

## Methodology and Approach to Site Selection

**3.1** The sites included in Local Plan Part 2 have been through a selection process and methodology which considers policy drivers from the NPPF and the London Plan. The NPPF provides the overarching national planning guidance on Local Plan preparation and identification of sites for allocation. Paragraph 23 of the NPPF requires local plans to provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the Plan Period, which is fulfilled by Local Plan Part 2 in Waltham Forest.

### Site Selection Summary

**3.2** For a site to be allocated in Local Plan Part 2, the key stages of the process are:

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

**3.3** The identification of sites for allocation has also been informed by appropriate evidence and consultation.

### Background and Context

**3.4** The Greater London Authority (GLA) undertook a Strategic Housing Land Availability Assessment (SHLAA) as part of work to underpin the new London Plan. The 2017 SHLAA sought to identify sites capable of delivering housing and other development to meet London’s housing need. This exercise, undertaken in collaboration with London boroughs, identified potential development sites across London, which also informed the borough-level housing targets included in the London Plan. The Waltham Forest Growth Capacity Study (2018) then evaluated the borough’s potential to deliver against the Draft London Plan (2018) target with more nuanced, local understanding.

**3.5** Site selection has also been informed by existing and undelivered site allocations included in previous adopted and unadopted development plan documents, as well as feasibility studies and development frameworks relating to specific sites or areas. In addition, sites have also been identified through the Development Management process, with sites where there are advanced pre-application discussions considered, as well as those with consent or resolution to grant consent.

**3.6** Sites with consents have been included as site allocations in order to safeguard any potential future changes/revisions to the extant consent, or should the consent not be implemented and a future application is required. Some site allocations with planning consents have, however, already been ‘implemented’, meaning that ‘material operations’ have taken

place. Material operations cover activities such as the demolition of a building, the digging of a trench which is to contain the foundations, the laying of underground mains or pipes, and any work of construction in the erection of the building. Given the advanced state of development of these sites, these have been recorded within a separate section of the Local Plan, with more limited information reflecting the details of the consented scheme rather than a full allocation. This will only apply to schemes that are progressing. Stalled sites (technically implemented but not progressing) will be treated as full allocations.

**3.7** Site selection has also been informed by extensive consultation and engagement. This included 'Call for Sites' exercises undertaken during the period 2017-2019, consultation on both parts of the Local Plan as it emerged, including representations submitted through the 'Regulation 18' and previous 'Regulation 19' consultation stages, and engagement with other council services and Ward Councillors.

**3.8** Sites allocated for industrial provision to meet identified needs have been informed by the Council's Industrial Land Audit (2021), as well as site or area specific industrial masterplans developed in accordance with Local Plan Part 1 Policy 29 ('Industrial Masterplan Approach') and London Plan Policy E7 'Industrial intensification, co-location and substitution'.

**3.9** All sites have been subject to a screening exercise which considered whether they are suitable for inclusion taking account of their achievability, suitability and deliverability in order to meet identified needs.

**3.10** The Sequential Test process and Level 2 Strategic Flood Risk Assessment have also played an important role in assessing the suitability of sites for allocation. In line with national planning policy, this seeks to ensure that sites of little or no risk of flooding are developed in preference to sites at higher risk. As part of the site screening exercise, all sites proposed for allocation have been subject to flood risk considerations through the Sequential Test and where appropriate the Exception Test. As part of this process, consideration has been given to whether there is an area of the site that should not be developed. Where relevant, this is included within the site requirements and is identified on the Site Boundary and Constraints Map. A separate evidence base document (Level 2 Strategic Flood Risk Assessment) has been prepared by the Council and will be submitted to the Secretary of State alongside Local Plan Part 2 for Examination in Public.

**3.11** Information on indicative development capacities has been established either through the Development Management process, from existing planning consents, planning applications, advanced pre application discussions and masterplan sites/proposals or through design-led capacity testing. The capacities included in the plan should not be read prescriptively. The actual development capacity of a site for any future applications will ultimately need to be determined through detailed testing as part of the planning process.

**3.12** This Plan makes provision for 103 site allocations. The final list of sites included in the Plan has been derived from the outcome of the methodology described above. Sites allocated are considered to be 'Strategic' or 'Key/Non-Strategic' to realising the Council's strategic priorities. A Strategic Site is defined as those capable of either delivering 100 or more new homes, delivering new employment space and/or is found in a Strategic Location. Key sites or 'Non Strategic' sites are those that would deliver 99 or less new homes and are outside Strategic Locations, but remain important to the delivery of the vision for inclusive growth in a specific area, including bringing stalled sites forward.

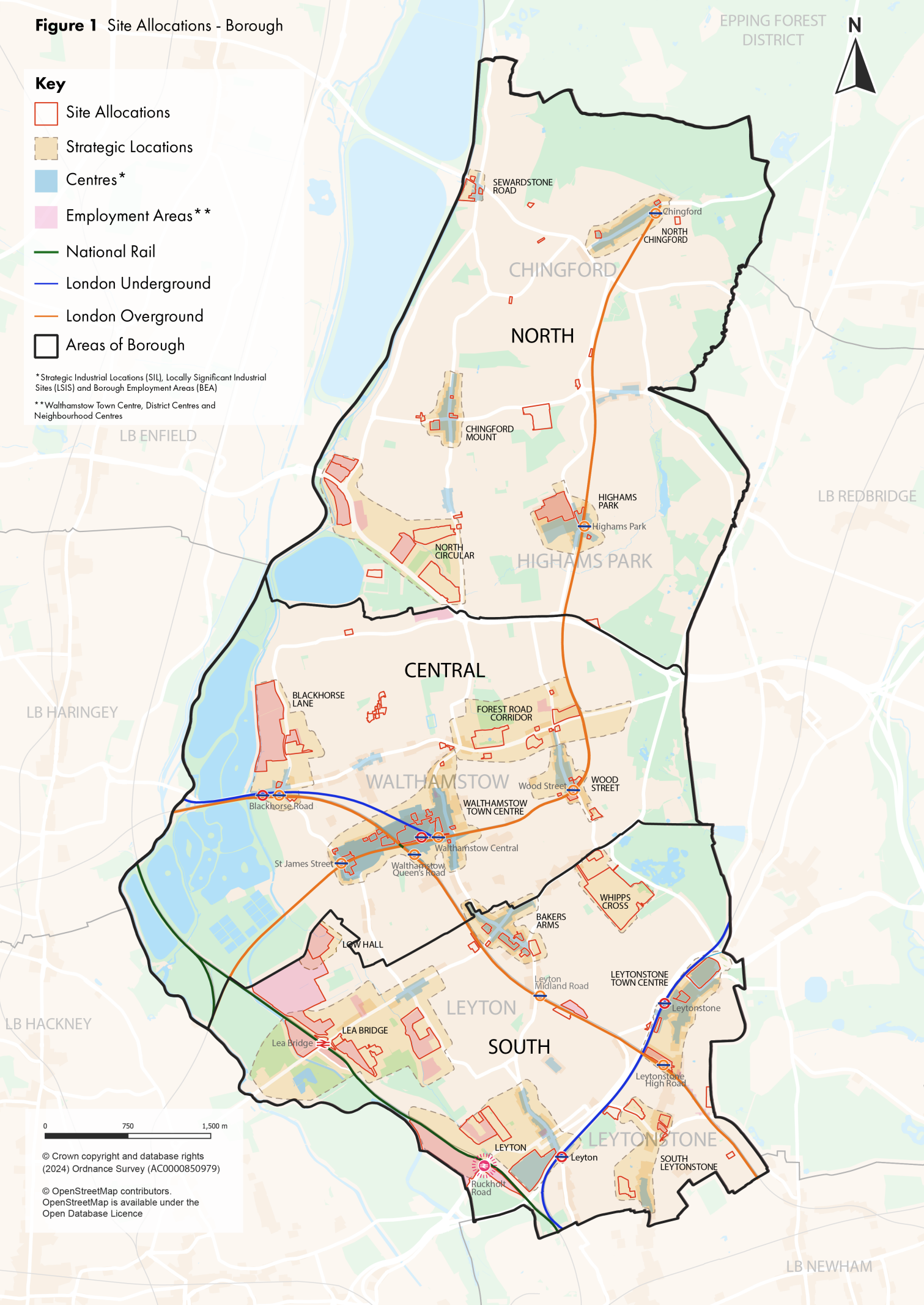
**Figure 1** Site Allocations - Borough

**Key**

- Site Allocations
- Strategic Locations
- Centres\*
- Employment Areas\*\*
- National Rail
- London Underground
- London Overground
- Areas of Borough

\* Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Borough Employment Areas (BEA)

\*\* Walthamstow Town Centre, District Centres and Neighbourhood Centres



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	Strategic Sites		Non-Strategic / Key Sites
R19001	Leyton Mills Retail Park	R19020	224-240 Billet Road
R19002	New Spitalfields Market	R19033	Pear Tree House
R19003	Leyton Leisure Lagoon	R19073	Priory Court Estate
R19004	Tesco, Bakers Arms	R19083	458 Forest Road
R19005	Stanley Road Car Park	R19087	Whitehouse Farm
R19006	Territorial Army Centre	R19088	Highams Court
R19007	Church Lane Car Park	R19100	Russell Road
R19008	Tesco, Leytonstone and adjacent sites	R19107	Aston Grange
R19009	Matalan, Leytonstone	R19114	Rowden Parade
R19010	Cathall Leisure Centre, Epicentre and Jubilee Centre	R19117	The Brambles
R19011	Walthamstow Central Bus Station	R19119	Trumpington Road
R19012	Sainsbury's, High Street Walthamstow	R19120	489-495 Grove Green Road
R19013	Former Wilko, Walthamstow High Street	R19121	Chingford Horticultural Society and adjacent site
R19014	Stow Car Wash & Valeting	R19122	Garages at Hungerdown and St Egberts Way
R19015	Sutherland Road Industrial Area	R19123	Ridgeway Hotel
R19016	Fellowship Square (Walthamstow Town Hall)	R19127	Folly Lane Traveller Site
R19017	Wood Street Station and Travis Perkins	R19128	Hale Brinks North Traveller Site
R19019	Brandon Road Car Park		
R19021	Sainsbury's Superstore, Chingford and adjacent sites		
R19022	Cork Tree Strategic Industrial Location		
R19023	Morrisons, Chingford		
R19024	Sainsbury's, Hall Lane		
R19025	58 Hall Lane and the Marmion Centre		
R19026	Albert Corner		
R19027	Motorpoint, Sewardstone Road		
R19028	3 Lea Valley Road		
R19029	Chingford Library and Assembly Hall		

R19030	North City Autos		
R19034	North Circular Industrial Area		
R19035	Justin Road Trinity Way Industrial Area		
R19036	The Sidings Industrial Estate		
R19037	Howard Road Industrial Area		
R19038	Barrett Road Industrial Area		
R19039	Highams Park Industrial Estate		
R19040	Argall Avenue Industrial Area		
R19041	Rigg Approach Industrial Area		
R19042	Lammas Road Industrial Area		
R19043	Orient Way Industrial Area		
R19045	Lea Bridge Hotel and adjacent sites		
R19046	Lea Bridge Gasholders		
R19047	Lea Bridge Station Sites		
R19048	Auckland Road Industrial Area		
R19050	Coronation Square		
R19054	Church Road Estate Way Industrial Area		
R19055	Low Hall Depot Industrial Area and adjacent sites		
R19056	806 High Road Leyton		
R19057	Leyton Bus Depot		
R19058	Whipps Cross University Hospital		
R19059	Joseph Ray Road Industrial Area		
R19060	Avenue Road Estate		
R19061	444 High Road Leytonstone		
R19062	Norlington Road Industrial Area		
R19063	Walthamstow Mall (17&Central)		
R19064	St James Quarter		
R19065	Osborne Grove		
R19066	152-154 Blackhorse Road		
R19067	1 Blackhorse Lane		
R19068	Blackhorse Yard		

R19069	Wood Street Families and Homes Hub		
R19070	Willow House, Sterling House and Patchworks		
R19072	Former Crownlea, Wood Street		
R19074	60-74 Sewardstone Road		
R19078	472-510 Larkshall Road, James Yard and Shell Garage		
R19079	Larkwood Leisure Centre and adjacent sites		
R19080	Blackhorse Lane Industrial Area		
R19084	Former Texaco Filling Station, Forest Road		
R19085	Temple Mills		
R19086	Barclays Bank, Walthamstow and adjacent sites		
R19090	82-92 Vallentin Road		
R19092	Mission Grove Car Park		
R19093	Courtenay Place		
R19094	High Street Car Park		
R19096	Walthamstow Central Station Entrance, Selbourne Road		
R19099	Former Poundland, High Street and adjacent sites		
R19101	The Regal		
R19102	Central House		
R19106	Thorpe Coombe Hospital		
R19108	Templeton Avenue		
R19109	Garages at St Davids Court		
R19110	Hurst Road Medical Centre		
R19112	Cedar Wood House		
R19116	Montague Road Estate		
R19118	London Academy of Sustainable Construction		
R19124	KFC, Lea Bridge Road		
R19125	204-206 High Street and Walthamstow Westbury Road Job Centre		

R19126	Hall Lane Industrial Area		
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Table 1. List of Site Allocations

**Sustainability Appraisal and Habitats Regulations Assessment**

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

**3.14** A Habitats Regulations Assessment (HRA) has been undertaken on the Local Plan (Parts 1 and 2) in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and in consultation with Natural England and the City of London, Conservators of Epping Forest. As part of the concluded Strategic Mitigation for Epping Forest, mitigation measures are proposed. The first is that all residential development within 400m of the Special Area of Conservation (SAC) and all development of one or more dwellings within 6.2km of the SAC is required to make a financial contribution to strategic measures as set out in the costed Strategic Access Management Measures (SAMM) provided by the Conservators of Epping Forest. The second mitigation approach is to identify and deliver alongside housing development sufficient, high quality and attractive Suitable Alternative Natural Greenspaces (SANGs) as part of the borough’s SANG Strategy in order to mitigate for increased recreational pressures on Epping Forest SAC.

**3.15** The HRA has identified that developments within 400m of the Epping Forest Special SAC boundary pose a particular risk to the integrity of the SAC and will therefore need to do more in relation to mitigating potential adverse urban effects arising from development. Potential urban effects need to be dealt with on a site by site basis and specific mitigation put forward for consideration. Policy wording is included in Local Plan Part 1 and Local Plan Part 2 to ensure that urban effects are addressed at the detailed design stage. The HRA assessment has identified the types of mitigation suitable for incorporation into detailed design at the project stage to ensure that measures are secured to eliminate adverse effects on the SAC. As well as mitigating potential effects on site, there are projects in the SAMM strategy which allocations could also specifically contribute to.