

Site Allocations Policy

Policy 96 Site Allocations

- A. Planning permission will be granted where the proposed development positively addresses the allocation and site requirements, and where the proposed development would be in accordance with all other relevant development plan policies taken as a whole, unless material considerations indicate otherwise.
- B. In order to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of sites, the Council will expect landowners (whether within a single allocation or within adjacent or proximate allocations) to work collaboratively wherever possible, including investigating whether the preparation of a masterplan or area framework would provide greater security of delivery, if one does not already exist. Planning applications will need to demonstrate how development will be well integrated with adjacent sites, including that proposals will not prejudice the development of adjoining sites in accordance with a site allocation.
- C. Where further or updated information and guidance is provided in a Supplementary Planning Document (SPD) or other planning related document which is relevant to a Strategic Location or a site allocation, this will be a material consideration in determining applications.
- D. In order to secure planning permission, development proposals will be expected to provide adequate contributions towards the physical, social and community, and green infrastructure to meet the needs associated with the development. The borough's infrastructure requirements and priorities are set out in the Infrastructure Delivery Plan (IDP).
- E. In order to secure planning permission, development proposals will be expected to deliver Exemplar Design quality that creates human, social, environmental and financial value. Applicants are encouraged to enter into a Development Partnership Agreement (DPA) with the Council to help achieve this, and it must be clearly demonstrated within the application submission how the four values will be delivered.

Delivering Site Allocations

6.1 Waltham Forest is an attractive and sustainable place for growth, however there is only a limited amount of land available. The borough's site allocations are a key mechanism in ensuring that, where development takes place, it makes the most efficient use of land and buildings in order to deliver the Council's spatial vision, objectives and development requirements to achieve inclusive growth, deliver a more equal borough and meet the needs and aspirations of residents.

6.2 Developers should work closely with those affected by their proposals to evolve designs that take account of the views of the community to enhance their proposal. Proactive, consistent and design-led engagement with the community from an early stage in the design process results in supportable proposals and improved delivery.

6.3 The Council recognises that land within some sites or clusters of sites will be within different ownerships and may come forward as individual planning applications. Landowners and developers will be expected to work together, including to investigate the possibility of preparing a masterplan or area framework for the wider location if one does not already exist. This is to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of development and infrastructure. Where such masterplans or area frameworks have been prepared, it should be clearly demonstrated as part of any planning application how the proposal will accord with them, including demonstrating how adjacent sites could be progressed as subsequent phases. Where such masterplans or area frameworks are not progressed, development proposals should not prejudice the ability of adjoining sites to realise the principles and aspirations set out in the relevant site allocations.

Infrastructure Requirements

6.4 The Local Plan is clear that investment in supporting infrastructure must be provided to ensure growth is inclusive and sustainable, and Local Plan Part 2 builds on the requirements set out within Policy 94 (Infrastructure and Developer Contributions) within Local Plan Part 1 by requiring development proposals for sites to provide adequate contributions towards physical, social and community, and green infrastructure to meet the needs associated with the development. Development proposals should refer to the Infrastructure Development Plan (IDP), to understand the borough's most up to date infrastructure requirements and priorities and to ensure the coordinated delivery of new development and infrastructure. The IDP is a 'live' document that is regularly updated in collaboration with infrastructure providers, such as the NHS, UK Power Network, utility companies and other Council departments.

6.5 A current snapshot, based on the IDP and the Infrastructure Delivery Schedule (IDS) at the time of writing, of infrastructure requirements within each Strategic Location – as well as across the North, Central, and South areas of Waltham Forest outside of Strategic Locations – is included within this document at the start of each chapter. These area specific infrastructure requirements are in addition to the delivery of borough-wide infrastructure, such as affordable housing and workspace, tree planting, biodiversity, open space and flood mitigation measures including Sustainable Drainage Systems (SuDS). Reflecting the Plan Period, which runs from 2020-2035, some of this infrastructure is already being delivered.

6.6 It is important to note that these snapshots have been written to capture the Strategic Location in which the infrastructure will be delivered. It is very likely that most of this infrastructure will provide benefits to residents, workers and visitors to the borough of a much-wider area than the Strategic Location that it is listed under, and it may therefore be necessary for development outside that Strategic Location to make appropriate contributions to its delivery.

Exemplar Design

- 6.7** A key priority for the Council is that all new development in the borough is of the highest – or ‘exemplar’ – design quality. Exemplar design is about more than what a development looks like, but should deliver four interconnected values:
- 6.8** Human value: Well designed spaces that enhance health, well-being and personal and community safety.
- 6.9** Social value: Designing with local character and community needs in mind to help integrate development into existing neighbourhoods and surrounding areas.
- 6.10** Environmental value: Considering the holistic impact of a development on the environment, from fighting the climate emergency to improving air quality, reducing surface water flooding and considering the life-cycle of materials to help reduce waste and emissions.
- 6.11** Financial value: Good design ensures that inclusive growth is accessible for everyone, including delivering genuinely affordable homes and workspaces that are not only affordable to rent or buy, but also to run and maintain.
- 6.12** To achieve exemplar design, applicants should consider quality and deliverability from the start of a proposal through to completion and beyond; and should set out within their submission materials how this will be achieved. To assist with this, applicants are encouraged to enter into a Development Partnership Agreement (DPA) with the Council. DPAs establish a bespoke process for guiding a development through the full development cycle from feasibility and strategic planning stages to delivery and completion, reducing risk and increasing quality.
- 6.13** As part of the commitment to achieving Exemplar Design, development proposals for all site allocations will be referred to a Waltham Forest’s Design Review Panel at the appropriate time / times.

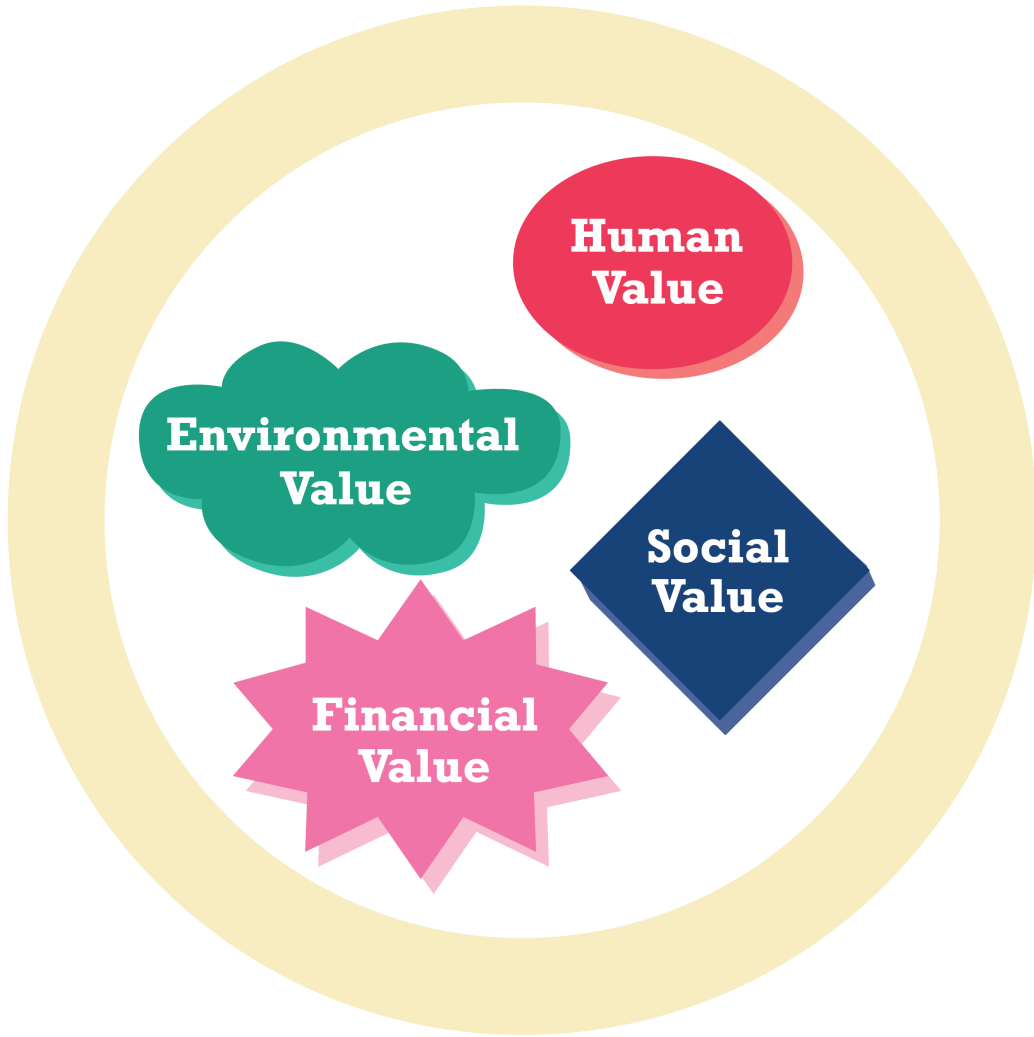


Figure 10 - Exemplar Design Graphic