

Policy Map Changes

4.1 The NPPF sets out that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence, and that, in turn, land use designations and allocations should be identified on a policies map.

4.2 The Waltham Forest Local Plan Policies Map was comprehensively updated with the adoption of Local Plan Part 1 on 29 February 2024; however, two new pieces of further evidence that have been advanced in support of the preparation of Local Plan Part 2 have resulted in further proposed changes to the policy designations. The updated 'Skyline Study' has resulted in proposed changes to the locations that are potentially suitable for tall buildings policy designation (please refer to Local Plan Part 1, Policy 54), and the 'Lea Bridge Gateway SIL Masterplan (GLA STAGE 1)' has resulted in proposed changes to the Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) policy designations.

4.3 The designation of Larks Wood as a Local Green Space, as set out within the previous version of this document, is retained in this version and proposed as a further change to the Local Plan Policy Map.

4.4 The above changes to the Local Plan Policy Map are to be made upon adoption of Local Plan Part 2, and will supersede those published within Local Plan Part 1

Locations Suitable for Tall Buildings

4.5 The Skyline Study considers site allocations where 'tall' buildings, as defined in Policy 54 'Tall Buildings' in Local Plan Part 1, could be appropriate. It examines these opportunities in greater detail, including an analysis of: local character; surrounding context; proximity to public transport interchanges; public transport accessibility; walking and cycling networks; nearby facilities such as shops, community facilities and social infrastructure; and the civic nature of potential land use.

4.6 The study has been updated in support of Local Plan Part 2 to test an illustrative development scenario on each site through the use of a visualisation tool called VU.City, on the basis of which it proposes an illustrative approach to an appropriate storey height range and location for height.

4.7 Reflecting this updated evidence, twelve amendments have been made to the 'locations suitable for tall buildings' designation, as set out in Table 2 and policy map changes to the locations suitable for tall buildings, and as shown in Figure 2.

Site Reference	Site Name	Change	Extent
R19013	Former Wilkos, Walthamstow High Street	Removed	Whole site removed
R19055	Low Hall Depot Industrial Area and adjacent sites	Removed	Whole site removed
R19041	Rigg Approach Industrial Area	Added	Part of site added
R19042	Lammas Road Industrial Area	Added	Part of site added
R19043	Orient Way Industrial Area	Added	Part of site added
R19116	Montague Road Estate	Added	Whole site added
R19066	152-154 Blackhorse Road	Added	Whole site added
R19067	1 Blackhorse Road	Added	Whole site added
R19102	Central House	Added	Whole site added


R19010	Cathall Leisure Centre, Epicentre and Jubilee Centre	Added	Whole site added
R19085	Temple Mills	Added	Whole site added
R19060	Avenue Road Estate	Added	Revised to add area of additional land in north east of site

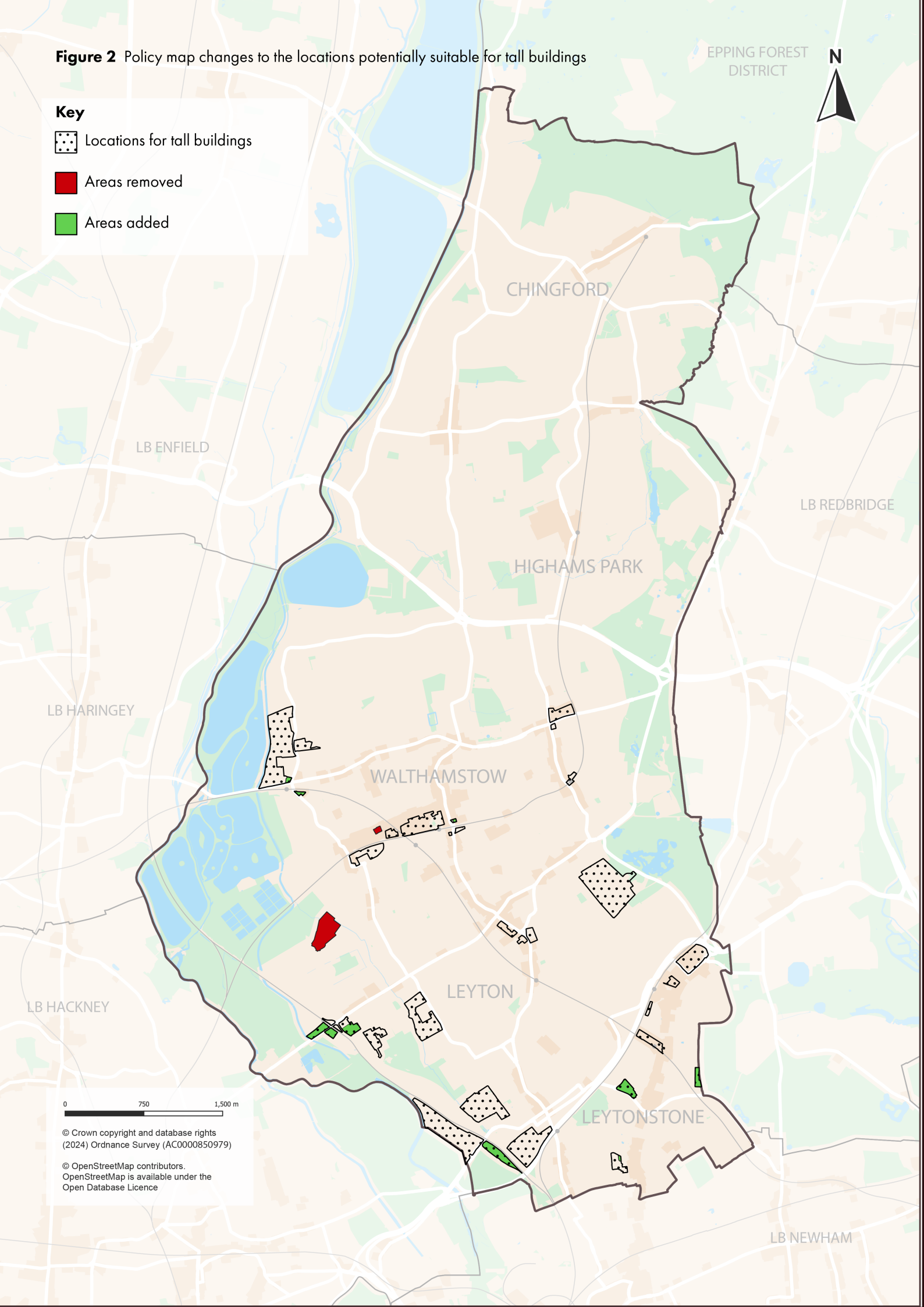
Table 2. Policy map changes to the locations potentially suitable for tall buildings

4.8 The amended boundaries are shown as they are intended to be viewed (i.e. without annotation) in Figure 3. Upon adoption, this Figure is to replace, in whole, the boundaries set out within Figure 14.1 within Local Plan Part 1.

Figure 2 Policy map changes to the locations potentially suitable for tall buildings

Key

-  Locations for tall buildings
-  Areas removed
-  Areas added



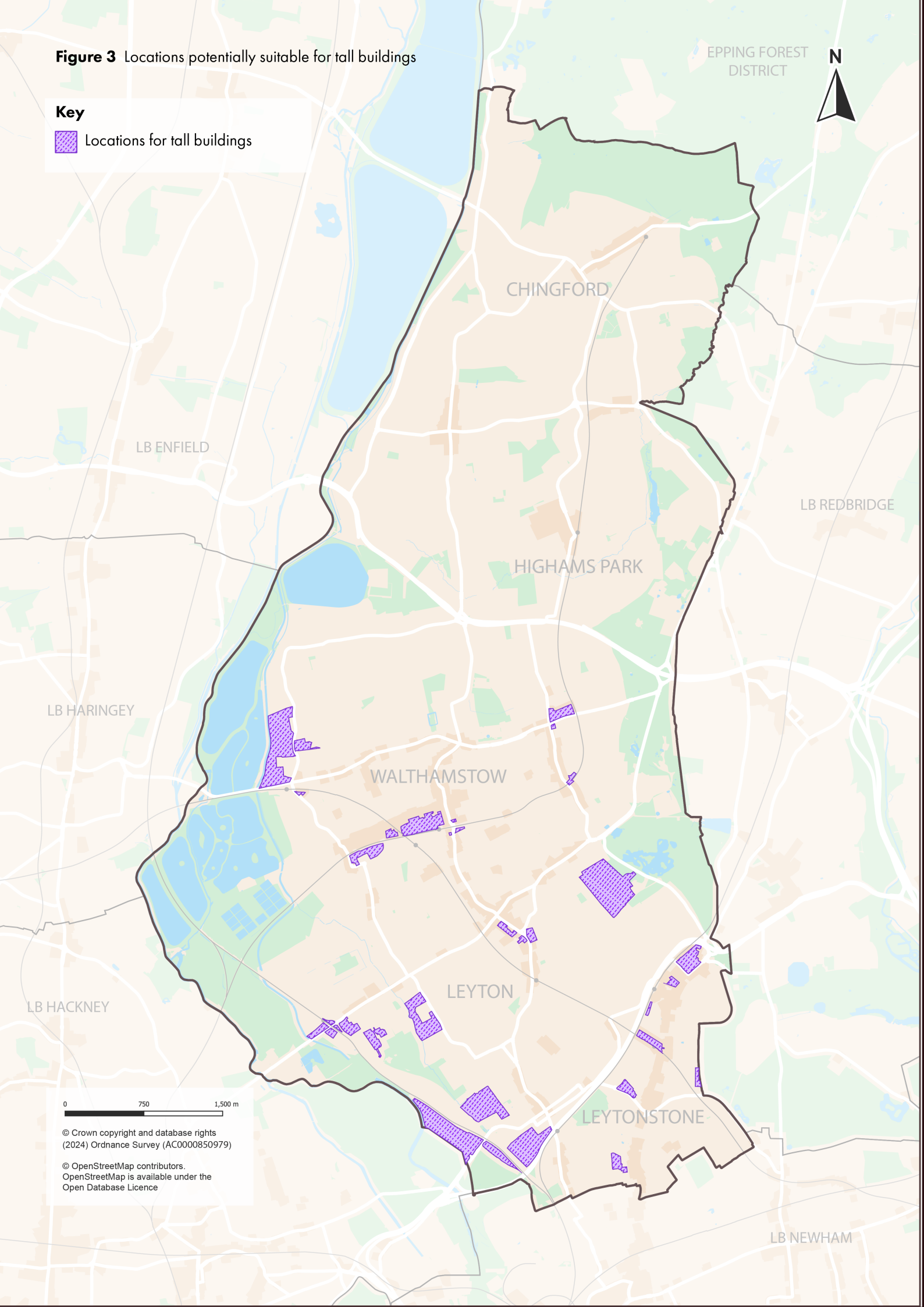
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Figure 3 Locations potentially suitable for tall buildings

Key

 Locations for tall buildings



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Strategic Industrial Locations (SIL) / Locally Significant Industrial Locations (LSIS)

4.9 Following the adoption of Local Plan Part 1, the Council has worked collaboratively with landowners and businesses across the Lea Bridge area to advance a two-stage industrial masterplan for the Lea Bridge Gateway Strategic Industrial Location (SIL), in accordance with Local Plan Part 1 Policy 29 'Industrial Masterplan Approach' and London Plan Policy E7 'Industrial intensification, co-location and substitution'.

4.10 The masterplan forms an important part of the Council's wider, borough-wide and plan-led approach to the delivery of modern, fit-for-purpose strategic industrial capacity in the most suitable and sustainable locations. It therefore builds on the commitment within Local Plan Part 1 (paragraphs 9.12 and 9.13), that "The role of Local Plan Part 2 – Site Allocations will be to establish the capacity which is required to be provided on specific sites in order to meet the borough's SIL-type/B8 industrial land need. The viability and deliverability of industrial supply (to meet additional B8 floorspace and re-provision for any loss) will be ensured through Local Plan Part 2 – Site Allocations, the Industrial Intensification Supplementary Planning Document (SPD) and a tailored monitoring arrangement to track progress. Any development proposals on SIL will be required to ensure that the supply of floorspace which is protected as SIL is maintained, and where possible increased".

4.11 The masterplan seeks to proactively identify whether logistics, industrial and related functions in the area could be intensified to provide additional industrial capacity. It also examines whether this can be achieved alongside the consolidation of the Strategic Industrial Location (SIL) to support the delivery of residential and other uses such as social infrastructure. The masterplan identifies that there is potential to deliver an uplift of between 4-9%, or of a minimum of 9,000 sqm, within the Lea Bridge Gateway Strategic Industrial Location, whilst responding to market demand, mitigating any negative impact on the transport capacity of the area's road network, and also delivering new homes and other uses to support the needs of the wider local community.

4.12 The masterplan is currently at 'Stage 1' – as set out within the draft Industrial Land and Uses London Plan Guidance (LPG) (December 2023) – the outputs of which are proposed sub-areas for intensification, co-location and/or release for housing/other uses, alongside the broad quantum by type of industrial capacity that would be delivered.

4.13 The Stage 1 masterplan forms part of the evidence base for Local Plan Part 2 and will be submitted to the Greater London Authority (GLA) for consultation and agreement on compliance with Local Plan Part 1 Policy 29 (Industrial Masterplan Approach) and London Plan Policy E7 (Industrial intensification, co-location and substitution).

4.14 On the basis of this updated evidence, and subject to the agreement of the GLA, the following changes are proposed to 'Strategic Industrial Location (SIL)' and 'Locally Significant Industrial Sites (LSIS)' policy designations.

- The southern part of the Rigg Approach Strategic Industrial Location (SIL6) is to be redesignated as a Locally Significant Industrial Site (LSIS).
- The northern part of the Lammas Road Strategic Industrial Location (SIL7) is to be redesignated as a Locally Significant Industrial Site (LSIS)
- The northern part of the Orient Way Strategic Industrial Location (SIL8) is to be redesignated as a Locally Significant Industrial Site (LSIS).

4.15 Reflecting the Council’s plan-led approach to the meeting employment needs, and the capacity of the site to accommodate new, modern and fit-for-purpose industrial floorspace for uses appropriate within a Strategic Industrial Location (SIL), the Council is also proposing the redesignation of the Argall Avenue Extension (LSIS8) to form part of the enlarged Argall Avenue Strategic Industrial Location (SIL5), which should also encompass the non-designated industrial land to the north to reflect the boundaries of the site allocation within the Council’s ownership to reflect the boundaries of the Low Hall Depot Industrial Area and adjacent sites allocation (R19055). This ensures that there is an overall net gain of approximately 1.58 ha of land designated as a Strategic Industrial Location (SIL) in Waltham Forest as a result of these changes.

4.16 The amendments described above are shown in Figure 4. Policy map changes for Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS).

4.17 The amended boundaries are shown, along with the Borough Employment Areas, as they are intended to be viewed (i.e. without annotation) in Figure 5. Industrial and employment locations. Upon adoption of this Plan, Figure 5 is to replace, in whole, the boundaries set out within Figure 9.1 within Local Plan Part 1. As a corresponding change, upon adoption Table 3. Employment Land is to replace, in whole, Appendix 2. Employment Land within Local Plan Part 1.

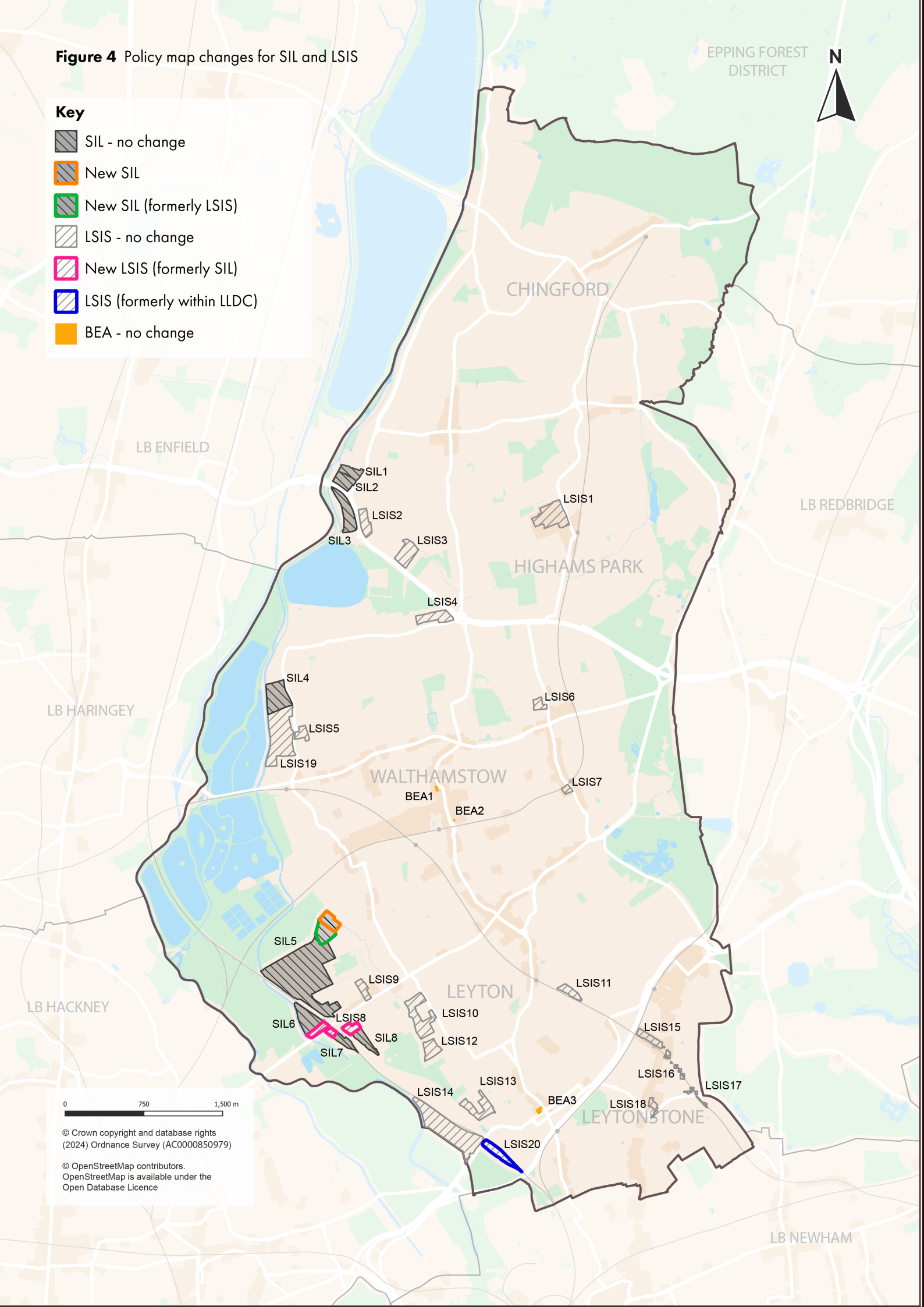
Site Reference	Site Name	Size (hectares)
SIL 1	Hall Lane	1.85
SIL2	Cork Tree Retail Park	2.24
SIL3	North Circular Road	4.06
SIL4	Blackhorse Lane	5.40
SIL5	Argall Avenue	29.11
SIL6	Rigg Approach	3.84
SIL7	Lammas Road	1.42
SIL8	Orient Way	2.01
LSIS1	Highams Park Industrial Estate	5.67
LSIS2	Cabinet Way	2.17
LSIS3	Justin Road/Trinity Way	3.21
LSIS4	Waltham Park Way	2.91
LSIS5	Sutherland Road	1.26
LSIS6	Clifford Road	1.07
LSIS7	Barrett Road	0.55
LSIS8	Lea Bridge Gateway	2.93
LSIS9	Heybridge Way	1.42
LSIS10	Church Road	5.36
LSIS11	Hainault Road	1.47
LSIS12	Etloe Road/Simonds Road	2.15
LSIS13	Auckland Road	3.36
LSIS14	Sherrin Road	11.91
LSIS15	Joseph Ray Road	1.61
LSIS16	Lancaster Road Arches	0.62
LSIS17	Montague Road/Courtenay Road Arches	0.40
LSIS18	Howard Road	0.75
LSIS19	Blackhorse Lane	10.71
BEA1	Hatherley Mews	0.20
BEA2	East London Office Centre	0.10
BEA3	E10 Business Centre	0.30

Table 3 Employment Land

Figure 4 Policy map changes for SIL and LSIS

Key

-  SIL - no change
-  New SIL
-  New SIL (formerly LSIS)
-  LSIS - no change
-  New LSIS (formerly SIL)
-  LSIS (formerly within LLDC)
-  BEA - no change



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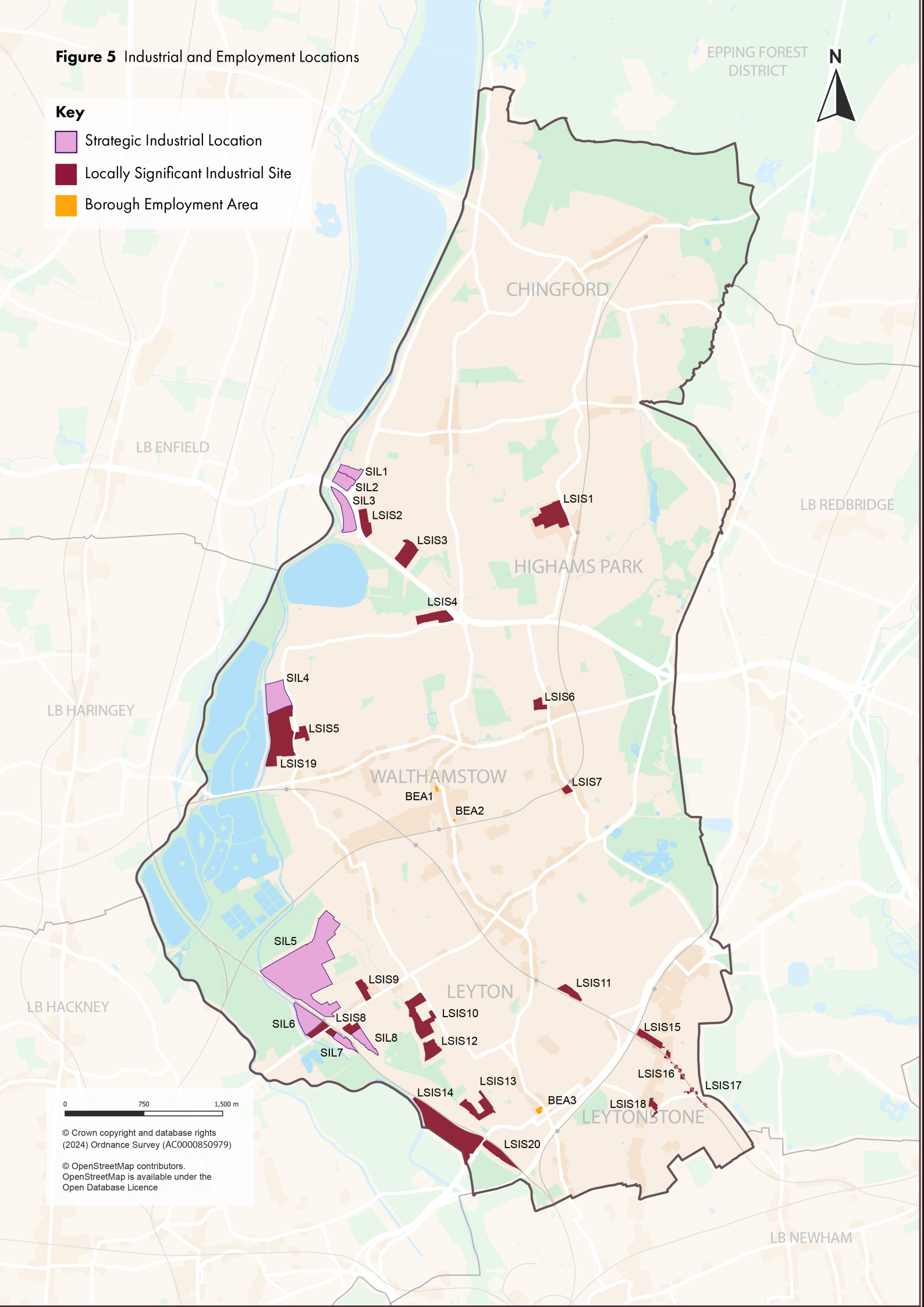
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Figure 5 Industrial and Employment Locations

Key

- Strategic Industrial Location
- Locally Significant Industrial Site
- Borough Employment Area



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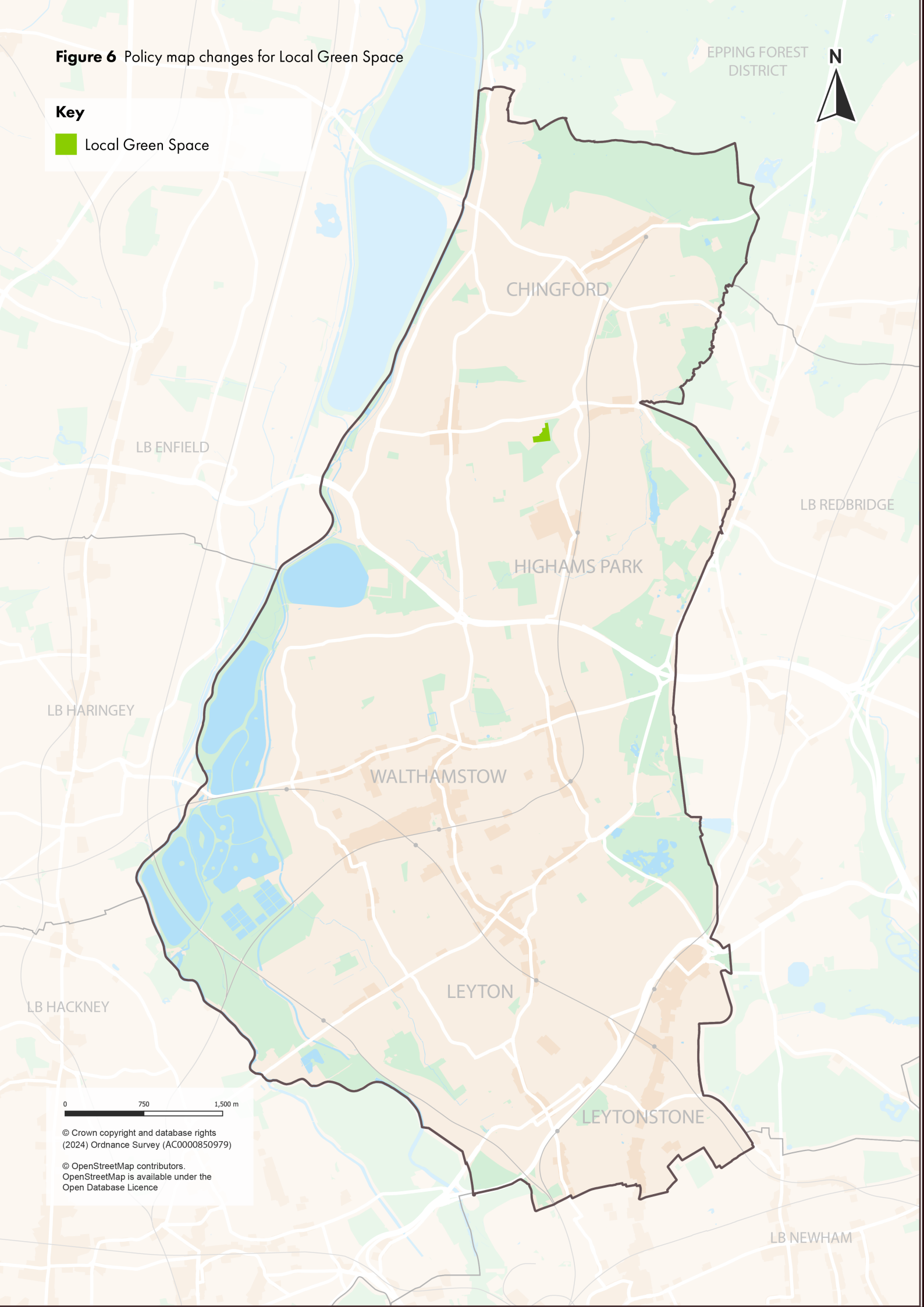
Local Green Space

4.18 The designation of Larks Wood as Local Green Space, following the application by the Friends of Ainslie and Larkwood (FoAL) and recommendation for approval on the basis of the criteria within paragraph 106 in the NPPF, was included in the previous version of this Local Plan (November 2021). That proposed designation is carried forward within this version, which is proposed to be added to the Local Plan Policy Map. The boundaries of the Local Green Space are shown in Figure 6. Policy map changes for Local Green Space, and in context of other parks, open space and recreation in Figure 7. Parks, Open Space and Recreation. Upon adoption, the latter Figure is to replace, in whole, the boundaries set out within Figure 17.3 within Local Plan Part 1.

Figure 6 Policy map changes for Local Green Space

Key

 Local Green Space



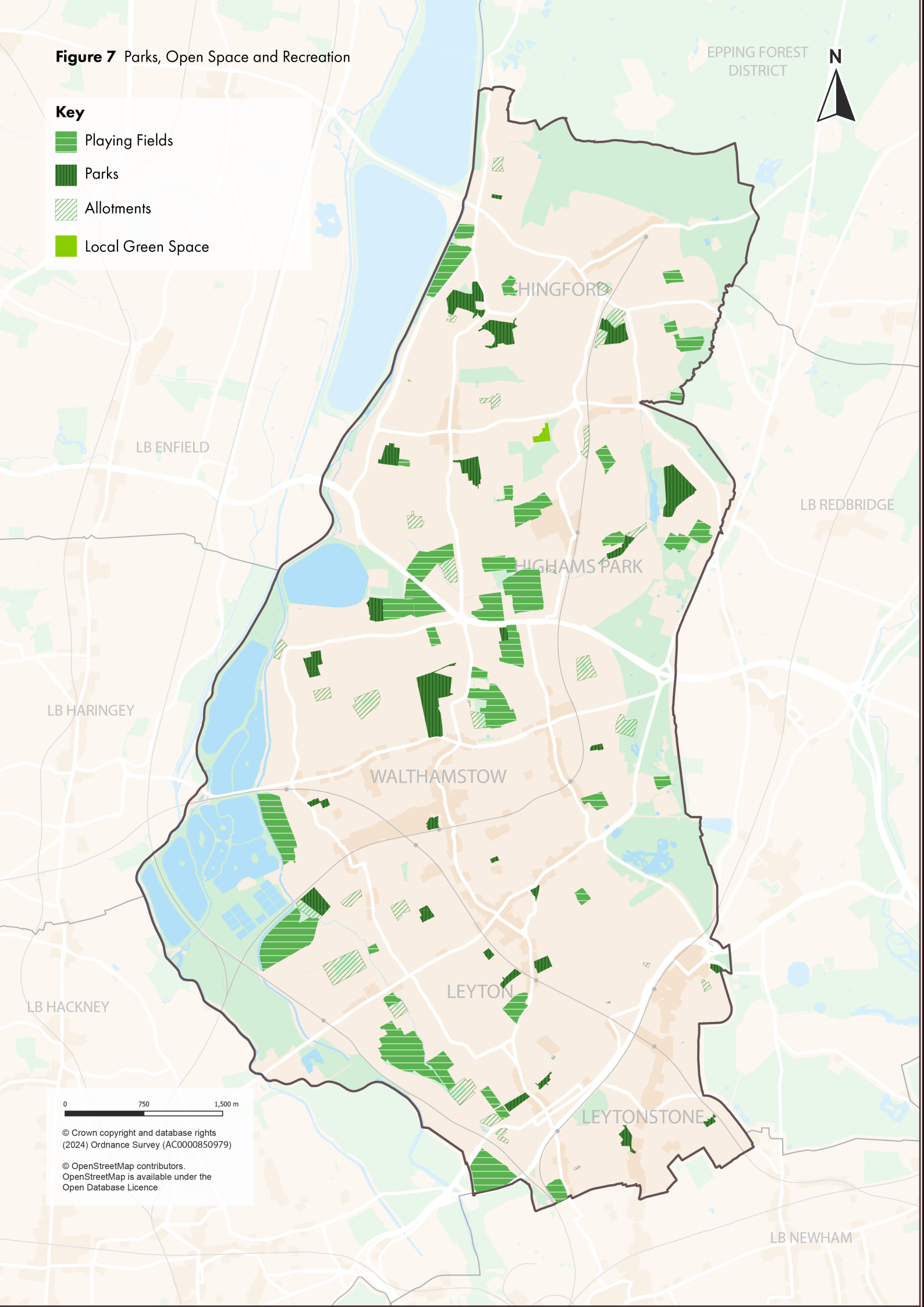
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Figure 7 Parks, Open Space and Recreation

Key

- Playing Fields
- Parks
- Allotments
- Local Green Space



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