



Forest Road Corridor Framework

March 2021 (Version 1)

Place and Design, London Borough of Waltham Forest





Foreword from Cllr Simon Miller

Cabinet Member for Economic Growth and Housing Development

As Cabinet Member for Economic Growth and Housing Development I have great pleasure in publishing the Forest Road Corridor Framework.

The Forest Road Corridor has been identified as a Strategic Location in the Council's emerging new Local Plan. These are the areas where significant growth in housing, employment and infrastructure provision are expected. The overarching vision is for the Forest Road Corridor to become a dynamic, active neighbourhood offering facilities that support the needs of its community. It is also important that it complements and enhances the vibrancy and uses of other nearby centres, namely Walthamstow, Wood Street and Walthamstow Village.

The area is already seeing significant investment, with the Fellowship Square redevelopment at its heart. The transformational cultural facilities that this will offer have the potential to act as a catalyst for the long-term regeneration of the whole area. This comes at a time when our community and economy have been badly affected by COVID 19. It gives us an opportunity to not just get through these difficult times but to thrive helping our community become stronger in the future.

This Framework identifies the development opportunities in the area, many of which will be coming forward in the next five years. It is

important that we co-ordinate and manage this growth and ensure it is supported by necessary infrastructure. It is also important that existing assets in the area are protected and enhanced, and that developments provide a strong and positive response to the Climate Change Emergency.

We intend for this Framework to be a live document that will be updated regularly. Should you wish to be notified when new versions are issued, please provide your contact details using the link on our Forest Road Corridor Framework webpage.

CONTENTS

FOREWORD	2
1.0 INTRODUCTION	5
1.1 The Corridor Area	5
1.2 Planning Context	6
1.3 Supporting documents	6
1.4 Purpose of the document	7
1.5 Document status	8
2.0 STRATEGIC ASPIRATIONS	9
2.1 Harnessing the benefits of growth	11
3.0 TIMELINE OVERVIEW	14
4.0 PROJECTS	16
4.1 COMPLETED PROJECTS	17
4.1.1 One Hoe Street	18
4.1.2 Jane Atkinson Health and Well-being Centre (Thorpe Coombe Phase 1)	19
4.1.3 Highway works west of Bell junction	20
4.2 SHORT-TERM PROJECTS	21
4.2.1 Highway works (Bell junction and eastwards)	22
4.2.2 Fellowship Square (Town Hall) Phase 1	26
4.2.3 Fellowship Square (Town Hall) Phase 2	28

CONTENTS

4.2.4	Chestnuts Field	30
4.2.5	Former Wood Street Library	31
4.2.6	Homebase	32
4.2.7	Land adjacent to 5 Spruce Hills Road	34
4.2.8	Ross Wyld Lodge	35
4.2.9	Hylands Phase 1 & 2	36
4.2.10	Thorpe Coombe Phase 2	37
4.2.11	Forest Road Police Station	38
4.2.12	YMCA (site to the rear)	39
4.2.13	Former Hurst Road Health Centre	40
4.3	MID-TERM PROJECTS (2026-2030)	41
4.4	OTHER PROJECTS	43
5.0	CONSTRUCTION LOGISTICS PLANNING	45
5.1	What is a Construction Logistics Plan (CLP)	45
5.2	Key requirements	45
5.3	Other key considerations	45
6.0	PLANNING CONTRIBUTIONS S106/CIL	46
7.0	NEXT STEPS	47

1.0 INTRODUCTION

1.1 The Corridor Area

The Forest Road Corridor area centres around Waltham Forest Town Hall and Forest Road and bridges several ward boundaries.

It extends from Epping Forest in the east to Palmerston Road in the west, and reaches north to George Monoux College and south to Prospect Hill.



Map showing the Forest Road Corridor area with Ward boundaries

1.2 Planning Context

Draft Local Plan (Part 1 Strategic Policies)



See [here](#) for further detail.

The Forest Road Corridor is identified as a Strategic Location in the draft Local Plan. Strategic Locations are the places in the borough where we expect new development, regeneration and investment to be focused.

Draft Local Plan (Part 2 Site Allocations)



See [here](#) for further detail.

There are four Site Allocations in the Forest Road Corridor area.

- SA37 Former Wood Street Library
- SA38 Fellowship Square (Town Hall Campus)
- SA39 Sterling House, Willow House and Homebase
- SA40 Hylands Road Phase 1 and 2

1.3 Supporting documents

Waltham Forest Economic Recovery Action Plan



See [here](#) for further detail.

This framework supports the ambitions of the Action Plan. It provides a holistic approach to development to help de-risk projects and optimise investment.

Waltham Forest Cultural Infrastructure Study



See [here](#) for further detail.

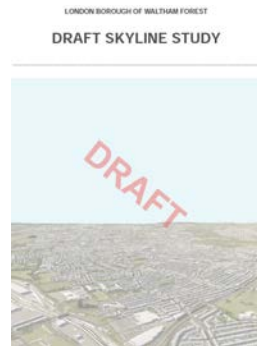
This study analyses cultural infrastructure in the borough, identifying gaps and future needs, and explores ways that the planning system can help to address these gaps and needs.

Infrastructure Delivery Plan



The Infrastructure Delivery Plan supports the delivery of the emerging Waltham Forest Local Plan to 2035. It highlights deficiencies and surpluses in infrastructure and identifies future need considering where and when infrastructure will be required, and how much it would cost.

Draft Skyline Study



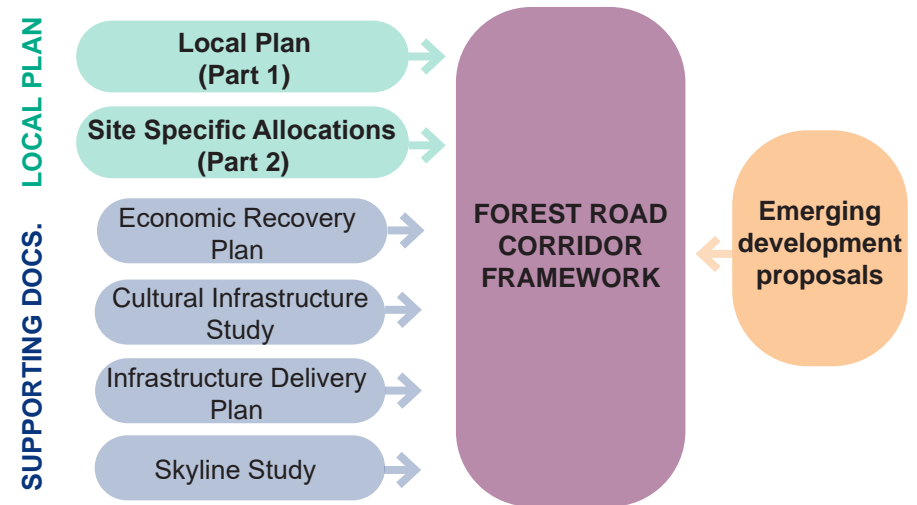
See [here](#) for further detail.

There are two Skyline Study locations within the Forest Road Corridor area.

- 04.5 Wood Street Junction
- 04.6 Fellowship Square

1.4 Purpose of this Framework

This Framework accompanies the Local Plan Part 1 (Strategic Policies) and Part 2 (Site Allocations).



As an identified Strategic Location, the Forest Road Corridor is one of the places in the borough where we expect significant growth in housing, employment and infrastructure provision. This Framework is intended to identify development proposals in the area as they emerge, co-ordinate and manage growth and ensure that it is supported by necessary infrastructure.

It is intended to be a dynamic communication tool for key stakeholders, including land owners and local residents. It will be regularly updated to keep pace with emerging development proposals as they come forward.

The Framework seeks to ensure sites are developed with a distinctive offer that contribute to the identity of the area. It brings together aspirations for highways, access, public realm, biodiversity, and provides a robust response to the Climate Emergency, whilst seeking to protect existing assets and sustain the vibrancy of nearby centres.

This document is intended to provide guidance for developers and Development Management Officers when considering proposals within the framework area.

It should be noted that the aspirations in this document have not undergone a viability process so may be subject to change.

Recovery from the COVID-19 pandemic presents many challenges, but regeneration of the framework area is a long-term ambition driven by broad, strategic aspirations that can be revised to address evolving needs.

intended to undergo a formal Supplementary Planning Document adoption process, but rather to remain flexible and dynamic to respond to changes in the area as they emerge.

1.5 Document status

This framework constitutes informal guidance. It is not currently

2.0 STRATEGIC ASPIRATIONS

Vision

Walthamstow is the civic, creative, economic and retail heart of the borough. The Forest Road Corridor area will play a key role in supporting these activities.

The Corridor will become a vibrant and welcoming place that complements the functions of neighbouring centres enabling them to thrive.

Development will support the roll out of safe, well-designed, sustainable public realm improvements, the creation of new routes, and new and improved public spaces for people to gather, enjoy and relax. Regeneration of the area will also provide a robust response to the Climate Emergency.

The Town Hall Campus, known as 'Fellowship Square', will become the focus of transformational redevelopment and act as a catalyst for the long-term regeneration of the area.

Further detail on these aspirations can be found in the individual site sections that follow.

	Create a new, vibrant civic heart at Fellowship Square		Create a vibrant cultural place
	Build a minimum of 1,800 new homes (with 35-50% affordable housing on major sites)		Improve routes to sport and recreation facilities
	Create better places to work		Make routes, particularly Forest Road, more cycle and pedestrian friendly
	Focus on family facilities		Positively and strongly respond to the Climate Emergency

These symbols will be used throughout this Framework to provide a snapshot of how sites are meeting the strategic aspirations.



2.1 Harnessing the benefits of growth

General aspirations for harnessing the benefits of growth and redevelopment within the framework area are identified here. See the project pages that follow for detailed information on individual sites.

Transport

- Details are set out in section 4.2.1.
- Developer contributions will be expected in the form of Section 278 and 106 agreements towards transport improvements

Digital Communications

- The Infrastructure Delivery Plan identifies Forest Road South as having limited connectivity.
- All new development will be expected to safeguard existing communications infrastructure.
- All major new developments will be expected to be served by full fibre broadband capable of gigabit download speeds and include other forms of digital infrastructure wherever possible. This follows recommendations set out in The Waltham Forest Creating Futures Digital and Technology Strategy 2018.
- Digital connectivity should focus on affordability, security and resilience and offer delivery options including enhancements and extensions to the existing pipe subways and ducting network

Energy

- The area lies within a GLA designated “Heat Network Priority Area”. See [here](#) for further detail.
- Developments should therefore have communal low temperature heating systems.
 - Major sites should include enlarged energy centres capable of supporting heating and hot water requirements for adjacent sites.
 - Where appropriate smaller developments should include communal heating networks and be designed “ready to connect” to the emerging local heating networks.

Emergency Services

- CCTV enhancements may be sought with new developments.
- The Infrastructure Delivery Plan has identified a need for a District Ward Office (DWO) in the area. Consideration should be given to a suitable location. (DWO is a small room containing lockers and operational equipment and forms a 24/7 base of operation for the Police. It is not public facing, but rather a location typically used by officers at the beginning and end of their shifts.)

Healthcare

- The Waltham Forest Clinical Commissioning Group (CCG) have a vision for future of health care across the borough.
- In the Forest Road Corridor the vision requires the retention of Forest Surgery (just outside the Framework area) and enhanced provision at the Forest Road Medical Centre.
- The Infrastructure Delivery Plan (IDP) sets this out in detail and will be reviewed as developments come forward.

Education and childcare/early years facilities

- Early studies indicate there are sufficient primary school facilities in the area to accommodate expected growth.
- Borough-wide there may be a need for an additional form entry in secondary schools. Consideration is being given which school may be the most suitable. This Framework recommends considering Cedarwood House for potential Frederick Bremer expansion should it be required.
- Providers should carry out their own assessments when considering nursery/early years provision.

Culture

- Connections between existing cultural facilities within the Framework area should be improved. These include William Morris Gallery, Lloyd Park, Fellowship Square, Chestnuts Field

and One Hoe Street.

- Opportunities should also be sought to improve connections to wider cultural facilities such as Walthamstow Wetlands, the EMD Cinema and the New Standard Music Venue.

Sport and recreation

- There are a number of existing sport and recreation facilities in the area. These include:
 - The Feel-good Centre (completed 2016) includes a twenty-five metre pool; sports hall; gym; spa; extreme sports zone; multi use games area (MUGA) and athletics track.
 - Lloyd Park offering an outdoor gym; tennis courts; basketball courts; bowling greens, outdoor table tennis; petanque court; skate park, and exhibition space and artists studios.
 - Chestnuts Field
 - Sir George Monoux College includes football pitch; cricket pitch; sports hall and gym. These facilities are not currently available to the general public.
 - Waltham Forest College basement pool (closed Jan 2020).
- Improvements should be made to some entrances and routes to and between facilities (see page 25 for detail).
- Consideration should be given to publicly opening assets that are not currently available to the wider community.
- Opportunities exist to enhance provision at Chestnuts field. This

would include incorporating flood mitigation measures which would increase its usability. The Playing Pitch Strategy (see [here](#)) recommends Chestnuts Field should be considered for the development of Youth 11v11 provision and Tape Ball Cricket festivals.

Outdoor play

- Existing facilities such as the play space in Lloyd Park should be enhanced as necessary.
- New developments will be expected to provide additional play space associated with expected child numbers in line with [London Mayors Supplementary Planning Document](#).

Open space

- Existing open space in the area includes Lloyd Park, Epping Forest, Chestnuts Farm allotments and open space in and around the Town Hall.
- These spaces should be enhanced where appropriate.

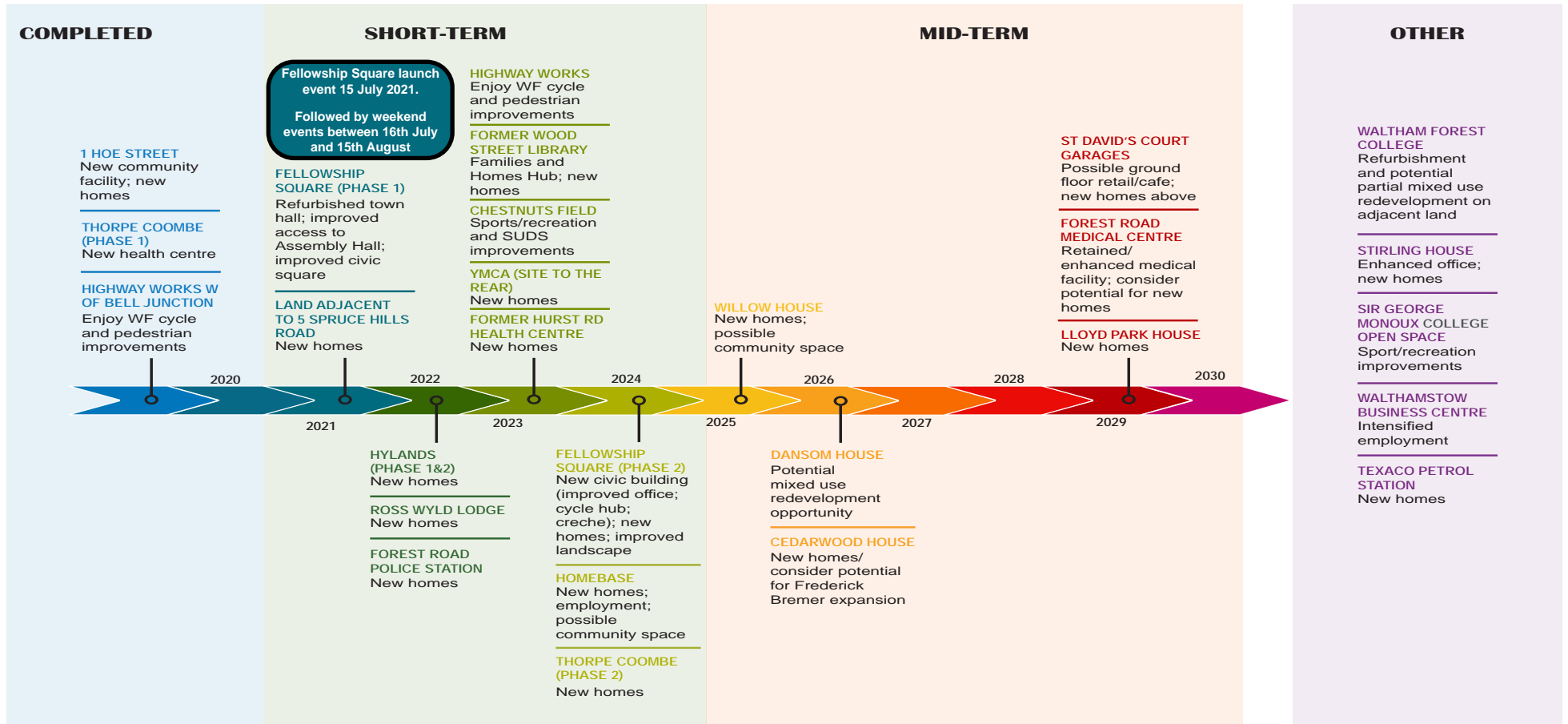
Climate Emergency and biodiversity

- The Infrastructure Delivery Plan identifies Forest Road and Wood Street as having high levels of pollution
- Sustainable transport improvements and car free developments will be required. Where a proposal is not car free, this will have to

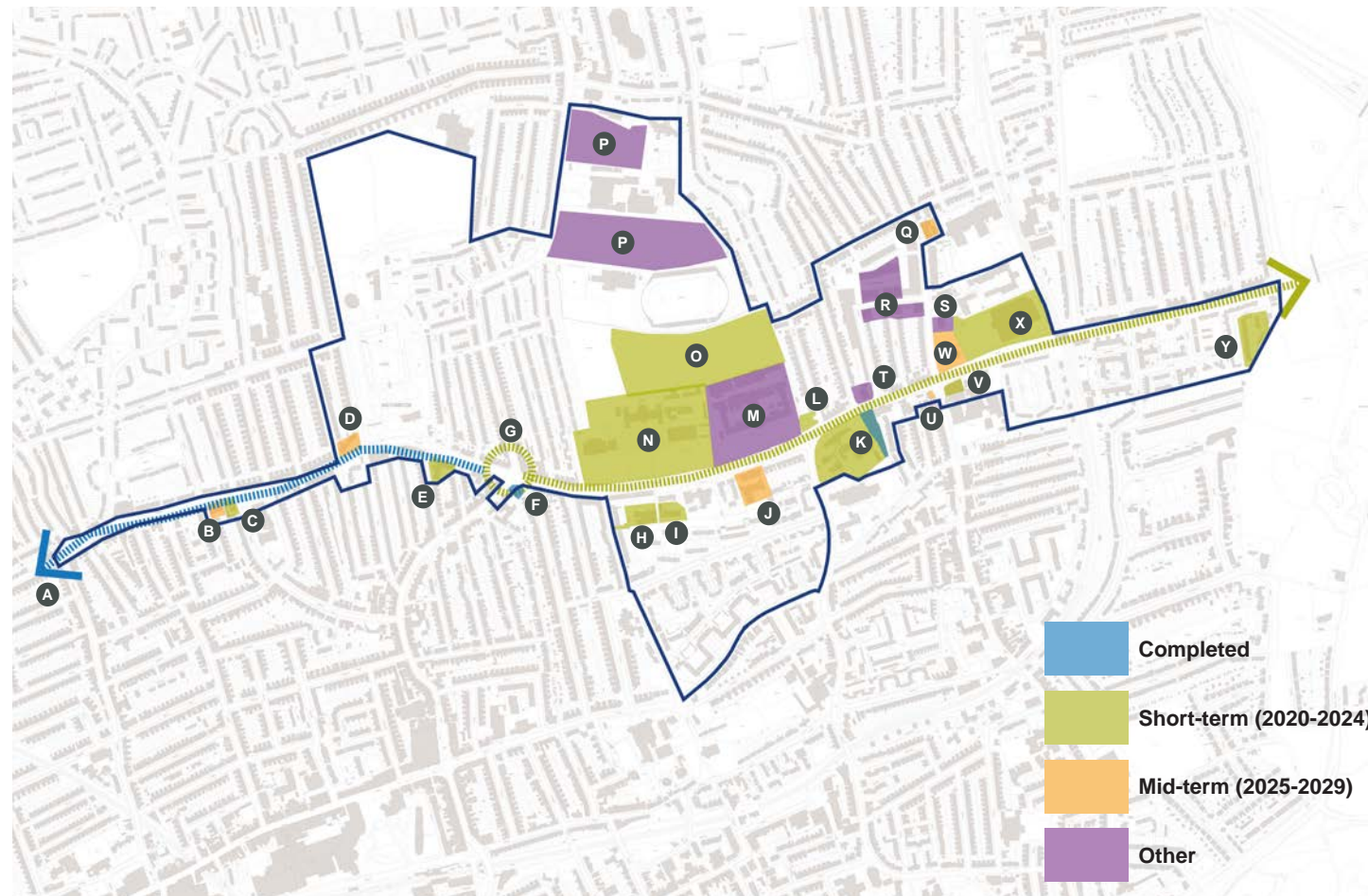
be justified through the planning process.

- A green link or "linear forest" should be created between Epping Forest and Lloyd Park to provide a wildlife hopping corridor and help improve air quality
- As many trees as possible, particularly those with Preservation Orders, should be retained
- The Site Important to Nature Conservation (SINC) along the Chingford to Liverpool Street railway line should be protected and enhanced
- Contributions will be sought to mitigate the impact of growth on Epping Forest. The Local Plan provides a breakdown of what will be expected.
 - 1-10 new homes = on site measures
 - 1-99 new homes = contribution to SAMMS (Strategic Access Management and Monitoring Strategy)
 - 100+ new homes = provision of SANG (Suitable Alternative Natural Greenspace).
- Biodiversity enhancements will be encouraged on sites and in existing greenspace locations within the Framework area. Enhancement areas include Lloyd Park, Fellowship Square, Homebase and on existing greenspaces within the adopted highway. These can be seen on page 25.
- Developments will be encouraged to incorporate green roofs/walls.
- Sustainable Urban Drainage Systems (SUDS) and other flood alleviation systems will be required

3.0 TIMELINE OVERVIEW



A timeline showing approximate completions for developments in the Framework area. Please note these timeframes are estimates and could be subject to change.



This plan shows the location of development sites and enhancement areas listed in the timeline overview. Not all locations are recommended for development.

- A** Highway works W of Bell junction
- B** Forest Road Medical Centre
- C** Forest Road Police Station
- D** Lloyd Park House
- E** Ross Wyld Lodge
- F** 1 Hoe Street
- G** Highway works (Bell junction and East)
- H** Former Hurst Road Health Centre
- I** YMCA (site to the rear)
- J** Dansom House
- K** Thorpe Coombe (Phase 1 and 2)
- L** Land adjacent to 5 Spruce Hills Road
- M** Waltham Forest College
- N** Fellowship Square (Phase 1 and 2)
- O** Chestnuts Field
- P** Sir George Monoux College open space
- Q** Cedarwood House
- R** Walthamstow Business Centre
- S** Stirling House
- T** Texaco petrol station
- U** St David's Court garages
- V** Former Wood Street Library
- W** Willow House
- X** Homebase
- Y** Hylands (Phase 1 and 2)

4.0 PROJECTS

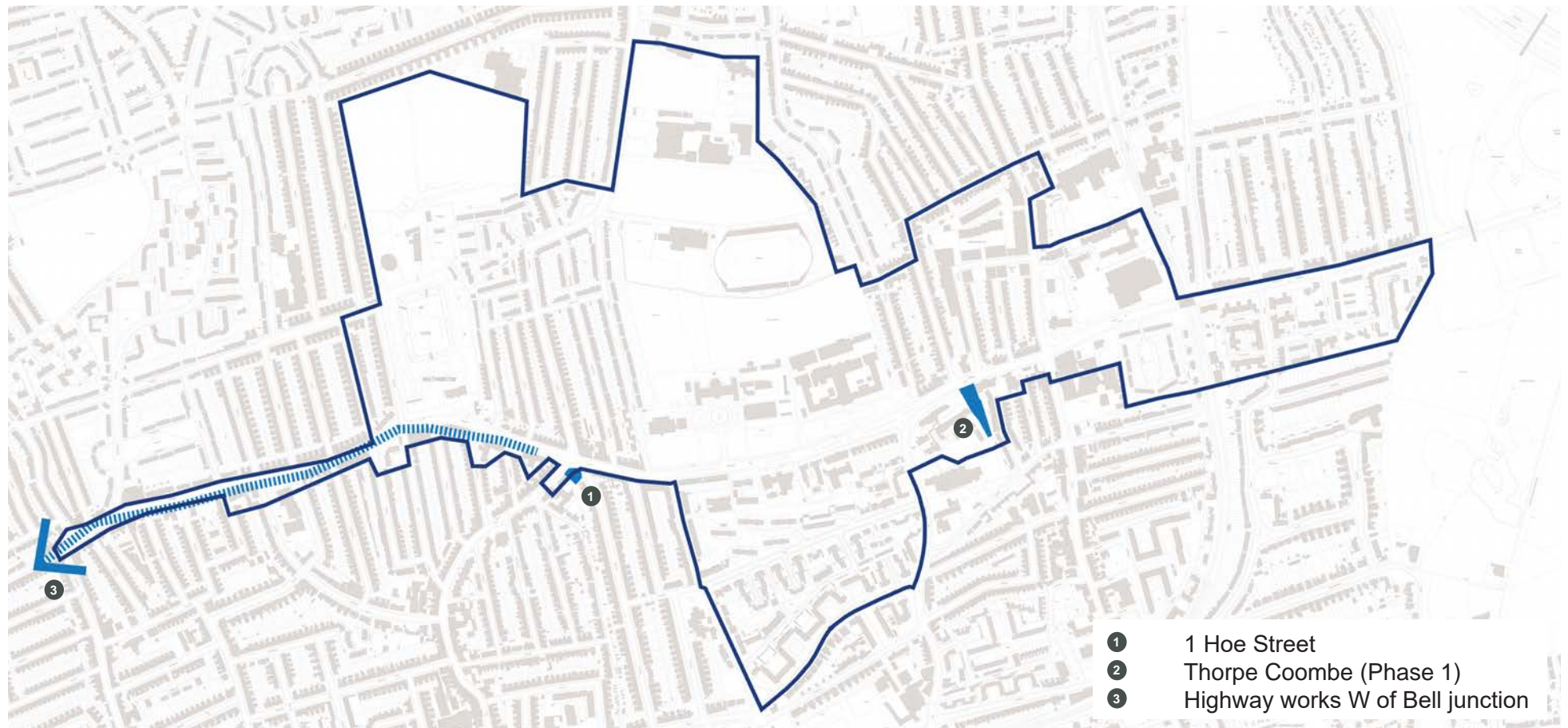
The following project pages provide detail on each of the development and enhancement sites shown in the timeline overview section above. Please note that not all locations are recommended for development.

Projects have been grouped under the categories; completed, short-term, mid-term and other. Where sites have more than one phase separate details have been provided for each.



Fellowship Square Phase 1 under construction

4.1 COMPLETED PROJECTS



This plan shows the location of completed projects.

4.1.1 One Hoe Street

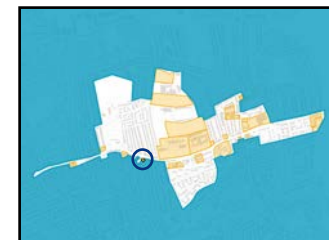


Timeline:

- The building was completed in summer 2018.
- The community space has been used to celebrate Waltham Forest's Borough of Culture.
- Work is now progressing to find a permanent cultural provider to occupy the ground floor.

Details:

- 280m² floor area of community space.
- 18 new homes.



4.1.2 Jane Atkinson Health and Well-being Centre (Thorpe Coombe Phase 1)



Timeline:

- Completed November 2019.

Details:

- Modern health facility offering adult mental and community health services.
- It has combined services from Larkswood Centre, Wood House and Forest House on the Thorpe Coombe Hospital site and Hurst Road Health Centre.



4.1.3 Highway works west of Bell junction



Timeline:

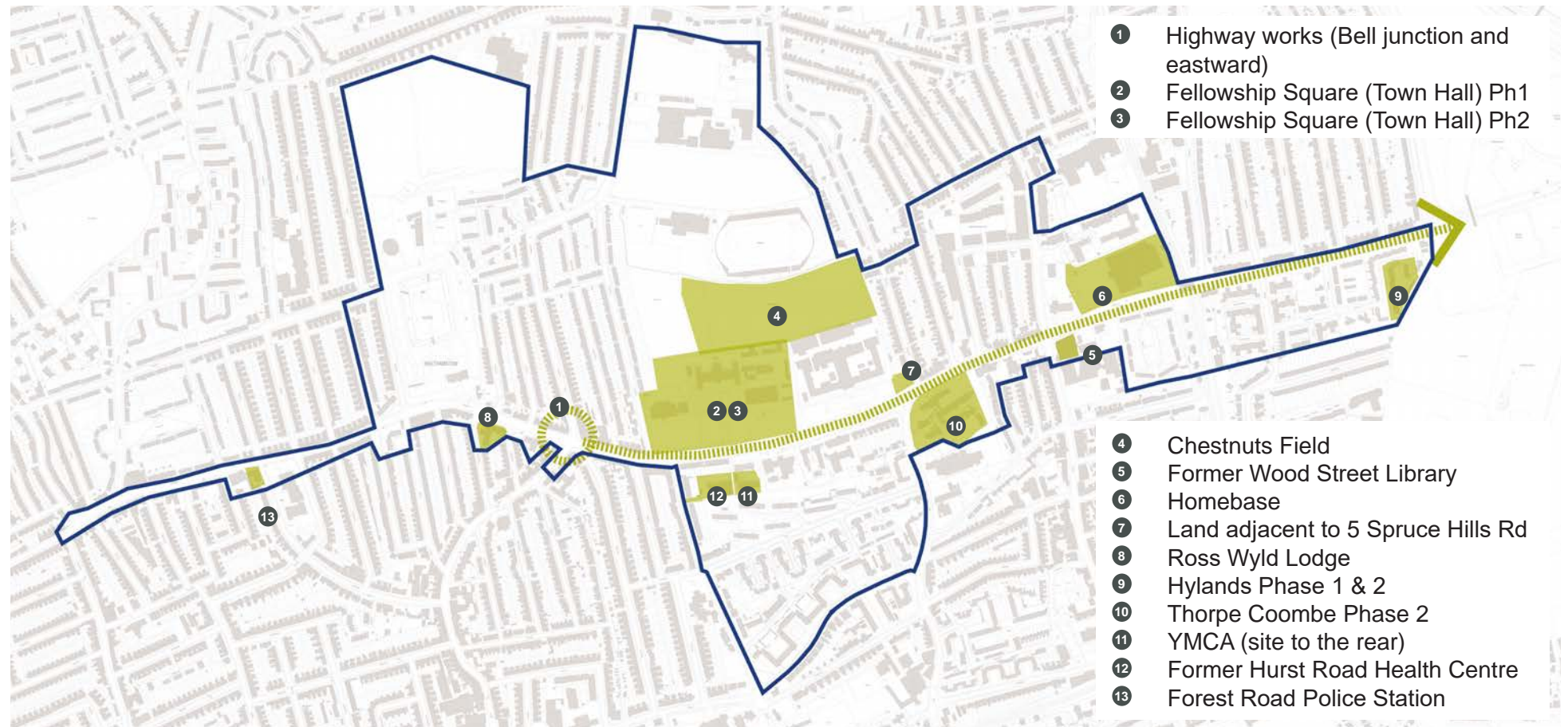
- Ferry Lane to Forest Road – completed in 2017.
- Blackhorse Road junction to Palmerston Road – completed 2018.
- Palmerston Road to Hoe Street – completed late 2018.

Details:

- £3.25m investment.
- Reduced speed limits and improved cycle facilities
- Road resurfacing.
- Improved crossings.
- Public space improvements outside Walthamstow Wetlands.
- Pedestrian priority enhancements at side roads.

Image showing pedestrian priority enhancements at side roads

4.2 SHORT-TERM PROJECTS



This plan shows the location of short-term projects. These are expected to be completed before 2025

4.2.1 Highway works (Bell junction and eastwards)



Aspirations:

See [here](#) for the London Streetspace Programme (LSP) details

The overarching ambition is to encourage sustainable transport through improved walking and cycling facilities and enhanced bus provision.

The western stretch of Forest Road benefits from recently completed Enjoy Waltham Forest improvement works. It is intended that these works will extend through the Bell junction (works due to start early March) to Epping Forest. The area will further benefit from the creation of new quality spaces and enhanced public realm at key locations.



A CGI showing planned works for the Bell junction



An experimental scheme recently installed provides separated cycle lanes

An experimental scheme has recently been installed providing separated cycle lanes. Public feedback on this scheme will help inform the design of permanent works.

The following improvements to access and movement should also be considered as part of future proposals:

- **Overcoming Forest Road as a barrier to north-south movement.** Through highway narrowing, shortening crossing distances, pavement widening and improving cycle routes
- **Increased bus patronage.** On all routes using Fulbourne Road / Forest Road (123, 212, 275, W16)
- **Linking centres.**
 - Including improved access to Walthamstow Village.
- **Improved/new local linkages**
 - Route from Macdonald Road
 - Link through Chestnuts Field and the Feel-Good Centre
 - Route along Evesham Avenue
 - Potential new route between Warburton Terrace and Chingford Road

- **Junction improvements**
 - Bell junction - to see improved facilities for pedestrian and cyclists including improvements around 1 Hoe St
 - Wood street junction - to include pavement widening outside Willow House and former Wood St library
- **Improved access/entrances**
 - Town Hall site – whilst the gates and railings are listed, consideration should be given to the potential to amend/ remove the railings to improve access and open up this under used green space.
 - Epping Forest – improve crossing of Forest Road linking north and south parts of the Forest and provide landscape improvements that celebrate the entrance.
 - Lloyd Park – public realm enhancements to Evesham Avenue entrance
- **New cycle hub**
 - To form part of the civic functions on Fellowship Square celebrating the successes of the Enjoy Waltham Forest scheme.
 - To include cycle hire, cycle repair and cycle training.
- **Greening/biodiversity enhancements**
 - Create a green link along Forest Road between Epping Forest and Lloyd Park
 - Create a green link /linear forest along Evesham Avenue to Lloyd Park.
 - Where possible Incorporate planting to encourage biodiversity
 - Consider Sustainable Urban Drainage Systems (SUDS)
- **Wayfinding**
 - Improved for both the pedestrian and cycle network. Extend the Enjoy Waltham Forest strategy.
 - Key locations to include are: Walthamstow Village; Walthamstow Major Centre; Wood Street District Centre; Sport and recreational facilities to the north; and open space to the east.

Timeline:

- To be confirmed. Anticipated completion 2023



Key

Priority improvements

- Pedestrian/cycle enhancements to adopted highway
- Improved crossing
- Non adopted routes that would benefit from pedestrian/cycle enhancements
- Proposed junction improvements
- New cycle hub
- Would benefit from entrance improvement

Biodiversity enhancements

- Green link /linear forest/ wildlife hopping corridor
- Key areas
 - Lloyd Park
 - Chestnuts Field
 - Fellowship Square

Further aspirational improvements

- Pedestrian/cycle enhancements to adopted highway
- Other potential pedestrian/cycle enhancements/links
- Would benefit from entrance improvement

Biodiversity enhancements

- Green link /linear forest/ wildlife hopping corridor
- Key areas
 - William Morris Close
 - Wigram Square

This plan shows short-term and aspirational works. Please see section 4.1.3 above for completed improvements.

Fellowship Square will build on the legacy of Waltham Forest being the first ever Mayor's London Borough of Culture in 2019. It will provide opportunities for new leisure, entertainment and learning spaces, shops and cafés, and provide jobs for local people and brand new, affordable homes prioritised for Waltham Forest residents.

Phase 1 has been granted planning consent and will bring landscape enhancements and improvements to existing heritage buildings.

Phase 2 (detailed in section 4.2.3) is still subject to planning consent and aims to provide wider regeneration benefits including building a new civic building and more than 450 new homes.

4.2.2 Fellowship Square (Town Hall) Phase 1



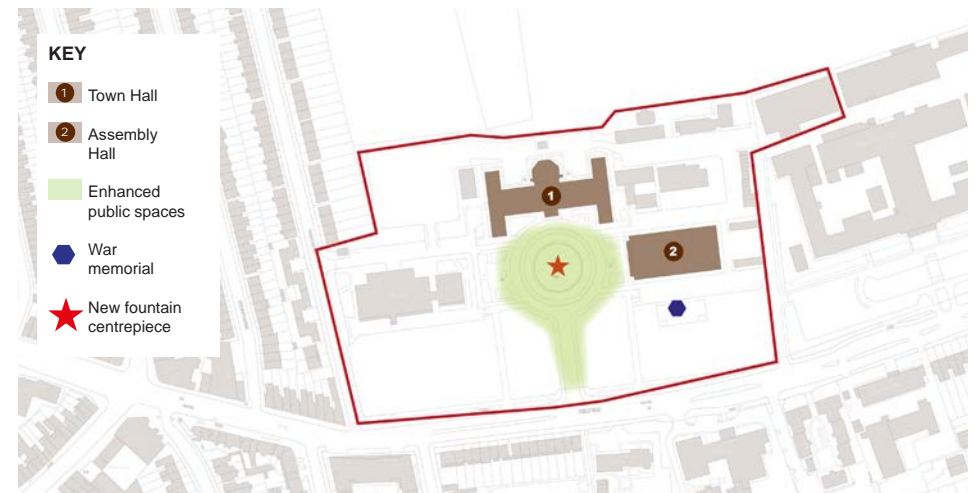


Aspirations:

- Sensitively renovate and modernisation the Grade-II listed Town Hall. This will include energy efficiency enhancements to reduce energy demands and carbon emissions
- Provide a staff cycle hub, showers and changing facilities
- Ensure the Town Hall and Assembly Hall are fully accessible for all visitors
- Create a new fountain centrepiece and enhanced public space
- Restore the war memorial to its former glory with a better space for memorial events
- Create local jobs and work experience opportunities through industry placements during construction

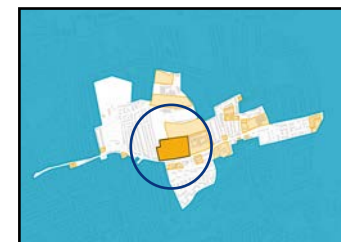
Timeline:

- Planning permission granted November 2019 (ref 192484). See [here](#) for detail.
- The Contractor started on site in June 2020
- Estimated completion 2021
- Launch event anticipated 15 July 2021 with subsequent weekend events until 15 August 2021.



Fellowship Square Phase 1 key plan

4.2.3 Fellowship Square (Town Hall) Phase 2

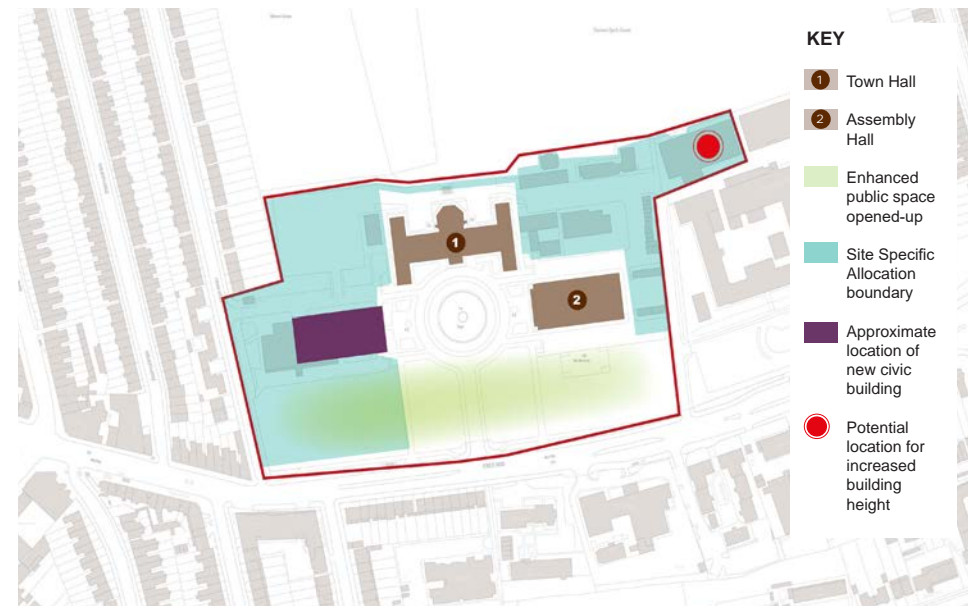


Aspirations:

- Site Specific Allocation SA38 - (see [here](#))
- Draft Skyline Study site 04.4 (see [here](#)). Recommends generally low heights, but identifies potential for increased height to 6-9 storeys towards the rear of Waltham Forest College.
- It is anticipated this will become a catalyst for the long-term regeneration of the area. Aspirations include:
 - Create a modern, fit for purpose civic building with retail services on the ground floor that are open to the public
 - Bring the majority of council officers together into new office space for more efficient working
 - Create a new cycle hub
 - Provide a new crèche
 - Provide an on site café/restaurant
 - Provide at least 450 new homes (50% affordable)
 - Consider providing an enlarged energy centre capable of supporting heating and hot water requirements for adjacently located sites.
 - Open up public spaces to make them more inclusive, accessible and welcoming.
 - Ensure protected trees and other trees of merit are retained.
 - Enhance biodiversity.

Timeline:

- Delivery Partner appointed January 2020
- Anticipated completion 2024



Fellowship Square Phase 2 key plan

4.2.4 Chestnuts Field



Aspirations:

- Ensure entrances and linkages are improved (see page 25 for details)
- Improve drainage and flood alleviation
- Biodiversity enhancements
- The [Playing Pitch Strategy](#) recommends the site should be considered for the development of Youth 11v11 provision and Tape Ball Cricket festivals.
- Consider the need for changing/toilet facilities for nearby schools

Timeline:

- To be confirmed

4.2.5 Former Wood Street Library



Aspirations:

- Local Plan Site Allocation SA37 (see [here](#))
- Draft Skyline Study site 04.3 (see [here](#)).
- Create a new Families and Homes Hub
- Provide approximately 65 new homes (50% affordable target)
- Seek communal heating networks that are “ready to connect” to emerging local networks.
- Reuse the Portland Stone plaques from the former library within the new development.

Timeline:

- Planning application submitted January 2021 (ref 210250). See [here](#) for details.
- Subject to planning approval works are expected to start on site in October 2021 with anticipated completion 2023

4.2.6 Homebase



Aspirations:

- Local Plan Site Allocation SA37 (see [here](#)).
- Draft Skyline Study site 04.3 (see [here](#)). It identifies two tower locations one up to 16 storeys and the other up to 17 storeys.
- Consider meanwhile uses before and during construction
- Provide new flexible commercial floorspace
- Consider culture and community opportunities (such as a new home for the Soul Project¹ previously in Wood Street).
- Provide high quality landscaped public open space
- Create approximately 580 new homes (35% affordable)
- Retain an appropriate buffer to the Site Important to Nature Conservation (SINC) along the railway line.

¹The Soul Project in Wood Street worked to prevent young people becoming marginalised. The community centre taught courses in music production, graphic design, drama and dance for children and teenagers. It also offered mentoring and advice. Tumble-in-the jungle was a play zone that supported the Project.

- Provide biodiversity enhancements and planting to support green link along Forest Road
- Retain as many on-site trees as possible, particularly those that have Preservation Orders
- Consider providing an enlarged energy centre capable of supporting heating and hot water requirements for adjacent located sites.
- Consider CCTV requirements
- Provide highway contributions towards the Enjoy Waltham Forest programme

Timeline:

- Planning permission granted March 2021 subject to GLA stage 2 referral and completion of the s.106 legal agreement (ref 192484). See [here](#) for details.
- Anticipated completion 2025/6.



Homebase key plan



4.2.7 Land adjacent to 5 Spruce Hills Road



Details:

- 12 new homes (50% affordable).

Timeline:

- Planning permission granted March 2019 (ref 183568). See [here](#) for details.
- Hoardings erected August 2020
- Estimated completion - date to follow.



4.2.8 Ross Wyld Lodge



Details:

- 90 new homes (100% affordable)

Timeline:

- Planning permission granted February 2020 (ref 194037). See [here](#) for details.
- Estimated completion - date to follow.



4.2.9 Hylands Phase 1 & 2



Details:

- Local Plan Site Specific Allocation - SA40 (see [here](#))
- 120 new homes (100% affordable)
- A preferred investment approach is under evaluation for the further parts of the estate.

Timeline:

- Planning permission granted February 2020 (ref 192987). See [here](#) for details.
- Estimated completion - date to follow.



4.2.10 Thorpe Coombe Phase 2



Timeline:

- Permission granted July 2016 (ref 141145). See [here](#) for details.
- Anticipated completion to be confirmed.

Details:

- Conversion of the Grade II listed Thorpe Coombe House
- Provide 91 new homes



4.2.11 Forest Road Police Station



Details:

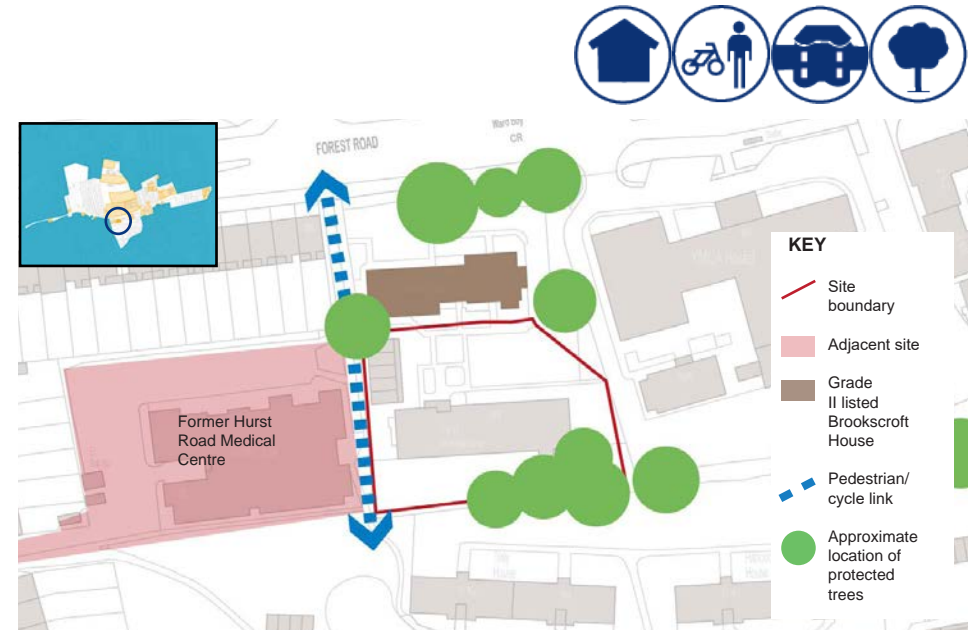
- Conversion of a locally listed building
- 20 new homes (affordable % to be confirmed)

Timeline:

- Planning application submitted (ref 174087). See [here](#) for details.



4.2.12 YMCA (site to the rear)



Site to the rear of the YMCA key plan

Aspirations:

- Provide new follow-on homes for existing YMCA residents
- Ensure proposals appropriately respond to the Grade II Listed Brookscroft House
- Improve the pedestrian/cycle link adjacent to the site and give consideration to highway adoption of the route

- Seek communal heating networks that are “ready to connect” to emerging local networks.
- Retain protected trees

Timeline:

- To be confirmed

4.2.13 Former Hurst Road Health Centre

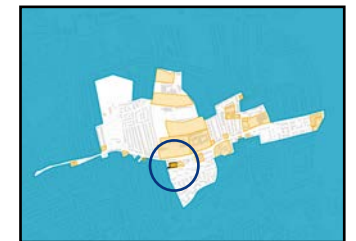


Aspirations:

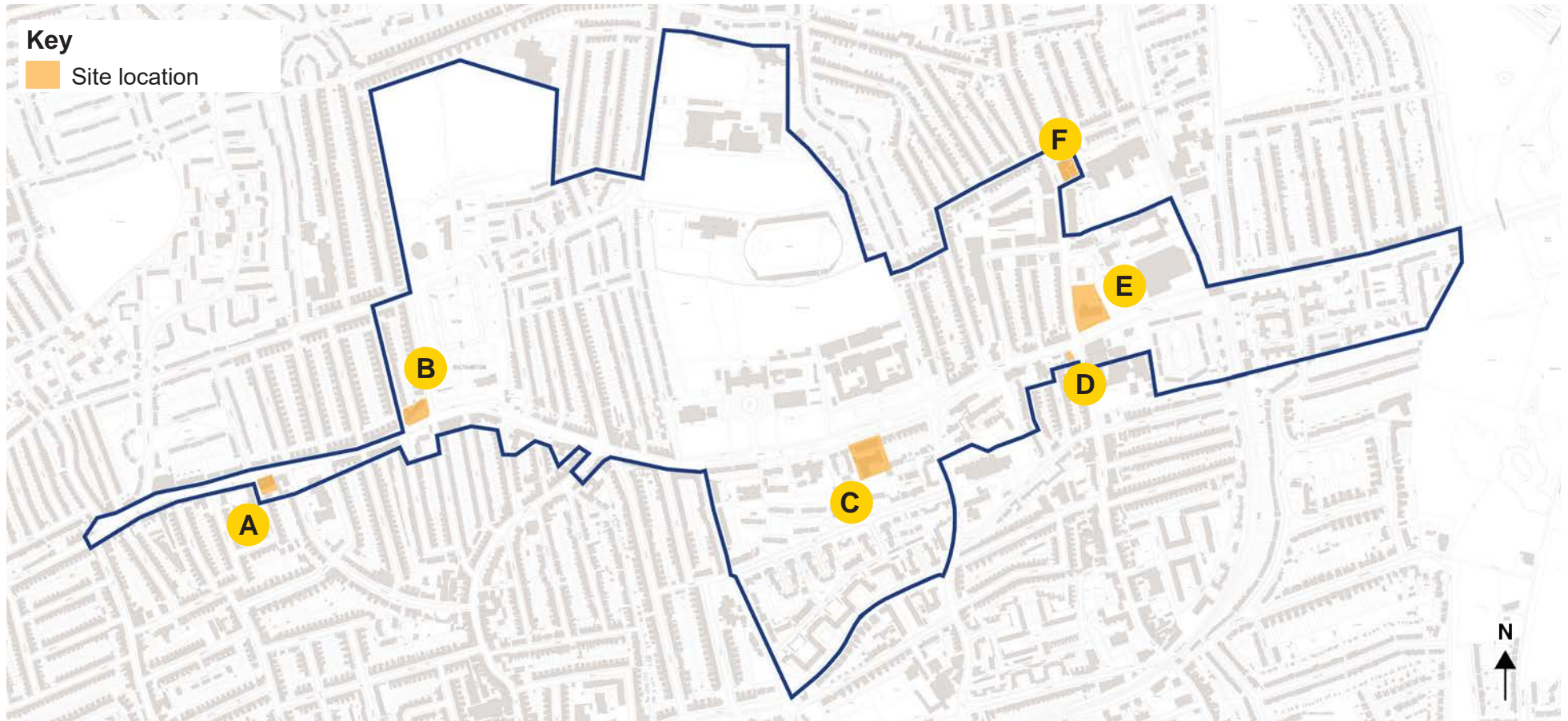
- Provide new homes
- To mitigate against the loss of the community facility, financial contributions will be sought
- Ensure proposals appropriately respond to the Grade II Listed Brookcroft House (see the key plan for the YMCA site above)
- Improve the pedestrian/cycle link adjacent to the site and give consideration to highway adoption of the route (see the key plan for the YMCA site above)
- Seek communal heating networks that are “ready to connect” to emerging local networks.

Timeline:

- To be confirmed



4.3 MID-TERM PROJECTS (2026-2030)



Plan showing the location of mid-term projects

A Forest Road Medical Centre

- Re-provide and modernise the existing health facility
- Consider opportunities for new homes

B Lloyd Park House

- Consider the potential for residential intensification
- Potential impacts on the Grade II listed William Morris Gallery and Lloyd Park conservation area will be key considerations

C Dansom House

- Consider the potential for intensification of employment uses

D St David's Court Garages

- Consider the potential for ground a floor commercial use with homes above

E Willow House

- Consider opportunities for ground floor community or commercial use with residential above.

- There is potential for a landmark tower in this site. The draft Skyline Study site 04.3 (see [here](#)) suggests 18-21 storeys.
- Preserved trees should be protected
- Seek opportunities to enhance the public space at the front corner of the site.

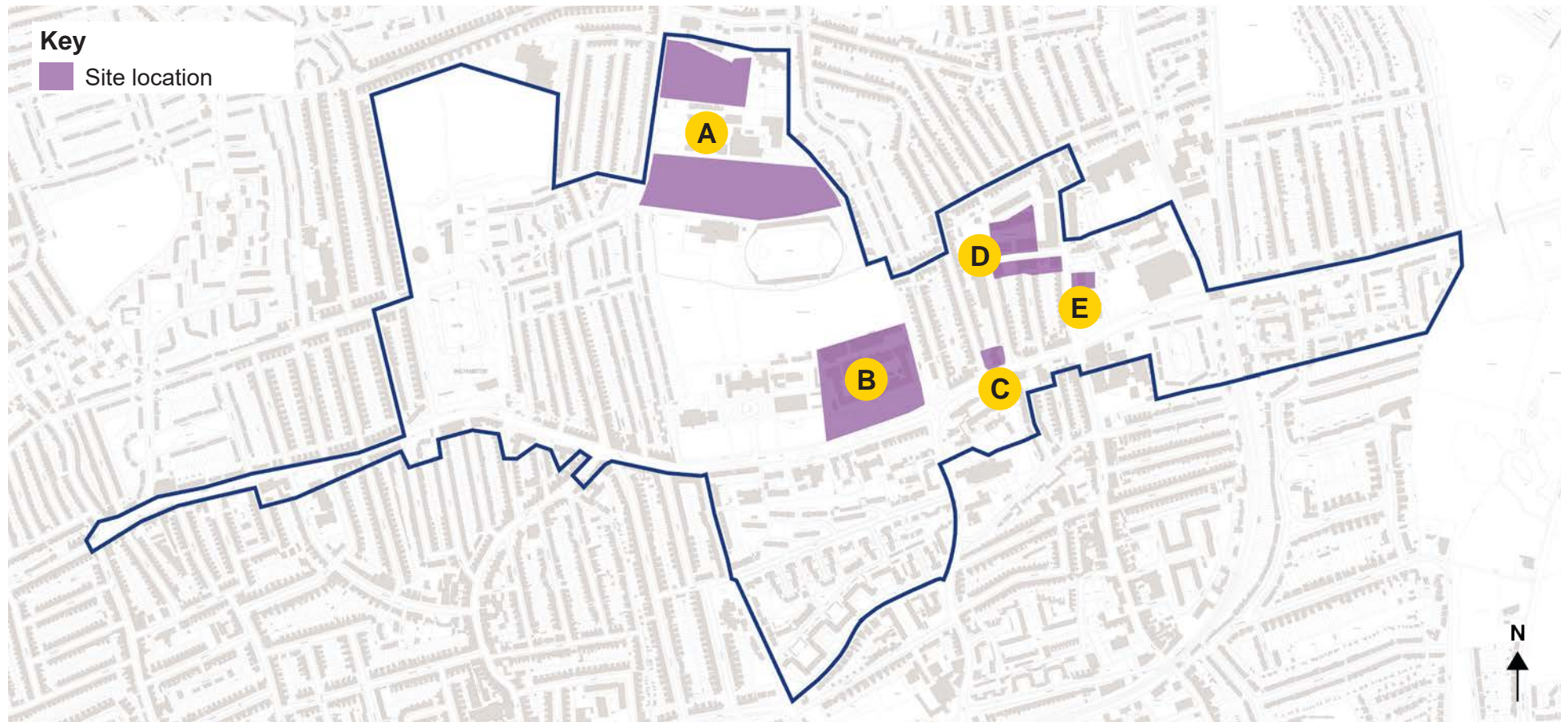
F Cedarwood House

- Consider the need for the potential future expansion of Frederick Bremer School
- Consider provision of new homes
- Retain and convert the existing Locally Listed building, with consideration given to increasing height



Cedarwood House

4.4 OTHER PROJECTS



Plan showing the location of other projects

A Sir George Monoux Sixth Form College

- Consider opening sports and leisure facilities to the community out of school hours. These include a football pitch; cricket pitch; sports hall and gym.

B Waltham Forest College

- Consider the potential to enhance the existing education provision and provide new homes
- Proposals should be sensitive to the Locally Listed building and nearby Listed Buildings
- Protected trees and other trees of merit should be retained.

C Texaco petrol station

- Details to follow

D Walthamstow Business Centre

- Consider the potential for intensified employment

E Stirling House

- Consider opportunities for enhanced employment space and new homes
- Protected trees and other trees of merit should be retained.



Cricketing facilities at Sir George Monoux Sixth Form College

5.0 CONSTRUCTION LOGISTICS PLANNING

5.1 What is a Construction Logistics Plan (CLP)

A CLP is an important management tool for planners, developers and construction contractors. It focuses specifically on construction supply chains and how their impact on the road network can be reduced.

5.2 Key requirements

Any residential scheme (except building conversions) and major non-residential planning applications require a robust CLP at the validation stage of an application. Please see [here](#) for Transport for London (TfL) guidance and [here](#) for the TfL template.

Developers must take account of CLPs for nearby sites when carrying out their own plan.

Current CLPs submitted for sites in the Framework area are available for the following sites. Links to these CLPs will be provided in future versions of the document, however if detail is required before the update, please contact Tania Drew at tania.drew@walthamforest.gov.uk who will e-mail copies.

- Fellowship Square (Phase 1)
- [Homebase](#)
- Land adjacent to 5 Spruce Hills Road

- Hylands Phase 1 and 2
- Ross Wyld Lodge
- Thorpe Coombe (Phase 2)

5.3 Other key considerations

Other key considerations that may affect construction logistics planning are:

- A large scale launch event for the opening of Fellowship Square is expected to be held on 15 July 2021. This will be followed by a series of weekend events between 16 July and 15 August.
- Planned highway works outlined in section 4.2.1 above.

6.0 PLANNING CONTRIBUTIONS S106/CIL

In the context of the COVID-19 pandemic the challenges in securing funding for infrastructure and other projects are likely to be felt more keenly than usual. Developer contributions will play an important role in achieving some of the aspirations in this document.

Contributions sought on individual schemes will reflect the specific nature of proposals. Whilst not exhaustive contributions may include the following.

- Enjoy Waltham Forest and other sustainable transport/highway improvements such as increased bus capacity. This may include contributions towards modelling work
- Enhancing strategic transport infrastructure including Walthamstow Central Interchange
- Education
- Improvements to health facilities at the Forest Road Medical Centre and if necessary Forest Surgery. It is recommended that the Healthy Urban Development Unit (HUDU) model is used to inform Section 106 negotiations.
- Landscape, greening, and biodiversity improvements
- Publicly accessible play space
- Epping Forest Special Area of Conservation (SAC) mitigation. Financial contributions to Strategic Asset Management Measures and creation of Suitable Alternative Natural Green Space (SANGS) or financial contributions.
- Upgrading Chestnuts Field to provide usable sports space
- Improving drainage at Chestnuts Field
- Decentralised energy networks
- Cultural and community facilities
- Employment and skills
- Affordable housing

7.0 NEXT STEPS

Follow-up studies

- Assess costs/viability and potential funding opportunities
- Carry out feasibility work on the potential for sport and leisure enhancements
- Carry out feasibility work on a potential community facility on Willow House/Homebase
- Highways assessment and design
- Carry out further work on opportunities for decentralised energy networks
- Carry out ongoing education assessments to determine if there is a need for school places and if necessary consider where/how that could be achieved.