

Guide to Site Allocations

- 5.1** This section sets out further information on what is included within each site allocation.
- 5.2 Address:** The address of the site.
- 5.3 Previous site reference:** The site reference number included in the previous version of this Plan, dating from November 2021. If there is no number included herein, the site is a new addition for this version of Local Plan Part 2.
- 5.4 Ward:** The name of the ward the site is located within.
- 5.5 Site Size (Ha):** The total area of the site included within the site boundaries, measured in hectares (ha).
- 5.6 Ownership:** The status of landownership for the site grouped into public, private, or mixed public/private.
- 5.7 Consent Status:** Whether the site has planning permission or not. Please note the time limits on planning permissions, which are normally valid for 3 years from the date granted.
- 5.8 Planning Reference(s):** Where applicable, the planning application reference number(s) relating to the consent. Please note that this is included at the time of publication for consultation on this document, and interested parties should use the Council's webpage to understand the latest position on a site.
- 5.9 Planning Designations:** The planning designations from Local Plan Part 1 that are relevant to this site. This is intended for information only and is not necessarily comprehensive. Applicants must undertake their own assessments.
- 5.10 Site Allocation:** The supported land uses, set out in broad terms, should a planning application for the site be submitted, as well as any infrastructure, public realm and greening that is to be delivered on site. Site Allocations also specify whether existing uses are to be reprovided, such as the reprovion of a suitably sized supermarket on the Leyton Mills Retail Park site (R19001).
- 5.11 Indicative Capacities:** The indicative gross number of homes and the gross quantum of non-residential floorspace that could be accommodated on the site should it be redeveloped, where this information is known. These are derived from a range of sources, including engagement through the Development Management process (e.g. consents), design-led feasibility studies, and other design-led capacity testing. The capacities included in the plan should not be read prescriptively. The actual development capacity of a site will ultimately need to be determined through the planning process.
- 5.12 Potential Delivery Timescale:** This sets out an estimation of the likely timescales for the completion of development of the site, divided into three five-year periods from 2020-2025, 2025-2030, 2030-2035. This estimation is based on a range of different sources of information, including engagement with landowners and/or developers and the complexity of the site. For larger, more complex sites, delivery is likely to be phased, with completion at different times. In some cases, completion of later phases may even be after the Plan Period of 2020-2035. For clarity, and as above, the allocations set out the total number of

homes (gross) that could be accommodated on site; however where they are likely to be completed after 2035 they are not included within the Council's evidence or understanding of housing supply to meet identified needs over the Plan Period.

5.13 Character-led Intensification Approach: This indicates which of the three approaches to character-led intensification would be supported for each site allocation, in accordance with Local Plan Part 1 Policy 8 'Character-Led Intensification'. Further information and guidance on Character-led intensification will be set out in the Exemplar Design Supplementary Planning Document (SPD). The three categories are:




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

5.14 Each site includes Site Requirements which set out the policy requirements that development proposals will be expected to achieve in order to secure planning permission, and against which planning applications will be assessed when they are submitted to the Council for determination. These site requirements are provided in addition to the policies in Local Plan Part 1, as well as to relevant policies from other documents that form the borough's Statutory Development Plan, and guidance in Supplementary Planning Documents (SPDs). Satisfying the requirements for a site within this document only is not sufficient to secure planning permission.




5.15 A Site Boundary and Constraints Plan and a Placemaking Plan is also provided for each site.

5.16 Site Boundary and Constraints Plans show the boundary to which the site allocation applies, the location and boundaries of adjacent or proximate allocations, as well as setting out important potential constraints to development, such as to protected areas of green space, flood zone mapping, and heritage considerations. The constraints included are intended for information only, and are not intended to be comprehensive. Applicants should also have reference to the Waltham Forest Local Plan Policy Map. For certain sites, constraints on development resulting from flood risk or important adjacent ecological areas limit the land which can be developed. Where this is the case, the Site Boundary and Constraints Plan also depicts the 'non-developable area', which is related to policy set out within the Site Requirements. The key for the Site Boundary and Constraints Plans is included below and is also set out for ease of reference at the end of the document.

Site Allocations

-  Site Allocations
-  Non-developable Areas
-  Other Site Allocations




Heritage

-  Listed Buildings
-  Locally Listed Buildings
-  Conservation Areas

Nature Conservation

-  Epping Forest Special Area of Conservation (EFSAC)
-  Ramsar or Special Protection Area (SPA)
-  Site of Special Scientific Interest (SSSI)
-  Site of Importance for Nature Conservation (SINC)

Flood Risk

-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b

Green Infrastructure

-  Local Nature Reserve
-  Local Green Space
-  Tree Preservation Order (TPO)

Other













-  Metropolitan Green Belt (MGB)
-  Metropolitan Open Land (MOL)
-  Overhead Power Transmission Cable





Figure 8. Site Boundary and Constraints Plan Key

5.17 Placemaking Plans support the detailed wording of each allocation and are intended to provide further detail on the Council’s Exemplar Design aspirations for the site with respect to site layout and placemaking. Typical features to be included on the placemaking plans include where existing trees and vegetation should be retained and/or new or enhanced green infrastructure provided; where improvements should be made to existing public realm and/or where new public realm should be provided; key active travel routes that should be enhanced and/or new active travel links that should be provided; and where active frontages will be particularly important for creating high quality streetscenes, enhancing overlooking and community safety and, where relevant, ensuring the vitality of our town centres and high streets. Placemaking plans are provided in the form of a key diagram and features are not shown to scale. The key for the Placemaking Plans is included below and is also set out for ease of reference at the end of the document.

Connectivity, Movement, Access and Servicing

-  Pedestrian and cycling routes
-  Preferred location for access, servicing and deliveries
-  On-site route for access, servicing and deliveries
-  Area safeguarded for bus standing/turning
-  New bridge connection
-  National Rail station
-  Proposed Ruckholt Road station
-  London Underground station
-  London Overground station

Green and Blue Infrastructure, public realm and landscaping

-  Green Buffer
-  Existing trees and greening
-  Public realm and public open space enhancements
-  Rivers or brooks to be enhanced

Land Uses and Built Form












-  Ground floor active frontage - town centre, commercial, industrial and retail uses
-  Ground floor active frontage - residential use
-  Building line
-  Retained on-site buildings of placemaking importance
-  Retained on-site buildings of heritage value
-  On-site social/health/educational land uses
-  Areas of Change - proposed LSIS
-  Areas of Change - Enhanced SIL
-  Preferred location for covered waste facility
-  Important on-site boundaries
-  Asset protection areas restricted from development

Figure 9. Placemaking Plans Key