	2 bed	3 bed
Proposed Dwelling Mix - Market	0 units (0%)	4 units (50%)	4 units (50%)

- 10.74 Although the dwelling mix does not align perfectly with the preferred dwelling mix contained in Policy 15 of the adopted Waltham Forest Local Plan LP1 (2024), given the shortage of family-sized homes within the Borough and strong policy resistance from the loss of family-sized units from conversion, the proposed dwelling mix is considered acceptable.
- 10.75 Overall, the proposed dwelling mix would help create a mixed and balanced community, offer a choice to future occupiers, and contribute to identified local housing needs in accordance with the objectives of Policy H10 of the London Plan (2021) and Policy 15 of the Waltham Forest Local Plan LP1 (2024).

- 10.76 At 8no. units, this is not a major development. Paragraph 65 of the NPPF (2025) states that '*affordable housing should not be sought for residential development for non-major developments.*' As such, there is no requirement for affordable housing on site.

F. Standard of Residential Accommodation

(i) Internal Space Standards

- 10.77 The London Plan Policies D4 'Delivering Good Design' and D6 'Housing Quality and Standards' (2021) seek to scrutinise the qualitative aspects of a development in terms of spatial quality and standards. Local Plan Policy 56 requires a high quality design for new housing development that have the ability to adapt to changing needs of residents to ensure that the development delivers a healthy and good quality of life with appropriate spatial standards and adequate levels of residential amenity.
- 10.78 There are Local, London and National Policies that set out minimum internal and external space standards for new residential developments which are set out in the table below. The Department for Communities and Local Government Technical Housing Standard – Nationally Described Space Standard sets the requirements for internal space within new dwellings and is suitable for application across all tenures. Policy 16 of the adopted Waltham Forest Local Plan LP1 (2024) requires the Technical Housing Standards to be complied with to ensure developments are accessible. Policy 56 of the adopted Local Plan mirrors the Technical Housing Standards. Policy D6 of the London Plan (2021) also sets minimum requirements for internal floorspaces in proposed residential units. The policy seeks high quality and functional layouts that are fit for purpose. Reviewing the internal and external spaces with regards their usability, circulation, and the quality of outlook, privacy and natural light for the future occupiers of the site is a central matter when assessing the overall quality of accommodation.
- 10.79 Plans demonstrate that all proposed flats would provide an adequate gross internal area, built-in storage, floor-to-ceiling height and bedroom sizes to ensure a satisfactory internal living environment for future occupiers in accordance with the Technical Housing Standards - Nationally Described Space Standards, as shown in Appendix 1. The internal layout would also achieve adequate usability and circulation in accordance with Policy D6 of the London Plan (2021).

(ii) Outlook

- 10.80 Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024) requires new residential dwellings to achieve adequate outlook for future occupiers.
- 10.81 All habitable rooms within the proposed houses are served by adequately sized windows thus allowing a satisfactory level of outlook and therefore visual connection with the outdoors. The separation distances to neighbouring developments also mean outlook would not be obstructed in any unacceptable way.
- 10.82 Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024) is therefore complied with regarding outlook for future occupiers.

(iii) Daylight/Sunlight

- 10.83 Policy 56 of the adopted Waltham Forest Local Plan LP1 (2024) states that all housing design should maximise the provision of dual aspect dwellings and avoid the provision

of single aspect dwellings where possible. Where single aspect dwellings are proposed, consideration should be given to the daylight/sunlight achieved within these dwellings. However, this applies to all proposed dwellings irrespective of aspect under Policy D6 of the London Plan (2021) and Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

- 10.84 All dwellinghouses within the proposed development will be at least dual aspect in accordance with Policy 56 of the adopted Waltham Forest Local Plan LP1 (2024). A 'Daylight and Sunlight Assessment, Issue No.3 (17/12/2024)' was submitted in support of the application which assesses the daylight/sunlight within the proposed dwellinghouses through the use of the Target Daylight Factor.
- 10.85 The Target Daylight Factor takes into account factors such as window size, number of windows available to the room, room size and layout, room surface reflectance, and the angle of visible sky reaching the window. Whilst this assessment is normally conducted without consideration of trees and associated foliage. However, the 'Daylight and Sunlight Assessment, Issue No.3 (17/12/2024)' has assessed both with and without the consideration of nearby trees.
- 10.86 Under the Target Daylight Factor assessment, it is found that the habitable rooms within each of the proposed dwellinghouses all meet the required minimum Daylight Factor both with and without consideration of nearby trees. As such, the 'Daylight and Sunlight Assessment, Issue No.3 (17/12/2024)' concludes that all habitable rooms within the new dwellinghouses would achieve satisfactory levels of daylight. Officers have comprehensively analysed and scrutinised this report and accept its findings.
- 10.87 All dwellinghouses are therefore considered to achieve a satisfactory levels of daylight/sunlight with all habitable rooms served by adequately sized windows in accordance with Policies 56 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

(iv) Privacy

- 10.88 Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024) requires new residential developments to achieve adequate privacy for future occupiers.
- 10.89 Within the development, screening will be introduced between the terraces serving adjoining properties comprising vertical hit and miss slatted timber set within a galvanised steel frame. Terraces will also have frosted glazed balustrades screens along their perimeter to minimise overlooking from neighbouring properties including 1 Field Close, 23-41 Lockwood Place, 43-56 Lockwood Place and 10 Chingford Mount Road.
- 10.90 All non-habitable rooms along the front façade of the development facing Lockwood Crescent will be obscure glazed to mitigate overlooking and privacy concerns to future occupiers.
- 10.91 Windows serving habitable rooms at first floor level within the development that face Lockwood Place are carefully positioned to avoid overlooking and loss of privacy taking into account the positioning of neighbouring properties windows. At ground floor level, windows serving habitable rooms within the development will achieve adequate privacy subject to full details of boundary treatments which will be secured by planning condition. All other windows and terraces will achieve adequate privacy due to the

articulation of the built form, privacy screens and separation distances thus avoiding undue overlooking from neighbouring properties.

(v) Accessible Units

- 10.92 Policy D5 of the London Plan (2021) and Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024) require developments to achieve the highest standards of accessible and inclusive design taking into account London's diverse population, avoiding disabling barriers, providing spaces that can be entered, used and exited safely, easily and with dignity for all, and be designed to incorporate safe and dignified emergency evacuation for all building users.
- 10.93 Policy 16 of the adopted Waltham Forest Local Plan LP1 (2024) seeks to provide high quality, accessible homes by encouraging functional, adaptable and accessible spaces design in all housing developments, requiring new build self-contained homes to be accessible and adaptable in line with Building Regulation M4(2) and requiring a minimum of 10% of new-build self-contained homes to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3). This requirement is also set out in Policy D7 of the London Plan (2021).
- 10.94 The proposed development provides 8no. units. A condition will be attached to any forthcoming planning consent to ensure that these are M4(2) compliant in accordance with Policy D7 of the London Plan (2021) and Policy 16 of the adopted Waltham Forest Local Plan LP1 (2024). This will also allow the Building Control body to check the compliance of a development against the optional Building Regulations standards.
- 10.95 Externally, a level access will be possible in and out of the proposed dwellinghouses demonstrating inclusive design.

(vi) External Amenity Space

- 10.96 Policy 56 of the adopted Waltham Forest Local Plan LP1 (2024) requires a total of 50sqm of private external amenity space for each of the proposed dwellinghouses. All external amenity space should be well designed, appropriately located and usable.
- 10.97 Each of the proposed dwellinghouses benefits from private amenity space ranging from 32-56sqm. Whilst 7no. of the proposed dwellinghouses, Units 1-7 would fall marginally short of the required 50sqm of external amenity space under Policy 56, given that there is publicly accessible greenspace within walking distance of the proposed development (Salisbury Hall Playing Fields within 400m and Memorial Park within 500m), the constrained nature of the site, and the general character of the immediate surroundings features dwellinghouses that fall short of the 50sqm (such as Field Close), officers consider that there are no reasonable grounds to justify not supporting the proposal due to the shortfall in external amenity space.
- 10.98 Moreover, officers would highlight that the NPPF (2024) seeks to optimise the potential of sites with Paragraph 125 of the NPPF (2024) seeking to promote and support the development of under-utilised land and buildings, especially where it would help meet identified needs for housing where land supply is constrained and available sites could be used more effectively. Given the constrained nature of the site and the development that seeks to optimise the sites potential to deliver to much needed housing needs within the Borough, the shortfall in external amenity space is

considered acceptable in this case and would retain a satisfactory living environment for future occupiers.

G. Transport and Highways

10.99 Policy 60 of the adopted Local Plan (2024) sets out that the Council will facilitate growth and regeneration in a sustainable manner and promote sustainable travel. Policies 60, 61 and 62 seek to promote and support active and sustainable travel modes and so developments should not have a harmful impact on the walking and cycling environment.

(i) Cycle Parking

10.100 Local Plan Policy 61 and associated Parking Standards set out in Appendix 1 sets out the minimum requirements for cycle parking for new residential developments. It requires 2no. cycle parking spaces to be provided for 2-bedroom units and 3no. cycle parking spaces to be provided for 3-bedroom units. Moreover, Policy T5 of the London Plan (2021) requires cycle parking to be fit for purpose, secure and well-located.

10.101 The 8no. proposed dwellinghouses will each benefit from dedicated bicycle stores to the front of the entrance to each property. The 2-bedroom units will have bicycle stores with capacity for 2no. bicycles and the 3-bedroom units will have bicycle stores with capacity for 3no. bicycles in accordance with the standards set out in the Waltham Forest Local Plan LP1 (2024).

10.102 The bicycle stores will be timber frames with slated timber panels and an access door on the end of the structure. The timber will be treated with oil to retain its natural materiality and will have a sedum blanket on the roof. The stores will be 1.25m in height.

10.103 The new cycle stores would also be located behind secure fob-entry control door sets from Chingford Mount Road and Field Close making them secure. The location of the bicycle stores is convenient for future occupiers and accessible.

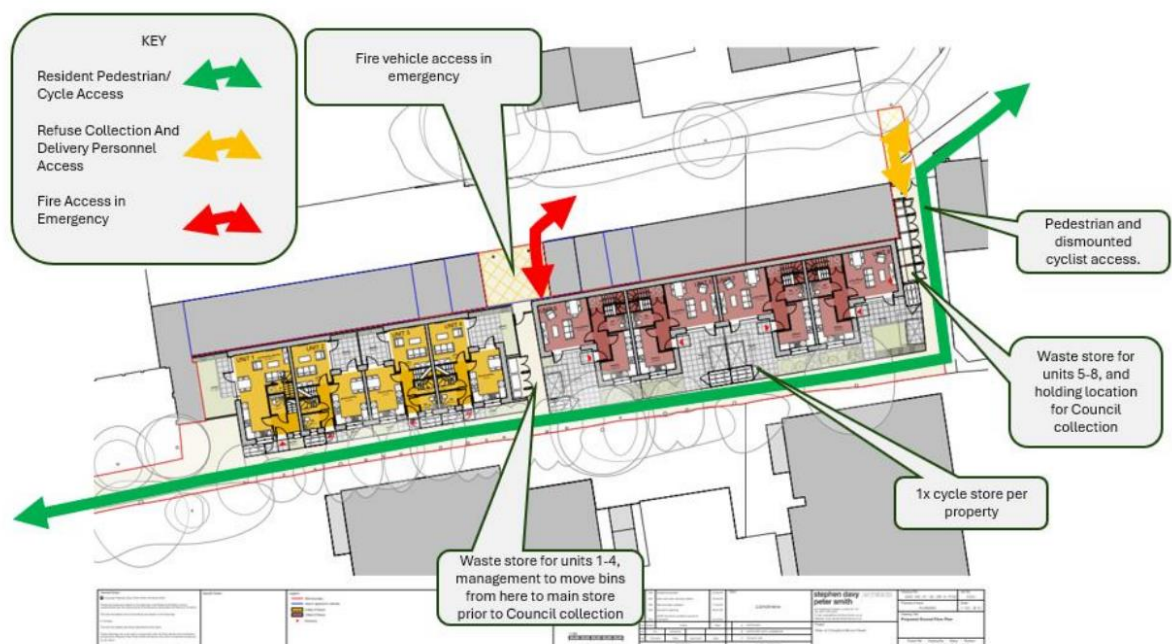
10.104 The proposed cycle parking proposed therefore provides good cycle parking provision for future occupiers in accordance with Local and London Plan standards. The development will therefore promote active and sustainable transport modes in accordance with Policy T5 of the London Plan (2021) and Policies 60 and 61 of the adopted Waltham Forest Local Plan LP1 (2024).

(ii) Car Parking & Access

10.105 Policy T6 of the London Plan (2021) requires car parking to be restricted in line with levels of public transport accessibility and connectivity for new developments. Policy 60 and 66 of the adopted Local Plan endorses the London Plan (2021) requiring all new residential developments to be car-free unless fully justified through a robust Transport Assessment in order to reduce car dominance in terms of congestion and excessive parking on the street, to encourage and promote active and sustainable transport as the main means of travel in Waltham Forest, to improve air quality, improve personal health and well-being and respond to the Council's declaration of the Climate Emergency.

10.106 The application site has a reasonable level of good public transport accessibility (PTAL Rating 2/3) and is not located within a Controlled Parking Zone (CPZ).

- 10.107 The proposed development will be car-free in accordance with Policies T6 of the London Plan (2021) and Policies 60 and 66 of the adopted Waltham Forest Local Plan LP1 (2024). A Section 106 obligation will be included within the legal agreement to ensure that the development remains car-free, and future occupiers would not be permitted to park on the street within the CPZ hours, except for blue/disabled badge holders.
- 10.108 Moreover, a financial contribution towards future CPZ consultation will be secured via Section 106 agreement. This would equate to £5,000.
- 10.109 Officers would highlight that a key issue during pre-application discussions with the applicant team was the potential safety impacts associated with the potential for conflict between pedestrian and vehicular traffic given the intensified use of the application site with the introduction of a residential use.



- 10.110 To mitigate such impacts and to prevent unsafe parking/obstruction of the private laneway to the north of the application site, over which the Council's Highways Team do not have enforcement powers, the development will be car-free with pedestrian access points only from Field Close and Chingford Mount Road to avoid misuse of the private laneway. Deliveries would also only take place from the public highway from Field Close. The central access gate will only be accessible by emergency workers.
- 10.111 Moreover, a suite of mitigation measures were set out within the Management Plan provided with the application to discourage parking on the private laneway, including CCTV, signage, and clamping. Whilst concerns were raised regarding the legality of CCTV and clamping on private land, these measures were removed from the Management Plan upon the advice of officers during the course of the application. Officers consider that appropriate mitigation is achieved by making the scheme car-free, the layout with access only from the public highway meaning access from parked vehicles on the private laneway would be convoluted thus discouraging parking, deliveries will take place from Field Close, signage, the marking out of a yellow box to prevent parking, and the use of bollards and kerbing at the entrance to the site from

Field Close to adequately manage uncontrolled parking on the private alleyway and minimise these concerns.

- 10.112 Whilst the use of the Chingford Mount Road entrance to the site would be shared by pedestrians and vehicles associated with 10 Chingford Mount Road, officers consider that the use of the access by vehicles associated with just one dwellinghouse would not raise sufficient safety concerns as it is likely the movement of vehicles along this route would be minor.
- 10.113 Overall, the above measures are considered to be reasonable and proportionate to the scale of the scheme proposed. The parking concerns raised by residents need to be balanced by the benefits of housing delivery with the proposed development delivering 8no. additional dwellinghouses, four of which are family-sized, which significantly outweighs potential issues of parking stress.
- 10.114 As no on-site car parking is provided, no EV charging facility is required in accordance with Policy 67 of the adopted Waltham Forest Local Plan LP1 (2024).

(iii) Servicing and Delivery

- 10.115 Policy 64 of the adopted Waltham Forest Local Plan LP1 (2024) seeks to promote facilities to enable efficient online retailing and minimise additional freight trips arising from missed deliveries, including storage lockers. This is reflected in Policy T7 of the London Plan (2021) which states that developments should be designed and managed so that deliveries can be received outside of peak hours and in the evening or night time. Appropriate facilities are required to minimise additional freight trips arising from missed deliveries and thus facilitate efficient online retailing.
- 10.116 Servicing of the site will take place from Field Close via Frances Road given that Chingford Mount Road is an A Class highway and any stopping on this road would raise road safety concerns and potentially prejudice the free flow of traffic.
- 10.117 Parcel lockers and post boxes will be located within the entrance gate leading from Field Close. This adequately supports online retailing and minimises additional freight trips in accordance with Policy 64 of the adopted Waltham Forest Local Plan LP1 (2024) and Policy T7 of the London Plan (2021).
- 10.118 The proposed developments delivery and servicing arrangements are considered appropriate in accordance with Policy 64 of the Waltham Forest Local Plan LP1 (2024) and Policy T7 of the London Plan (2021).

(iv) Highway Infrastructure – Sustainable Travel

- 10.119 Policies 1 and 60 of the Waltham Forest Local Plan, growth within the Borough should be facilitated in a sustainable manner through the promotion of sustainable travel. Policies T1, T2, T3 and T4 of the London Plan require existing and new public transport network including walking and cycling to be incorporated into the design of the development to mitigate the impact on the highway network including road safety. Policy T4 specifically states where mitigation is appropriate a financial contribution will be required to reduce the cumulative impacts of development on public transport infrastructure including walking and cycling.

10.120 As such, a financial contribution of £5,000 is requested towards improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this development. This safeguards new measures to improve and provide connectivity to help the modal shift to active travel or sustainable public transport options, as well as to allow for sustainable deliveries and servicing. This is supported under Policies 3, 62, 63, 64, 65 and 94 of the Waltham Forest Local Plan LP1 (2024).

10.121 A £5,000 financial contribution is considered to be appropriate given the scale of the development, the presence of cycle lanes on both sides of Chingford Mount Road outside the application site to the west, and the reasonable public transport accessibility of the site (PTAL 2/3).

(v) Construction Logistics Plan

10.122 Policy T7 of the London Plan (2021) set out the policy for assessing the effects of development on transport capacity.

10.123 Policy 63 and 65 of Waltham Forest Local Plan LP1 (2024) sets out that a Construction Logistics Plan (CLP) setting out the potential impacts of construction traffic, and how this will be reduced. An Outline CLP should be submitted at application stage, followed by a Detailed CLP at the pre-construction phase.

10.124 An Outline Construction Logistics Plan (CLP) was submitted with the application as required under Policies 63 and 65 of the adopted Local Plan, and the general principles of managing highway works is supported subject to further details to be contained within a Detailed CLP.

10.125 The Detailed CLP will be conditioned as part of any forthcoming planning consent to be submitted to the local planning authority for approval prior to the commencement of development in the interests of minimising amenity impacts and disruption to highway traffic flows, in particular the need for swept path analysis from Chingford Mount Road via Frances Road and Field Close taking into account parked vehicles.

10.126 To ensure compliance with the CLP, a S106 contribution of £750 would be requested towards CLP monitoring which is required to facilitate cost incurred on the Highways Team for directly monitoring of the development, ensure that there is no damage public realm and should there be any damage to facilitate any claims required in terms of remedial works required. The monitoring of the development is an additional service commitment for the Highways Team, above and beyond the statutory Local Highways Authority's role and monitoring is directly related to the facilitating the development during the construction phase and protecting the public realm.

(vi) Highway Works

10.127 Section 59 of the Highways Act allows the recovery of expenses in the event of extraordinary traffic. A pre and post highways condition survey is therefore required within the s106, to assess whether there is any deterioration of the highway as a result of the construction works, so these are repaired as part of the construction works.

10.128 Any damage to the highway as a result of the construction works would be reinstated by the Council and funded by the developer. This is to ensure traffic and pedestrian movement within the public realm is not impeded or safety impacted.

10.129 The Council's Highways Team have requested the following Section 278 highways works:

- Review of waiting and loading restrictions in Field Close to ensure vehicular access for refuse and servicing vehicles is not obstructed.
- Implementation of waiting and loading restrictions in Field Close, if necessary.
- Reparation works if necessary, depending on the context of the Detailed Construction Logistics Plan.

H. Waste Management

10.130 Policy 93 D (Waste Management) of the Local Plan (2024) emphasises sustainable waste management by ensuring new developments provide accessible, adequate, well-designed, and safe internal and external storage facilities for residual waste and recycling. These facilities must adhere to the specifications outlined in the Borough's Waste and Recycling Guidance for Developers or any strategy that replaces it. The policy must be read with other relevant Plan policies, including Policy 53 'Delivering High-Quality Design' and Policy 57 'Amenity.' According to the Waste and Recycling Guidance for Developers (2022):

- Residential Waste: Dwellinghouses require 120 litre bins for recycling each and 120 litre bins for other refuse (240 litres in total) and 1x 240 litre food waste bin for the entire development.

10.131 The bin stores will have capacity for 2x660 litre bulk waste bins for recycling, 2x660 litre bulk waste bins for refuse and 2x240 litre bins for food waste. This is considered sufficient to accommodate waste generated by the development in accordance with the Waste and Recycling Guidance for Developers (2022).

10.132 Policies 53, 57 and 93 of the Local Plan LP1 (2024) require new developments to ensure that waste is managed in the most environmentally friendly way in order to protect human health and the environment from pests and other environmentally damaging effects.

10.133 The site comprises a central bin store for Units 1-4 with waste bins being moved to the eastern waste store (which also serves Units 5-8) prior to collection by facilities management. This will be secured by the Section 106 legal agreement.

10.134 A new kerb with dropped kerb and yellow marked "no waiting" box on the private laneway will be provided to the west of No.1 Field Close on the private laneway to ensure access is unobstructed to and from the bin store for the Council's collection crews.

10.135 Waste collection vehicles will service the site from the north of the site via Field Close. Collection vehicles will reverse from Field Close towards the application site, stop adjacent the entrance to the private laneway outside 1 Field Close, collect waste and then move off in forward gear. Swept path analysis has been provided to demonstrate that collection vehicles can reasonably manoeuvre and service the site in this way.

- 10.136 In accordance with the Waste and Recycling Guidance for Developers (2022), developers must ensure there are dropped kerbs outside of bin store entrances and ensure that collection crews do not have to drag wheelie bins more than 25m and 15m for bulk bins. The waste collection point outside 1 Field Close is within 15m of the eastern bin store in accordance with the Waste and Recycling Guidance for Developers (2022).
- 10.137 The bin stores will be of an appropriate design and structure including the provision of louvred doors to allow for ventilation. This will adequately deal with any odour that may arise in accordance with Policies 57 and 93 of the adopted Waltham Forest Local Plan LP1 (2024).
- 10.138 Overall, the proposed waste management arrangement complies with Policies 53, 57 and 93 of the adopted Waltham Forest Local Plan LP1 (2024) and the Waste and Recycling Guidance for Developers (2022) and is therefore considered to be acceptable.

I. Sustainable Design and Energy Efficiency

- 10.139 Policy SI2 of the London Plan (2021) and Policy 85 of the Waltham Forest Local Plan LP1 (2024) seek to promote low carbon energy generation and maximisation of opportunities for renewable energy. Policy 85 requires that all new build development of more than one home or greater than 100sqm must achieve a minimum of 35% reduction below Part L of the Building Regulations on-site, targeting net zero carbon where possible, in line with the London Plan energy hierarchy and with best practice guidance, including the GLA's Energy Planning Guidance. Development should meet the following London Plan 'Be Lean' stage (energy efficiency) carbon reduction targets before other measures are incorporated to meet the overall 35% reduction target, achieving a minimum of 10% reduction below Part L of the Building Regulations for residential development. For any shortfall in emissions reductions, a financial contribution will be required towards the Carbon Offset Fund.
- 10.140 The Energy & Sustainability Statement (6 January 2025) sets out the measures to reduce emissions from the development, including:
- Passive measures (low U-values, air permeability, avoidance of thermal bridging by accredited details);
 - High efficiency services, i.e., high efficiency ventilation, high efficiency lighting; and
 - Renewable sources: Air source heat pumps.
- 10.141 The Energy & Sustainability Statement (6 January 2025) concludes that the proposed development will achieve:
- 63% domestic regulated CO₂ reduction against 2021 Part L compliant baseline;
 - 59% domestic regulated CO₂ reduction by renewable sources;
 - 3.7% domestic regulated CO₂ reduction by efficiency measures ("Be Lean" stage of the energy hierarchy).
- 10.142 It has therefore been demonstrated that the proposed development would comply with the emission reduction targets set out within Policy 85 of the adopted Waltham Forest Local Plan LP1 (2024). Should the development fail to achieve this, a financial contribution equivalent to any shortfall residual emissions towards the Carbon Offset Fund would be secured via Section 106 legal agreement.

J. Trees, Landscaping and Ecology

(i) Trees

- 10.143 Trees make an important contribution to the character and quality of urban environments, and can help mitigate and adapt to climate change. Trees also play an important role within the urban environment by helping to trap pollutants, adding amenity value, providing shade, absorbing rainwater, filtering noise and providing areas of habitat for wildlife.
- 10.144 Paragraphs 136 and 193 of the NPPF (2024), Policy G7 of the London Plan (2021) and Policies 53, 79 and 80 require developments to contribute to and enhance the natural environment by recognising the abovementioned value of trees. The 1990 Town & Country Planning Act places a statutory duty on planning authorities to ensure, whenever appropriate, that adequate provision is made for the preservation or planting of trees. Existing trees of value should therefore be retained where possible.
- 10.145 A Tree Survey was submitted with the application. This involved a survey of 36no. individual trees and 3no. groups of trees within or immediately adjacent the application site. A row of semi-mature trees, mostly comprising non-native Cypress, are densely planted along the southern boundary of the site. These trees along the southern boundary show signs of uniform pruning to their northern crowns to ensure access clearance within the existing site.
- 10.146 Trees are classified in accordance with BS 5837 which includes 4no. categorisations A, B, C and U. Generally, category C trees are of low quality and amenity and category U trees are unsuitable for retention.
- 10.147 The Tree Survey identifies that a Corsican Pine tree (category B tree) growing in the front garden of No.10 Chingford Mount Road is the only category B tree within proximity of the development (this tree is subject to a preservation order). Category B trees have moderate quality or value. One tree is identified as a Category U tree meaning it is unsuitable for retention. The remaining 34no. trees and 3no. tree groups are all category C trees being either of low quality, very limited merit, limited, of short-term potential, young trees or a combination of these qualities.
- 10.148 One tree group (G2) will need to be removed to facilitate the development. Group G2 has low arboricultural quality and merit (category C) comprising mutually suppressed, semi-mature cypress trees all of which have been heavily reduced in the past to a height of 8m which has disfigured their form and diminished the groups already limited amenity value. For this reason, its removal will have no significant impact and is acceptable.
- 10.149 The pruning of 6no. trees will be required to facilitate the proposed development. However, given the existing pruning that takes place to these trees northern crowns and their low quality as identified in the Tree Survey, their ongoing pruning is considered acceptable in this instance.
- 10.150 The proposed development would also encroach within the Root Protection Area (RPA) of 31no. trees. 18no. of these will include foundation works within their RPAs with the remainder solely related to replacement hard surfacing.

10.151 The incursion within the RPA of the only Category B tree, the Corsican Pine, is by replacement surfacing only which will not require any excavation below the sub-base of the existing and will not result in any change to the tree's current situation. As such, the incursion will not have any adverse impact on the tree's long-term health, potential or stability.

10.152 An outline Arboricultural Method Statement (AMS) was also submitted with the application which sets out the protection measures to be put in place to protect retained trees. Mitigation measures include excavation within RPAs to be undertaken manually, under direct control and supervision of an appointed arboriculturalist, ground protection measures and tree protection fencing forming a construction exclusion zone. Any roots encountered will be treated appropriately with roots avoided wherever possible.

10.153 Full mitigation measures from construction and site works will be secured via condition under any forthcoming planning consent to ensure compliance with Policy 80 of the adopted Waltham Forest Local Plan LP1 (2024). Any ongoing pruning following completion of the development of the northern crown extents of southern boundary trees will also be secured by condition.

10.154 This condition will ensure compliance with the NPPF (2024), Policy G7 of the London Plan (2021) and Policies 53, 79 and 80 of the Waltham Forest Local Plan LP1 (2024).

(ii) Landscaping & Urban Greening

10.155 Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024) requires developments to provide a high-quality level of landscaping.

10.156 A Landscape Statement has been submitted with the application which states that ornamental, herbaceous and perennial planting will be introduced which will bloom throughout the year in addition to the green roofs to the development and ancillary structures.

10.157 Full details are not provided regarding the maintenance of planting and green roofs. As such, officers would condition this schedule under any forthcoming planning consent to ensure the on-going maintenance and health of the landscaping and green roofs provided to ensure it is of a high quality and can be sustained long term for the longevity of the development alongside hard landscaping.

10.158 Subject to conditions, the application proposal is considered to comply with Policies 53, 77 and 79 of the adopted Waltham Forest Local Plan LP1 (2024) in delivering a high quality landscaping scheme.

(iii) Ecology

10.159 Policy 79 of the adopted Waltham Forest Local Plan LP1 (2024) sets out that proposals should seek to protect and enhance biodiversity resources including through providing measures support species and habitats.

10.160 A Preliminary Ecological Appraisal (PEA) was submitted with the application which included a preliminary bat roost assessment. This concluded that the trees and buildings on site are not suitable for roosting bats whilst noting that the existing trees may provide opportunities for foraging and commuting bats. As such, a wildlife sensitive lighting scheme is recommended within the PEA.

- 10.161 Other recommendations include integration of habitat boxes for bats, birds and invertebrates, and due diligence checks for nesting birds prior to vegetation clearance.
- 10.162 The Council's Tree & Urban Greening Officer was consulted and reviewed the contents of the PEA and accepts its findings. Planning officers also have scrutinised this documents and accept its findings.
- 10.163 Given the above, officers will secure the recommended mitigation measures within a suitably worded condition in the event of approval in accordance with Policy 79 of the adopted Waltham Forest Local Plan LP1 (2024).

(iv) Biodiversity

- 10.164 Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) specifies that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.
- 10.165 All planning permissions granted in England have to deliver at least 10% biodiversity net gain, effective from 12 February 2024.
- 10.166 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- 10.167 Policies GG1, G1 and G5 of the London Plan (2021) require new development to incorporate urban greening features such as street trees, green roofs, green walls, raingardens and nature-based sustainable drainage.
- 10.168 Policy 79 of Waltham Forest Local Plan LP1 (2024) sets out that schemes should demonstrate a minimum 10% biodiversity net gain using the Defra Biodiversity Metric 2.0 (or subsequent version), even where development proposals do not result in biodiversity loss.
- 10.169 Based on the submissions provided with this application it is considered the proposal under consideration requires the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.
- 10.170 The results state that, whilst there would be inclusion of an intensive green roof and introduced shrub as part of the development, as the metric's trading rules are not satisfied through this on-site provision, offsite provision of 0.02 habitat units are required.
- 10.171 Based on the habitat creation comprising introduced shrub, intensive green roof and vegetated garden, the proposed development would result in a +10.44% biodiversity net gain in habitat units. The trading rules are however not satisfied. As such, the proposed development needs to purchase offsite units equivalent to 0.02 units from a BNG habitat bank.

- 10.172 To allow for the scheme to meet the BNG requirement, a pre-commencement condition will be attached to forthcoming consent requiring the submission of Biodiversity Gain Plan and Habitat Monitoring and Management Plan (HMMP), to demonstrate how the net gain would be achieved and managed over required 30 year period.
- 10.173 The responsibility to ensure compliance with the approved BNG plan lies with the Local Planning Authority, with requirement to incrementally monitor this over total 30 years period (end of year 1, 2, 5, 10,20 and 30). To facilitate the management and monitoring role, a S106 contribution would be sought to cover the 30 year period.
- 10.174 Off-site gains would be achieved through the purchase of 'Off-site Biodiversity Gain' or 'Statutory Biodiversity Credits'. The off-site gains will also be secured through a S106 planning obligations should planning permission be granted.
- 10.175 In conclusion, it is considered that the proposals accord with Policies 79 of Waltham Forest Local Plan LP1 (2024) and GG1, G1 and G5 of the London Plan (2021) and is therefore considered acceptable, subject to appropriate planning conditions for detailed landscape plan, Biodiversity Gain Plan and Habitat Monitoring and Management Plan.

(v) Epping Forest SAC

- 10.176 Waltham Forest shares a boundary with the Epping Forest Special Area of Conservation and following research in the form of a visitor survey by Footprint Ecology, has been found to fall within a wider Zone of Influence (ZOI) based on the distance the majority of visitors will travel to visit Epping Forest SAC. This report identified that 75% of visitors travelled up to 6.2Km to the SAC and as result of the whole of the London Borough of Waltham Forest falls within this ZOI for recreational pressure. All new residential development within this ZOI constitutes a LSE (Likely Significant Effect) on the sensitive interest features of the SAC through increased recreational pressure, either when considered 'alone' or 'in combination'. According an 'Appropriate Assessment' has been carried out on this application. The Local Planning Authority is a 'competent authority' under the Habitat Regulations and is legally obliged to take Natural England's advice into account in decision making and attach great weight to it.
- 10.177 The Council as Local Planning Authority is obliged to ensure that any grant of planning permission would have sufficient mitigation measures in place to ensure that there would be no harmful impact on the Epping Forest SAC arising from LSE.
- 10.178 For schemes comprising one or more units of residential accommodation a new package of costed Strategic Access Management Measures (SAMM) has been prepared by the City of London Conservators of Epping Forest. This Mitigation Strategy has been agreed by all of the partners in the agreement and is in the process of adoption. A new SAMM levy is now in operation which requires a contribution of £650 per unit from all new residential schemes. Natural England is supportive of this approach, provided the total expected contribution is delivered to the City of London Conservators to support the delivery of SAMM in Epping Forest SAC.
- 10.179 Should there be a forthcoming approval for this application the development, based on current circumstances and regulations, the development would be liable for £5,200 payment towards the Epping Forest SAMM levy (8 units x £650) as it does would add one additional residential unit to the site.

K. Environmental Impact

(i) Air Quality

10.180 Policy SI1 of the London Plan (2021) together with Policy 88 of the Waltham Forest Local Plan LP1 (2024) aims to tackle poor air quality and protect public health. To meet these requirements, development proposals must be at least air quality neutral, and all major applications should submit an Air Quality Assessment to demonstrate that the development would not lead to the deterioration of existing poor air quality.

10.181 Waltham Forest designated the whole Borough as an Air Quality Management Area (AQMA) in 2001 due to exceedances of the Particulate Matter (PM10) and Nitrogen Dioxide (NO2) objectives. The local authority has developed an Air Quality Action Plan (AQAP) outlining measures to improve air quality.

10.182 An Outline Construction and Demolition Logistics Plan was submitted with the application which includes dust suppression mitigation measures including:

- Water spray techniques to be used to control dust associated with the construction process.
- Remove materials that have the potential to produce dust from the site as soon as possible, unless being re-used on site.
- Only use cutting, grinding or sawing equipment fitted in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems;
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate;
- Vehicles will be checked to ensure that they are appropriately loaded and sheeted.
- All loading, unloading, deliveries of materials and removal of waste material will be carried out within normal site working hours unless agreed otherwise;
- Drivers will be required to turn off engines when stationary to ensure vehicles are not left idling.

10.183 The above measures are considered appropriate to mitigate air quality impacts during construction and demolition. A condition will be attached to secure full details of these dust suppression measures.

10.184 The development will also be car-free to mitigate aerial emissions associated with the operation of the site post-construction.

10.185 Overall, the proposed development is considered to comply with SI1 of the London Plan (2021) and Policy 88 of the adopted Waltham Forest Local Plan LP1 (2024).

(ii) Contaminated Land

10.186 Policy 90 of the adopted Local Plan requires the Council to be satisfied that where sites are potentially contaminated, the proposal can be safely constructed and used in the future without hazardous substances posing a significant risk to human health.

10.187 A Phase 1 Desk Study assessing the contamination risk at the application site and associated with the proposed development was submitted with the application. This found that the possible risks associated with the site include probable made ground, asbestos, hydrocarbons, PCBs, SVOCs, VOCs and UXO. As such, it is recommended

within the Phase 1 Desk Study and by the Council's Environmental Health Team that conditions be attached to ensure that the impacts of contaminated land on on/off site sensitive receptors are appropriately addressed.

10.188 As such, conditions related to contaminated land and asbestos remediation are recommended in the event of approval to ensure compliance with Policy 90 of the adopted Waltham Forest Local Plan LP1 (2024).

(iii) Flood Risk and Drainage

10.189 Policy SI12 of the London Plan (2021) requires development proposals to ensure that appropriate measures are incorporated to minimise and mitigate any flood risk. Policy SI13 of the London Plan (2021) also requires new forms of development to utilise sustainable urban drainage systems (SuDS) to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

10.190 Policy 91 of the adopted Waltham Forest Local Plan LP1 (2024) reflect the London Plan (2021) by seeking to ensure that flood risk is effectively managed, including beyond an application site. It sets out a number of measures that should be taken, and clearly indicates that the main issue with residential and other built form is the rate of water run-off.

10.191 Whilst the site is located within flood zone 1 indicating that it has a low probability of surface water flooding, it is located within South Chingford Critical Drainage Area.

10.192 Ground levels at the eastern boundary are the most elevated across the site, at around 17.36m. There is a gradual fall in ground levels along the vehicular access road that adjoins Chingford Mount Road to the west.

10.193 The proposed development contains private gardens for all eight dwellinghouses, replacing existing impermeable surfaces and incorporates attenuation storage within the new development. There are also bike and bin stores with sedum green roofs and yard gullies will be created within bin stores (connecting to foul sewage drain). This therefore represents a betterment to the existing drainage conditions with surface water runoff from the site currently draining from the mostly impermeable surfaced site at an uncontrolled rate to the Thames Water public sewer.

10.194 Finished floor levels within the dwellinghouses will be 150mm above ground level to mitigate flood risk.

10.195 Overall, the proposed development adequately addresses flood risk and drainage matters with the integration of SuDS measures within the proposal in accordance with Policies SI12 and SI13 of the London Plan (2021) and Policy 91 of the Waltham Forest Local Plan LP1 (2024).

(iv) Water Resources and Efficiency

10.196 Local Plan Policy 89 requires new developments to implement water efficiency measures to achieve usage of less than or equal to 105 litres per person per day for residential use (excluding the allowance of up to 5 litres for external water consumption). This is supported by Policy SI5 of the London Plan (2021).

10.197 The 'Energy and Sustainability Statement' submitted with the application confirms that the proposed development will achieve internal water consumption reductions via

water efficient internal fittings to achieve the targets set out within Policy SI5 of the London Plan (2021) and Policy 89 of the Waltham Forest Local Plan LP1 (2024).

10.198 A condition will be attached to any forthcoming planning consent to ensure these water reduction measures are secured prior to occupation.

(v) Decentralised Energy

10.199 Policy 68 of the adopted Waltham Forest Local Plan requires developments to ensure utilities infrastructure and connections are designed into the development from outset where possible but as a minimum, developers should identify and plan for heating and cooling demand and the viability of its provision via decentralised energy (DE) networks. Policy 86 of the adopted Waltham Forest Local Plan LP1 (2024) requires all new developments for new homes located within 200m of an existing, proposed or committed future district heating network to install a communal heating system and either connect to an existing district heating network (where one exists) or future-proof the system by ensuring the development is able to connect to a district heating network in the future.

10.200 The proposed development is not within 200m of any existing, proposed or future district heating network and so future proofing the development for decentralised energy provision is not necessary in this case.

(vi) Overheating

10.201 Policy 56 requires an assessment of single aspect dwellings with respect to whether there is adequate passive ventilation and overheating is avoided.

10.202 The submitted 'Energy and Sustainability Statement' provides evidence that an overheating analysis was undertaken which confirms that internal thermal comfort will be satisfactory within the new dwellinghouses through the adoption of passive natural ventilation.

10.203 As such, the development accords with Policies 56 and 92 of the Waltham Forest Local Plan LP1 (2024).

11. PLANNING OBLIGATIONS

11.1 Section 106 (S106) Agreements are a material consideration in the determination of a planning application. The purpose of such an Agreement is to make otherwise unacceptable development acceptable and they should only be sought where they meet all of the following tests:

- i. Necessary to make the development acceptable in planning terms,
- ii. Directly related to the development and
- iii. Fairly and reasonably related in scale and kind to the development.

11.2 In terms of the S106 Agreement, the required Heads of Terms, having regard to planning policy, the Waltham Forest Local Plan Revised Planning Obligations SPD (2017) and the Waltham Forest Local Plan Affordable Housing and Viability SPD (2018), for this development relate to the following Heads of Terms which are also outlined in Section 1 of this report.

- Highways and Transportation

- Car Free Housing
- Construction Logistics Plan monitoring
- Controlled Parking Zone consultation
- Waste management arrangements
- Energy Efficiency and Carbon Reductions
- Epping Forest Special Area of Conservation (SAC)
- Biodiversity Net Gain
- Waste management
- Legal Fees
- Monitoring and Implementation

12. ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

- 12.1 In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
 - C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
 - The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
 - The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered and may be balance against other relevant factors.
 - It is considered that the recommendation to grant permission in this case would not have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 12.2 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.
- 12.3 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is

considered to be a proportionate response to the submitted application based on the considerations set out in this report.

13. CONCLUSION

- 13.1 The principle of development is considered acceptable and consistent with local and regional policies. The proposed development would result in making better use of land and achieve optimisation of an existing developed site.
- 13.2 The report provides officer's comprehensive consideration of the planning application and its supporting documentation, including the additional information submitted and any representations received.
- 13.3 The conditions and heads of terms set out in the agreed s.106 Heads of Terms (set out in paragraph 1.1 of this Committee Report) would ensure that any adverse impact of the scheme is mitigated against, and the positive aspects of the proposal advanced by the applicant are carried out through the implementation.
- 13.4 The report has considered the proposals in light of the Local Plan LP1 (2024) policies and other material considerations or representations relevant to the environment effects of the proposals.

14. RECOMMENDATION

- 14.1 The Planning Committee is recommended to grant planning permission subject to the conditions and informatives below and the completion of a Section 106 agreement with the agreed Heads of Terms, as set out in paragraph 1.1 of this committee report.

PLANNING CONDITIONS

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended).

Approved Plans and Documents

2. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents and thereafter maintained as such for the lifetime of the development:

Drawings References:

- Location Plan, 2323-DS-01-ZZ-DR-A-P001, Rev P3 (undated)
- Proposed Ground Floor Plan, 2323-DS-01-00-DR-A-P100 Rev P7 (23/04/2025)
- Proposed First Floor Plan, 2323-DS-01-01-DR-A-P101 Rev P4 (01/05/2025)
- Proposed Second Floor Plan, 2323-DS-01-02-DR-A-P102 Rev P4 (01/05/2025)
- Proposed Roof Plan, 2323-DS-01-02-DR-A-P103 Rev P4 (01/05/2025)
- Sections, 2323-DS-XX-XX-DR-A-P300 Rev P3 (29/01/2025)
- Proposed West Elevations, 2323-DS-XX-XX-DR-A-P202 Rev P2 (29/01/2025)
- Proposed South Elevation, 2323-DS-XX-XX-DR-A-P200 Rev P4 (27/06/2025)
- Proposed Site Plan, 2323-DS-01-ZZ-DR-A-P011 Rev P1 (29/01/2025)
- Proposed North Elevation, 2323-DS-XX-XX-DR-A-P201 Rev P4 (27/06/2025)
- Proposed East Elevations, 2323-DS-XX-XX-DR-A-P203 Rev P3 (23/06/2025)
- Proposed Cycle Stores, 2323-DS-XX-XX-DR-A-P520 Rev P1 (29/01/2025)
- Proposed Bin Store 01, 2323-DS-XX-XX-DR-A-P521 Rev P1 (29/01/2025)
- Proposed Bin Store 02, 2323-DS-XX-XX-DR-A-P522 Rev P1 (29/01/2025)
- Proposed ASHP Enclosure, 2323-DS-XX-XX-DR-A-P523 Rev P1 (29/01/2025)
- Existing Site Plan, 2323-DS-01-ZZ-DR-A-P010 Rev P1 (29/01/2025)
- Bay Study B-B, 2323-DS-XX-XX-DR-A-P501 Rev P2 (29/01/2025)
- Bay Study A-A, 2323-DS-XX-XX-DR-A-P500 Rev P2 (29/01/2025)

Supporting Documents:

- Arboricultural Implications Report, SJA air 23626-04 (February 2025)
- Phase 1 Desk Study, 24-078/P1 (25 August 2024)
- Heating I Product Information – PUZ-WM60VAA(-BS) (undated)
- Outline Construction and Demolition Logistics Plan, D002, Revision 1.2 (November 2024)
- Cover Letter from ppm Planning (dated 20 February 2025)

- Design and Access Statement, 2323-DS-00-ZZ-RP-A-P600-S2-P2 (June 2025)
- Daylight & Sunlight Assessment, Issue No.3 (17/12/2024)
- Energy & Sustainability Statement, Rev B (06/01/2025)
- Planning Fire Safety Statement, Rev 01 (08/01/2025)
- Landscape Statement, MC681-TML-ZZ-ZZ-RP-L-0001, Rev C (24 October 2024)
- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (December 2024)
- PEA BNG Metrics
- Transport Statement, D002, Rev 1.0 (October 2024)
- Flood Risk Assessment (October 2024)
- Management Plan, TN05 (June 2025)
- Full SAP Calculation Printout for Unit 01 (11/10/2024)
- Full SAP Calculation Printout for Unit 02 (11/10/2024)
- Full SAP Calculation Printout for Unit 03 (11/10/2024)
- Full SAP Calculation Printout for Unit 04 (11/10/2024)
- Full SAP Calculation Printout for Unit 05 (11/10/2024)
- Full SAP Calculation Printout for Unit 06 (11/10/2024)
- Full SAP Calculation Printout for Unit 07 (11/10/2024)
- Full SAP Calculation Printout for Unit 08 (11/10/2024)
- Predicted Energy Assessment for Unit 01 (11/10/2024)
- Predicted Energy Assessment for Unit 02 (11/10/2024)
- Predicted Energy Assessment for Unit 03 (11/10/2024)
- Predicted Energy Assessment for Unit 04 (11/10/2024)
- Predicted Energy Assessment for Unit 05 (11/10/2024)
- Predicted Energy Assessment for Unit 06 (11/10/2024)
- Predicted Energy Assessment for Unit 07 (11/10/2024)
- Predicted Energy Assessment for Unit 08 (11/10/2024)

REASON: For the avoidance of doubt and in the interests of proper planning.

Contamination

3. Prior to commencement of construction works, a scheme including the following components (where applicable) to address the risk associated with site contamination (including UXO) shall be submitted to and approved in writing by the Local Planning Authority (LPA):
 - A. Desk Study report including a preliminary risk assessment and conceptual site model.
 - B. A ground investigation based on the findings of the Desk Study Report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - C. The results of the investigation and revised risk assessment and based on these, in the event that remediation measures are identified necessary a remediation strategy including a verification plan shall be submitted giving full details of the remediation measures required, how they will be undertaken and data requirements, including compliance criteria and monitoring details.

Any investigation and risk assessment must be undertaken in accordance with the Environment Agency's Land contamination risk management (LCRM). In the event that

additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the LPA.

(For the avoidance of doubt, this condition can be discharged on a section by section basis.)

REASON: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 90 of the adopted Waltham Forest Local Plan LP1 (2024).

4. Prior to Occupation, a verification report relating to contamination, if remedial works are required in relation to condition 3, shall be provided setting out a complete record of all remediation activities and evidence that it has been successful including quality assurance certificates and photographic evidence shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies 48, 89 and 90 adopted Waltham Forest Local Plan LP1 (2024).

5. Prior to the commencement of development, notwithstanding site clearance and investigation works, the developer must carry out an intrusive pre-demolition and refurbishment asbestos survey and submit to the Local Planning Authority to be approved in writing. This shall be carried out in accordance with HSG264. The submitted details shall include a mitigation scheme to eliminate risks to future occupiers and the surrounding local environment from asbestos contamination. The details shall be prepared by a suitable qualified person and the development shall be carried out in accordance with the details approved under the terms of this condition. In the event that Asbestos is found in the surveys carried out as part of this condition, no part of the development hereby approved shall be occupied until a verification report has been submitted to and approved in writing by the local planning authority demonstrating that sources of asbestos contamination have been eliminated.

REASON: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 90 of the adopted Waltham Forest Local Plan LP1 (2024).

Construction

6. Prior to the commencement of any part of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:

- Works of demolition and construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays

- Construction Vehicle Access Strategy
- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration.
- The method statement shall make reference to and comply with The Mayor of London's supplementary planning guidance (SPG) 'The control of dust and emissions from construction and demolition'
<https://www.london.gov.uk/what-we-do/planning/implementing-londonplan/supplementary-planning-guidance/control-dust-and-demolition>

In particular the applicant shall:

- Submit for approval an Air Quality (dust) risk assessment
- Submit for approval an Air Quality & Dust management Plan (AQDMP)
- Equipment and plant used on site shall comply with the requirements for 'Non-Road Mobile Machinery' (NRMM)
- Submit for approval a Dust monitoring programme
- All the above submissions shall have regard to the Mayor's SPG

Reference shall be made to:

- BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.
- BS 5228: Noise and vibration on construction and open sites

REASON: To ensure considerate construction and to protect the amenities of the nearby residents from excessive noise and dust and to comply with Policies 57, 63, 64, 87 and 88 of the adopted Waltham Forest Local Plan LP1 (2024).

7. No NRMM (Non-Road Mobile Machinery) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

REASON: To ensure that air quality is not adversely affected by the development in line with the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition, to comply with Policy SI1 of the London Plan (2021).

8. Prior to the commencement of the development, a detailed Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The Construction Logistics Plan and Delivery and Servicing Plan must be submitted using the TfL template and guidance found here: www.constructionlogistics.org.uk. The logistics plan shall include details of site access, journey planning, access routes, hours of deliveries, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and material storage. All works shall be carried out in accordance with the approved details and the Construction and Logistics Plan should be implemented throughout all demolition and construction works.

REASON: To ensure that disruption is kept to a minimum and does not affect highway traffic flows to comply with Policies 50, 57, 63, 65, 87 and 89 of the adopted Waltham Forest Local Plan LP1 (2024).

Architecture and Design

9. Prior to the commencement of development, notwithstanding site clearance and investigation works, full details window and canopies, along with cross-section drawings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained as such for the lifetime of the development.

REASON: To safeguard the visual amenities of the area in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).

10. Prior to the commencement of the development on site, notwithstanding site investigation and clearance works, demolition and construction to slab level details relating to the siting, design and height and finish of all new walls, gates, fencing, railings and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out solely in accordance with the approved details, prior to the first occupation of the use hereby approved and thereafter shall be fully retained and maintained accordingly for the lifetime of the development.

REASON: In the interests of visual amenity and protecting the residential amenity of neighbouring occupiers in accordance with Policies 53 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

11. Prior to the first occupation of the hereby approved residential units, details relating to the residential entrance relating to the display of postal number and position of letter box facility shall be submitted to and agreed in writing by the Local Planning Authority, and the agreed proposal shall be fully implemented prior to first occupation and thereafter maintained for the lifetime of the development.

REASON: In the interest of security and to protect the living conditions of existing and future residents in the locality in accordance with Policy D11 of the London Plan (2021) and Policies 53 and 58 of the adopted Waltham Forest Local Plan (2024).

12. Prior to the occupation of the development hereby permitted, the windows serving the first floor non-habitable rooms of Units 2-8 along the southern elevation, as indicated within approved document "Design and Access Statement 2323-DS-00-ZZ-RP-A-P600-S2-P1 (January 2025)" and southern elevation of third floor glazed elevation shall be fitted with obscured glass and shall be permanently retained as such for the lifetime of the development.

REASON: In the interests of mitigating overlooking and loss of privacy to neighbouring occupiers and future residents in accordance with Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

13. Prior to the occupation of the hereby approved development, full details of all privacy screens should be submitted to and approved in writing by the Local Planning Authority detailing material finish, structural details and opacity levels. The approved privacy screens shall be installed prior to occupation and shall be permanently retained as such for the lifetime of the development.

REASON: In the interests of mitigating overlooking and loss of privacy to neighbouring occupiers and future residents in accordance with Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

14. No vents (excluding air bricks), extracts, or plumbing or pipes, other than rainwater pipes, shall be fixed on the external façade of the hereby approved development, unless shown on the approved drawings.

REASON: In the interest of general visual amenity in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).

Security & Safety

15. Prior to the commencement of development on site, notwithstanding site investigation work, full details of measures to be incorporated into the development, demonstrating how site security would be achieved and include details of CCTV, lighting and entry control systems on site (including all communal areas), along with how the development can achieve the principles of Secure by Design accreditation and this shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the first occupation of the development and shall thereafter be retained for the lifetime of the development.

REASON: In the interest of security and to protect the living conditions of existing and future residents in the locality in accordance with Policy D11 of the London Plan (2021) and Policy 58 of the of the adopted Waltham Forest Local Plan LP1 (2024).

16. Prior to the first occupation of the development hereby approved, details of all external lighting strategy within the development shall be submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with the approved details and shall thereafter be maintained for the lifetime of the development. The details submitted shall be in strict accordance with relevant guidance from the Bat Conservation Trust and Institute of Lighting Professionals advice on artificial lighting and bats.

REASON: To protect the amenities of adjoining occupiers and the surrounding area, to comply with Policy G6 of the London Plan (2021) and Policies 50, 57, 77 and 79 of the adopted Waltham Forest Local Plan LP1 (2024).

17. Prior to the first occupation of the development hereby approved, automatic suppression for Units 1, 6 and 7 shall be installed in accordance with details contained within the 'Planning Fire Safety Statement, Rev 01 (08/01/2025)' and shall thereafter be retained as such for the lifetime of the development.

REASON: To minimise fire risk in accordance with Policies D11 and D12 of the London Plan (2021).

Sustainable Design and Construction

18. Prior to the first occupation of the new residential units hereby permitted, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2021 Building Regulations shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall reference the measures set out in the 'Energy & Sustainability Statement, Rev B (06/01/2025)' accompanying the planning application, but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained. Any shortfall shall be compensated for in line with the Section 106 legal agreement associated with this site.

REASON: To ensure the development is sustainable and to comply with Policies 85 and 87 of the adopted Waltham Forest Local Plan LP1 (2024).

19. Prior to the first occupation of new residential units hereby permitted, a scheme detailing measures to reduce water use within the development, to meet a target water use of 105 litres or less per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall reference the measures set out in the 'Energy & Sustainability Statement, Rev B (06/01/2025)' accompanying the planning application. The development shall be constructed in accordance with the approved scheme and thereafter retained.

REASON: To minimise the water use of the development, in accordance with the requirements of Policy SI5 of the London Plan (2021) and Policy 89 of adopted Waltham Forest Local Plan LP1 (2024).

Landscape and Biodiversity

20. The development shall be carried out in accordance with the approved details contained within the 'Arboricultural Implications Report, SJA air 23626-04 (February 2025)', and all works shall comply with BS 3998:2010 (Tree Work - Recommendations) and shall be supervised by a suitably qualified Arboriculturist and any post-construction mitigation measures shall thereafter be maintained for the lifetime of the development.

REASON: To ensure the well-being of the trees and in the interests of biodiversity and the amenity of the surrounding area in accordance with the NPPF (2024), Policy G7 of the London Plan (2021) and Policies 53, 79 and 80 of the Waltham Forest Local Plan LP1 (2024).

21. Prior to the commencement of development on site excluding ground works, details of the hard and soft landscaping to be provided on site, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of the proposed planting around the site, along with the requirement to demonstrate any permeable areas. The development shall be carried out solely in accordance with the approved details and all approved planting shall be carried out in the first planting season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedges, shrubs and greenspaces forming part of the approved scheme (except for the intensive green roofs and introduced shrubs which contribute towards the Biodiversity Net Gain Plan under Condition 22) which within a period of five years, dies, is removed, or becomes seriously damaged or diseased shall be replaced with others of similar size and species.

REASON: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies G5, G6 and G7 of the London Plan (2021) and Policies 53, 77, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024).

22. Prior to the commencement of the development on site, notwithstanding site investigation and clearance works, a detailed Landscape Management Plan, which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including green roofs and landscaped planting beds, shall be submitted to and approved in writing by the Local Planning Authority. The approved Landscape Management Plan shall be implemented prior to the first occupation of the development hereby approved and thereafter maintained for the lifetime of the development.

REASON: To ensure the well-being of trees and other landscaped elements in the interest of promoting biodiversity, in accordance with Policies 53, 77 and 79 of the adopted Waltham Forest Local Plan LP 1 (2024).

23. Prior to the commencement of the development on site, a Biodiversity Gain Plan in accordance with 'Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (December 2024)', should be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full and retained thereafter in accordance with the approved Biodiversity Gain Plan. In the failure to achieve 10% Biodiversity Net Gain or any shortfall, the developer shall confirm with option they will enter into relating to either "A Biodiversity Offsetting Scheme" or "Statutory Biodiversity Credits" as set out in the s106 legal agreement.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policies G6 of the London Plan (2021) and Policy 79 of the Waltham Forest Local Plan LP1 (2024).

24. Prior to the commencement of development on site, notwithstanding site investigation and clearance works, demolition and constructions to slab level, a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration of 30 years, in accordance with terms set out within the s106 agreement.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policies G6 of the London Plan (2021) and Policy 79 of the Waltham Forest Local Plan LP1 (2024).

25. Prior to the commencement of development, a detailed Arboricultural Method Statement in accordance with the 'Arboricultural Implications Report, SJA air 23626-04 (February 2024)' shall be carried out by a suitably qualified arborist, shall be submitted to and approved in writing by the local planning authority. Details shall include protection measures, foundation design, root barriers and any other steps required to ensure the protection of the trees on and adjacent to the site. The development shall be carried out solely in accordance with the approved details, and all works shall comply with BS 3998:2010 (Tree Work - Recommendations) and shall be supervised by a suitably qualified Arboriculturist and any post-construction mitigation measures shall thereafter be maintained for the lifetime of the development.

REASON: To ensure the well-being of the trees and in the interest of biodiversity and the amenity of the surrounding area, in accordance with Policy G7 of the London Plan (2021) and Policies 53, 77, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024).

26. Prior to the commencement of development on site, notwithstanding site investigation work, clearance and demolition, a full detailed programme of biodiversity and ecological enhancement measures (including bat and bird boxes) and associated location plan to identify areas of enhancement on site shall be submitted to and approved in writing by the local planning authority. The measures shall be installed prior to the first occupation of the development hereby approved and shall thereafter be maintained in accordance with the approved details in perpetuity.

REASON: In the interest of biodiversity and local amenity, in accordance with Policy G6 of the London Plan (2021) and Policies 79 and 81 of the adopted Waltham Forest Local Plan LP1 (2024).

Waste Management

27. The waste management arrangements shall be constructed and operated in accordance with 'Proposed Bin Store 01, 2323-DS-XX-XX-DR-A-P521 Rev P1 (29/01/2025)', 'Proposed Bin Store 02, 2323-DS-XX-XX-DR-A-P522 Rev P1 (29/01/2025)' and 'Management Plan, TN05 (April 2025)' and shall thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that adequate arrangements are made for the storage and collection of refuse and recycling and to comply with Policies 53, 57 and 93 of the adopted Waltham Forest Local Plan LP1 (2024) and the Waste and Recycling Guidance for Developers (2023).

Sustainable Travel

28. The cycle arrangements shall be constructed in accordance with "Proposed Cycle Stores, 2323-DS-XX-XX-DR-A-P520 Rev P1 (29/01/2025)" unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained as such for the lifetime of the development.

REASON: In the interest of security and sustainable development, in compliance with Policy T5 of the London Plan (2021) and Policies 60 and 61 of the adopted Waltham Forest Local Plan LP1 (2024).

29. Prior to the occupation of the hereby approved development, all mitigation measures, including signage, bollards and road markings, detailed within the 'Management Plan, TN05 (June 2025)' shall be implemented in accordance with approved details and thereafter retained as such for the lifetime of the development.

REASON: In the interests of pedestrian and cyclist safety and emergency access purposes in accordance with Policies D11 and D12 of the London Plan (2021) and Policies 60, 61, 63 and 66 of the adopted Waltham Forest Local Plan LP1 (2024).

Noise

30. All residential premises in the development and those existing within 215-229 (odd) Wood Street shall attain the following internal noise levels: 35dB(A) Leq 16 hours 07:00hrs – 23:00hrs in living rooms, while 30dB(A) Leq 8 hours in bedrooms and no individual noise event shall exceed 45dB(A) max (measured with F time weighting) 23:00hrs – 07:00hrs. External noise affecting gardens, balconies or amenity spaces shall not exceed 55dBLAeqt.

A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results must be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the building.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources and in accordance with the adopted Waltham Forest Local Plan LP1 (2024).

31. Noise from all new building services plant, including the hereby approved air source heat pumps, for the lifetime of the development shall be controlled to a level not exceeding 10dB(A) above the typical underlying background noise level (LA90) during the time of plant operation at a position one metre external to the nearest noise sensitive premises. The underlying background LA90 shall be determined in the absence of the new plant noise. This assessment shall be completed in accordance with BS4142:2014+A1:2019 'Method for Rating and Assessing Industrial and Commercial Sound'.

REASON: To protect the amenities of neighbouring residential/commercial properties and users of the proposed development from undue noise and vibration disturbance in accordance with Policies D13 and D14 of the London Plan (2021) and Policies 50 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

Residential Standards

32. All residential units shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4(2): Accessible and adaptable dwellings.

REASON: To ensure inclusive development in accordance with Policies D5 and D7 of London Plan (2021) and Policy 16 of the adopted Waltham Forest Local Plan LP1 (2024).

33. The development hereby approved shall have dwelling mix comprising of 4 x 2-bed and 4 x 3-bed shall be retained as such for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the creation of mixed and balanced communities in accordance with Policy 15 of the adopted Waltham Forest Local Plan LP1 (2024).

INFORMATIVES

1. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussions.
2. A legal agreement will be entered into with the London Borough of Waltham Forest in conjunction with this grant of planning permission, in relation to:
 - Highways and Transportation
 - Car Free Housing
 - Controlled Parking Zone consultation
 - Construction Logistics Plan monitoring
 - Waste management
 - Energy Efficiency and Carbon Reductions
 - Epping Forest Special Area of Conservation (SAC)
 - Legal Fees
 - Monitoring and Implementation
3. "Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development may be liable to pay the London Borough of Waltham Forest Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Waltham Forest CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties may now need to assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at CIL@walthamforest.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.

Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60 day payment window.

Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Waltham Forest Council website at <https://walthamforest.gov.uk/content/communityinfrastructure-levy>. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructurelevy/>.

Note: The Mayoral CIL Charging Schedule (MCIL1) (adopted 2012) will be superseded by MCIL2 Charging Schedule; and will take effect from 1 April 2019. The London Borough of Waltham Forest has been moved from Band 3 to band 2, increasing the MCIL2 rate from £20 to £60 per sq m (excluding indexation)."

4. IMPORTANT: Compliance with planning conditions requiring submission and approval of details before development commences:

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a Certificate of Lawfulness.

5. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.

6. The submitted Construction Environmental Management Plan shall include details of: Site hoarding Wheel washing Dust suppression methods and kit to be used Bonfire policy Confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors Copy of an asbestos survey. Unexploded Ordnance Survey.

7. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".

8. The AQDMP can form part of the Construction Environmental Management Plan (CEMP). The AQDMP shall include the following for each relevant phase of work (demolition, earthworks, construction and trackout):

- A summary of work to be carried out;
- Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;
- Inventory and timetable of all dust and NOx air pollutant generating activities;
- List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;
- Details of any fuel stored on-site;
- Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions);
- Summary of monitoring protocols and agreed procedure of notification to the local authority; and

- A log book for action taken in response to incidents or dust-causing episodes and the mitigation measure taken to remedy any harm caused, and measures employed to prevent a similar incident reoccurring. Developments assessed to be medium risk or greater for any of the steps required in an Air Quality and Dust Risk Assessment (AQDRA) regular or continuous PM10 monitoring should be carried out on site. Baseline monitoring should commence 3 months before the commencement of works and continue throughout all construction phases. Details of the equipment to be used, its positioning, additional mitigation to be employed during high pollution episodes and a proposed alert system should be submitted to the Council for approval. No demolition or development shall commence until all necessary pre-commencement measures described in the AQDMP have been put in place and set out on site. The demolition and development shall thereafter be carried out and monitored in accordance with the details and measures approved in the AQDMP. The IAQM "Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites" details appropriate monitoring for the scale of the site or project.

9. The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

10. This determination does not constitute permission to build under the Building Regulations 2010. Works should not commence until any appropriate building regulation applications have been submitted and where necessary approved.

11. This notice is without prejudice to your responsibilities under any other legislation.

12. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://url.uk.m.mimecastprotect.com/s/1AJECmq59HEGKLZhOh1URs8yg>. Please refer to the Wholesale; Business customers; Groundwater discharges section.