

Sustainability Appraisal – Local Plan Part 2 Site Allocations

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Prepared by Waltham Forest Council



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1 Introduction

Background

1. The London Borough of Waltham Forest (LBWF) have prepared a Site Allocations document to meet the development needs in the Borough as set out in Local Plan Part 1 (adopted 29th February 2024).
2. The Council's Local Plan is being produced in two parts. The Site Allocations Document represents Part 2 of the Local Plan. Local Plan Part 1 contains policies which set out the level of inclusive growth to be delivered over the plan period (2020-2035), including a spatial strategy, strategic development locations and development management policies. The Site Allocations Document sits alongside Local Plan Part 1 in the development plan hierarchy. It presents proposed site allocations which will deliver much of the inclusive growth set out within Local Plan Part 1. Part 1 was submitted to the Secretary of State for Examination in May 2021 and was subsequently adopted on the 29th February 2024.
3. This document relates to the Proposed Submission version (Regulation 19) Local Plan Part 2 – Site Allocations (2024), which allocates sites the Council considers development could be delivered on and sets out the parameters within which these sites should be redeveloped. The Council previously prepared a Regulation 19 version of Local Plan Part 2 that was consulted on between the 8th November 2021 and 14th January 2022. This was not submitted to the Secretary of State for examination. The Council has subsequently revisited the Regulation 19 version in light of new evidence prepared during the examination of Local Plan Part 1; the consideration of sites previously included that have been found to not be appropriate; and the identification of new sites for allocation.
4. The Council aspires to deliver the inclusive, sustainable growth that the borough needs, including new affordable, accessible homes, new jobs for local people and social and community infrastructure. Local Plan Part 1 sets a target to deliver 27,000 additional homes and 52,000sqm of additional employment floorspace in Waltham Forest by 2035 to meet identified needs. This inclusive growth will be focussed predominantly in the 16 Strategic Locations across the South, Central and the North of the borough.
5. Development Plan documents must be subject to a Sustainability Appraisal (SA), an integral part of the plan preparation process. This must also incorporate the requirements of the Strategic Environment Assessment (SEA) Directive. This SA report has been carried out by the Council to help ensure that sustainable development is achieved through the site allocations. It builds on the assessment previously prepared by ClearLead Consulting Ltd on previous versions of Local Plan Part 2. The SA is an iterative process and its findings, along with consultation responses from the previous Regulation 19 consultation, and new evidence prepared in support of Local Plan Part 1, has informed the development of the Site Allocations document.
6. The SA assesses the significant environmental, social and economic effects of the Local Plan, the “reasonable” alternatives to the Plan's strategy, policies and

proposals; and the reasons for discounting alternatives. It also incorporates a process called Strategic Environmental Assessment (SEA). SA of Local Plans is required under Section 19 of the Planning and Compulsory Purchase Act 2004. The National Planning Policy Framework (2023) also requires SA of Local Plans.

7. Strategic Environmental Assessment (SEA) in England is mandated by the SEA Directive (Directive 2001/42/EC: Assessment of the Effects of Certain Plans and Programmes on the Environment) and is regulated by the Environmental Assessment of Plans and Programmes Regulations 2004 Statutory Instrument No.1633 ('the SEA Regulations'). The SEA Directive aims at a high level of protection of the environment, and to integrate the consideration of the environment into the preparation and adoption of plans and with a view to promoting sustainable development.
8. Sites across the Borough were identified in the Greater London Authority (GLA) Strategic Housing Land Availability Assessment (SHLAA) to support the London Plan (2021). In addition, the Council carried out a "Call for Sites" in 2017 as part of the Direction of Travel Local Plan consultation. The Council also undertook further capacity work to understand how emerging (at the time) London Plan targets it could be delivered and commissioned a Growth Capacity Study in 2018 which included a further "Call for Sites". A final "Call for Sites" was held as part of the Regulation 18 Draft Local Plan consultation in 2019. Some initial consultation was run with community groups on proposed sites in January 2020. Since then, consultation comments on the Regulation 18 version have been responded to and consideration of consultation comments on the previous iteration of the Regulation 19 version (2021) has informed the creation of the revised Regulation 19 version (2024) this document relates to. Further sites have been identified through the Council's regeneration work, engagement with elected members and other local knowledge. This SA report for the has been updated and sits alongside the Preferred Submission version (Regulation 19) of Local Plan Part 2 (2024).

Sustainability Appraisal and Strategic Environmental Assessment

9. SA of Local Plans is required under sections 19 of the Planning and Compulsory Purchase Act 2004. The National Planning Policy Framework (2023) also requires SA of Local Plans. The SA must incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). The SEA Regulations transpose the SEA Directive (2001/42/EC) into English law and applies to a range of plans and programmes, including Local Plans. The SEA Directive aims at a high level of protection of the environment, and to integrate the consideration of the environment into the preparation and adoption of plans and with a view to promoting sustainable development.
10. Within the context of local authority planning in England, it is accepted practice to integrate the requirements of SA and SEA into a single assessment process, as set out in the Planning Practice Guidance 'Strategic environmental assessment and sustainability appraisal' (updated 2020). The purpose of SA is to appraise the environmental, social and economic effects of plans and programmes. The SA

'testing' of the site allocations and their reasonable alternatives has helped to develop the most sustainable policies and proposals as an integral part of the plan's development.

Habitats Regulations Assessment

11. In the UK, the Habitats Directive (92/43/EEC) has been transposed into domestic legislation as the Habitats Regulations 2017 which requires an assessment of any plans which are likely to have a significant effect on any protected European sites, i.e. Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar wetland sites. This is commonly referred to as a Habitats Regulations Assessment (HRA). This requirement includes strategic plans with an impact on land use.
12. Natural England confirmed on 12th August 2020 that the two European sites which need consideration in the HRA of Local Plan Part 2 are:
 - Epping Forest SAC; and
 - Lee Valley SPA and the Lee Valley Ramsar site.
13. The proposed site allocations have been screened for Likely Significant Effects (LSEs) on the European sites. The findings of the screening exercise have been incorporated into the SA of the proposed site allocations and this is reflected in the findings of the assessment presented in Section 5 of this report. Following screening, the next stage of HRA (Appropriate Assessment) has been undertaken. This should be read in conjunction with the parallel HRA of Local Plan Part 1. The HRA of Local Plan Part 1 addressed potential strategic impacts from inclusive growth within Waltham Forest and surrounding areas, and concluded that, as a result of the spatial strategy and development management policies of Local Plan Part 1, including the Suitable Alternative Natural Greenspace (SANG) strategy endorsed by Natural England, Strategic Access Management and Monitoring Strategy agreed with the Conservators of Epping Forest and other local authorities, and evidence presented in Air Quality Study 2, it would not result in adverse effects on the integrity of Epping Forest SAC in relation to recreational pressures, air quality or urban effects when the Plan is assessed on its own or in combination with growth in neighbouring areas. The Appropriate Assessment (AA) also concluded that Local Plan Part 1 would not result in adverse effects on the integrity of the Lee Valley SPA and Ramsar, both alone or in combination with growth in neighbouring areas.
14. The HRA of Local Plan Part 2 aligns fully with the Local Plan Part 1 HRA, whilst also addressing more localised potential effects of individual site locations, such as whether new residents of a site could access Epping Forest SAC for recreation or whether the development of certain sites could increase risks of effects such as fly-tipping on either European site.
15. It concludes that Local Plan Part 2 will not result in adverse effects on the integrity of Epping Forest SAC in relation to recreational pressures, air quality and urban effects

when the Plan is assessed on its own or in combination with growth in neighbouring areas; and that the Local Plan Part 2 will not result in adverse effects on the Lee Valley SPA and the Lee Valley Ramsar site, both alone and in combination with growth in neighbouring areas. It will be made available in support of the statutory consultation on the Proposed Submission Version (2024).

Summary

16. The detailed and iterative SA process has concluded that all proposed sites constitute a sustainable use of land.

2 Approach to the SA

SA process and requirements

17. The SA process is shown in Figure 1. Stage A, Scoping, was completed in March 2020.
18. This SA Report encompasses a summary of Stage A and details Stages B and C of the SA process (evaluation of the proposed Site Allocations Document against the SA Framework and SA report preparation) and fulfils the requirements to:
- Evaluate the potential effects of the Site Allocations Document implementation
 - Identify and propose mitigation of significant adverse effects
 - Propose appropriate monitoring of significant effects

Figure 1.	
Local Plan Stage 1: Pre-production - Evidence Gathering	<p>SA Stages and Tasks</p> <p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <p><i>A1: Identifying other relevant policies, plans and programmes, and sustainability objectives</i></p> <p><i>A2: Collecting baseline information</i></p> <p><i>A3: Identifying sustainability issues and problems</i></p> <p><i>A4: Developing the SA Assessment framework</i></p> <p><i>A5: Consulting on the scope of the SA</i></p>
Local Plan Stage 2: Production	<p>SA Stages and Tasks</p> <p>Stage B: Developing and refining options and assessing effects</p> <p><i>B1: Testing the plan objectives against the SA assessment framework</i></p> <p><i>B2: Developing the plan options and preparing an Initial or draft IIA Report (not a statutory report)</i></p> <p><i>B3: Predicting the effects of the plan and its alternatives</i></p> <p><i>B4: Evaluating the effects of the plan and its alternatives</i></p> <p><i>B5: Considering ways of mitigating adverse effects and maximising beneficial effects</i></p> <p><i>B6: Proposing measures to monitor significant effects of implementing local plans</i></p>

	Stage C: Preparing the formal SA Report <i>C1: Preparing the formal SA Report</i>
	Stage D: Consulting on the preferred options of the Local Plan and SA Report <i>D1: Public participation on the preferred options of the Local Plan and the SA Report</i> <i>D2(i): Appraising significant changes</i>
Local Plan Stage 3: Examination	SA Stages and Tasks
	<i>D2 (ii): Appraising significant changes resulting from representations</i>
Local Plan Stage 4: Adoption and monitoring	SA Stages and Tasks
	<i>D3: Making decisions and providing information</i>
	Stage E: Monitoring the significant effects of implementing the Local Plan <i>E1: Finalising aims and methods for monitoring</i> <i>E2: Responding to adverse effects</i>

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

19. The first stage (Stage A) of the SA process involved consultation on a SA Scoping Report which took place between 18 March 2020 to 23 April 2020. In the SA Scoping Report, the topics set out within the SEA Regulations have been expanded into a number of sustainability topics as presented within Figure 2 to include socio-economic topics as well as environmental. The SA topics are the same as those used in the SA of Local Plan Part 1.

Figure 2. SA Topics Compared with SEA topics	
SA Topics	SEA Directive Topics
Population	Population
Human Health	Human Health
Economy	(not required by SEA Regulations)
Employment and Skills	(not required by SEA Regulations)
Transport	Material assets
Crime and Safety	Human Health
Housing	Material assets
Townscape and Heritage	Cultural heritage, including architectural and archaeological heritage. Material assets
Climate	Climatic factors
Air Quality	Air
Soil and Geology	Soil
Water	Water
Biodiversity	Biodiversity, fauna, flora
Landscape	Landscape
Waste	(not required by SEA Regulations)

20. A SA Scoping Report for the Site Allocations Document was consulted on with statutory consultees¹ to confirm that it provides sufficient information to ensure that a robust and legally compliant SA is carried out. The scoping report was consulted on for five weeks with statutory consultees between 18 March 2020 to 23 April 2020. Comments were received from all three consultees and amendments were made to the Scoping Report and the SA Framework in response. A Post-Consultation version of the Scoping Report was published in August 2020 on the Council's website.
21. The Scoping Report presents baseline information on the environmental, social and economic characteristics of the plan area, including the likely evolution of the baseline within the plan period. The Scoping Report sets out a framework (called the 'SA Framework') for the assessment of the plan and its alternatives, identifying the significant effects that the assessment will need to focus on. The SA Framework is based on that used in the SA of the Local Plan Part 1. Objectives relating to crime, waste, energy and distinctiveness have been included to ensure a comprehensive assessment is made. However, these objectives relate to design issues that will predominantly be guided by Local Plan Part 1 at application stage and are therefore not influenced in most cases by Local Plan Part 2. The SA Framework can be viewed below Figure 3. Section 9 provides further explanation of the assumptions made in relation to the objectives and the appropriate mitigation established through Local Plan Part 1 policy and the site requirements in Local Plan Part 2.
22. In summary, key changes made to the SA Scoping Report following consultation were:
- To amend reference to the flood defence for the River Lee and clearer reference has been made to the management of existing flood defences and the creation of new defences including buffer zones alongside main rivers;
 - To update the Water Framework Directive river waterbodies data;
 - To strengthen the wording for the need for development to achieve Biodiversity Net Gain.
 - To further highlight how the natural environment can deliver measures to reduce the risk of climate change e.g. through green infrastructure and resilient ecological networks;
 - To identify the need for development to contribute to improving the status of waterbodies to achieve 'Good Overall Status', such as though installing rain planters and planting reed beds has been added to the key sustainability issues relating to water quality; and
 - To include retrofitting of existing developments with SuDS systems, as well as requiring it for new developments, in the key sustainability issues.

¹ Natural England, Historic England and the Environment Agency

Figure 3. SA Framework

SA Objective	Description	Key Sustainability Issues
<p>SA1</p>	<p>HOUSING NEED</p> <p>Meet local housing needs through the provision of a range of tenures and sizes of new dwellings</p>	<ul style="list-style-type: none"> • As the population continues to increase so does the demand for housing, and related infrastructure and facilities • The population density within the Borough exceeds both the London and the national averages • Need to create high quality places to live, work and recreate that are mixed and well-balanced in terms of tenure and income • Need to increase the supply of well-designed housing of all tenures • New high quality housing with a range of tenures can reduce health issues which arise from poor quality accommodation • There is a shortfall in the provision of affordable housing to meet the requirements of those in housing need • There is a disparity between the cost of housing and the amount that people are able to afford for rent or borrow to purchase a home, which means that many people are unable to access the property market • There is a shortfall in the provision of family accommodation and there is overcrowding, primarily in the private rental sector • Without action, homelessness is expected to increase • Need to diversify housing offer to provide greater affordability, quality, flexibility and choice to those who rent
<p>SA2</p>	<p>HEALTH AND WELLBEING</p>	<ul style="list-style-type: none"> • The Greater London Authority (GLA) 2021 round of population projections estimate that the Waltham Forest population will increase from 276,350 residents in 2021 to a total of 287,800 by 2026, an increase of 11,450 (4.1%). The fastest growing group is projected

	<p>Improve standard of health and wellbeing of those who live and work in the Borough</p>	<p>to be those aged 18 to 21 (13.5%) and 65+ (15.5%).</p> <ul style="list-style-type: none"> • Life expectancies can be improved through promoting healthy lifestyles for all ages • Need to ensure adequate access to green spaces and recreational facilities to promote active and healthy lifestyles • Need to increase recognition of the growing evidence of a relationship between physical and mental health • Need to ensure that hospitals have fit for purpose facilities that meet the needs of patients • Need to increase levels of active travel throughout the Borough in order to increase physical activity levels and tackle poor air quality. • Childhood obesity rates are higher within Waltham Forest than both regionally and nationally • TB remains a disease which is of high prevalence within the Borough. Inadequate housing can contribute to the risk of contraction. • Need to protect open space of varying types, which is used heavily by residents of the Borough. For example, allotment space.
<p>SA3</p>	<p>COMMUNITY COHESION</p> <p>Improve community cohesion and reduce inequalities through the provision of community facilities to meet local cultural, educational, recreational and social needs</p>	<ul style="list-style-type: none"> • There are inequalities in health and life expectancy between people of different ethnicities • There are disparities between wards, and between the north and south of the Borough • Need to provide inclusive services; promote equal opportunities; and oppose discrimination, intolerance and disadvantage through reducing inequalities and promoting community cohesion • Need to support development of successful neighbourhoods. • Need to create high quality places to live, work and recreate that are mixed and well-balanced in terms of tenure and income • Adequate support and facilities are needed for older residents, including independent living • Need to build on Borough's arts, culture and sport strengths across the Borough's diverse and changing population. • Need to reduce the number of older people who feel socially isolated, by getting them actively participating in community life • The fastest growing group is projected to be those aged 18 to 21 (13.5%) and 65+ (15.5%) between 2021 and 2026 • Need to ensure that inclusive growth supports the delivery of vital infrastructure and new facilities across the Borough

		<ul style="list-style-type: none"> • Need to ensure that all residents have access to training and skills development to enable them to access and progress into high quality employment.
SA4	<p>SUSTAINABLE TRANSPORT</p> <p>Improve opportunities for access to local services, facilities and employment through an integrated sustainable transport system, reducing car use for all journey lengths</p>	<ul style="list-style-type: none"> • Unless it is reduced car ownership will continue to contribute to air pollution, and associated impacts on climate emergency, human health and biodiversity • Need to work towards improving air quality and reducing noise impacts from transport • Need to make public transport more accessible in some areas of the Borough • Need to promote walking and cycling (building on Enjoy Waltham Forest (“Mini Holland”) programmes) for local journeys in place of travel by private car. There should also be a focus on promoting public transport use instead of cars for medium and longer journeys • Need to reduce car parking spaces in order to discourage private car use and improve air quality • One in five journeys each weekday morning and afternoon involves trips to school, even though most journeys to schools are under a mile. There is a need to reduce school journeys by reducing Drop Off/Pick Up arrangements for new school developments, and encouraging sustainable, active travel amongst school pupils • As the population grows, so does the need to change current infrastructure to meet the demands of all residents whilst making the Borough future proof • Need to ensure that inclusive growth supports the delivery of vital infrastructure and new facilities across the Borough • Need to provide public transport capacity and safeguard land for transport • There are opportunities to help enhance London’s transport connectivity • Improvements to road safety are needed to reduce casualties • Need to make cycle parking safe and easy to use • Need to provide electric vehicle infrastructure, such as charging points.
SA5	<p>LOW CARBON GROWTH</p> <p>Reduce greenhouse gas emissions and promote low carbon growth</p>	<ul style="list-style-type: none"> • Greenhouse gas emissions need to be stabilised and reduced over time • There are opportunities to help promote low carbon heat network • Need to identify opportunities for growth of the low carbon economy in the Upper Lee Valley • Need to provide electric vehicle infrastructure, such as charging points.

SA6	AIR QUALITY Improve air quality	<ul style="list-style-type: none"> • Car ownership will contribute to further air pollution unless it is reduced – particularly reliance on the petrol or diesel-fuelled private car as the main mode of transport • Air pollution from the strategic road network is an issue across the Borough that needs to be addressed, as do NO2 emissions which remaining constant at present, not decreasing as predicted • Increasing use of biofuels (biodiesel and biomass) for heating schemes would cause further air quality issues • Need to help reduce pollution from road vehicles, buildings, industry and construction • Need to improve efficacy of measures within the Air Quality Management Area • Need to provide electric vehicle infrastructure, such as charging points.
SA7	WATER RESOURCES Improve water quality in rivers and groundwater and ensure the efficient use of water resources	<ul style="list-style-type: none"> • Diffuse urban water pollution exists in local rivers and water bodies • There should be no deterioration in the health and quality of existing water bodies and development should improve the status of water bodies to achieve ‘Good Overall Status in accordance with the Water Framework Directive’, such as through installing rain planters and reed beds • Increasing population could put strain on water resources without proactive planning • Potential impacts on groundwater need to be identified and addressed.
SA8	FLOODING Reduce the risk of flooding and improve resilience to climate change	<ul style="list-style-type: none"> • Need to promote flood resistance and resilience measures for existing and future properties to ensure they are resilient to the future effect of climate change and protected against future flood risk. In response to this risk proposals have been developed for Critical Drainage Areas. • Need to promote natural flood management techniques • New development will need to incorporate SUDS to sustainably reduce flood risk • Need to promote the use of new technologies and innovation in flood mitigation measures • Increasing need to plan for and implement/facilitate climate change adaptation, in respect of rising temperatures, water
SA9	EFFICIENT USE OF LAND	<p>Finite availability of previously developed land for development</p> <ul style="list-style-type: none"> • Need to protect soils and the important ecosystem services they provide – particularly during construction and development

	Ensure the efficient use of land and buildings	<ul style="list-style-type: none"> • Need to protect designated geological sites.
SA10	BIODIVERSITY Conserve and enhance biodiversity and the natural environment, improving resilience to climate change	<ul style="list-style-type: none"> • Support is needed to achieve local BAP strategy objectives. • Need to promote effective land-management to support, protect and enhance biodiversity • Without proactive planning for the right inclusive growth in the right locations, increases in population could result in potential for loss of valuable habitats which have yet to be designated for nature conservation • Need to consider and plan for the impacts of climate change on species and habitats • Need to help encourage people to engage with the ownership, design, management, maintenance and use of their environment as part of their own vision for their neighbourhood • Need to recognise the wider benefits of ecosystem services and manage impacts on biodiversity • Opportunity to increase awareness that green infrastructure and resilient ecological networks play an important role in aiding climate change adaptation and resilience • Need to seek to enhance green infrastructure networks within the Borough • Need to ensure current ecological networks are not compromised, and future improvements in habitat connectivity are delivered • In line with NPPF paragraph 180(d) planning policies should enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures • Need to work to conserve and enhance the local environment. •
SA11	SAC and SSSIs Protect the ecological integrity of SSSI and Natura 2000	<ul style="list-style-type: none"> • Large areas of the SSSI sites are currently considered to be in either unfavourable with no change or to be in an unfavourable and declining condition. Opportunity to address this. • Without proactive planning, SSSIs and European sites within the Borough are under threat from poor air quality, recreational pressure and urban effects (including issues with litter)

	sites	<ul style="list-style-type: none"> • Need to protect and enhance the wildlife and habitats in Waltham Forest, in particular those of international, national and regional importance.
SA12	GREEN BELT/MOL Maintain and enhance the quality of the green belt and open space Areas	<ul style="list-style-type: none"> • Large areas of open space are Metropolitan Green Belt. There is a need to protect these areas of open space from development pressure. • Need to protect open space of varying types, which is used heavily by residents of the Borough. For example, allotment space.
SA13	HISTORIC ENVIRONMENT Conserve and enhance the historic built environment	<ul style="list-style-type: none"> • A number of listed buildings are identified as being in poor condition and are have been included on Historic England's Heritage at Risk Register. Opportunities exist to improve the condition of some listed buildings • The Borough contains 21 Archaeological Priority Areas where there is significant known archaeological interest or potential for new discoveries • Ensure that Conservation Areas and Heritage Assets are preserved or enhanced • Respect and respond to the urban and historic context, improve townscape and leave a positive architectural legacy • Impacts of future development on the local historic environment need to be considered • Heritage assets should be managed to sustain their significance • Ensure that everyone is able to participate in understanding and sustaining their local historic environment • Development should preserve or enhance Conservation Areas and townscape and heritage assets.
SA14	TOWN CENTRES VIABILITY Maintain and enhance the vitality and viability of the Borough's town centres	<ul style="list-style-type: none"> • Further action is needed in order to support and promote retail, business, cultural, leisure and residential investment in town centres. • Support is required for the designated Blackhorse Lane Creative Enterprise Zone (CEZ)

SA15	LOCAL ECONOMY Improve the local economy by enabling employment developments in appropriate places	<ul style="list-style-type: none"> • Continue to support the Upper Lee Valley Development Opportunity Area and celebrate its industrial heritage • Need to maintain industrial capacity and promote strong local base of small businesses • Need to provide additional workspaces and promote denser, mixed use development with no net loss of business floor space.
SA16	EMPLOYMENT Maintain stable levels of employment in the Borough	<ul style="list-style-type: none"> • Skills development in growth areas is needed both for those who are currently unemployed or underemployed • Investment is needed so that local people have the skills and ability to seize local growth opportunities and they are able to access and progress into high-quality, better paid employment in the Borough • There are large inequalities in employment and skill levels between wards within the Borough. Need to ensure that regeneration is inclusive • Ensure that ongoing business growth becomes a driver of productivity and fairer wages (e.g. encouraging the London Living Wage), in order to create an increase in the overall prosperity of the Waltham Forest Borough • Need to create fair employment and good work for all •
SA17	CRIME Reduce crime and the fear of crime	<ul style="list-style-type: none"> • Increases in racist and religious hate crimes • The percentage of residents that are worried about crime in the Borough remains higher than the London average • Need to provide safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life • Need to develop an approach to tackling crime, improving livability and reducing anti-social behaviour.
SA18	ENERGY Conserve energy	<ul style="list-style-type: none"> • Need to continue to promote the construction of energy efficient buildings, and to support the installation of renewable and low or zero carbon technology.

SA19	<p>WASTE AND RECYCLING</p> <p>Prevent production of waste, improve resource efficiency and increase recycling and recovery</p>	<ul style="list-style-type: none"> • The amount of waste produced is reducing but still exceeds both the London and national average • The London Plan encourages greater self-sufficiency for waste management in London and sustainable transportation of waste. • Recycling is increasing but still falls below the national average. However, the Borough is mid table for London and is higher than all neighbouring boroughs. • Need to ensure that growth supports the delivery of vital infrastructure and new facilities across the Borough • Need to minimise the impact of municipal waste management on the Borough's environment • Need to reduce the carbon footprint of municipal waste • Need to ensure that all waste is managed in the most environmentally friendly way.
SA20	<p>LOCAL DISTINCTIVENESS</p> <p>Maintain and improve local distinctiveness.</p>	<ul style="list-style-type: none"> • Need to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. • Need to conserve, enhance and celebrating the locally distinctive character and heritage of the borough but not prevent or discourage appropriate innovation.
SA21	SOIL QUALITY	<ul style="list-style-type: none"> • Need to protect soils and the important ecosystem services they provide. • Need to protect designated geological sites.

Figure 4. Site lists during Regulation 18 and Regulation 19 iterations			
Regulation 18 sites	Previous Regulation 19 sites	Current Regulation 19 sites	
SA01 - Leyton Mills Retail Park	Site SA01 - Leyton Mills Retail Park	R19001	Leyton Mills Retail Park
SA02 - New Spitalfields Market	Site SA02 - New Spitalfields Market	R19002	New Spitalfields Market
SA03 - Bywaters, Leyton	Site SA03 - Auckland Road LSIS	R19048	Auckland Road Industrial Area
SA04 - Osier Way			
SA05 - The Score Centre	Site SA04 - The Score Centre	R19050	Coronation Square
SA06 - Gas Holders	Site SA05 - Lea Bridge Gasholders	R19046	Lea Bridge Gasholders
SA07 - Lea Bridge Station Sites 1, 2 and 3	Site SA06 - Lea Bridge Station Sites	R19047	Lea Bridge Station Sites
SA08 - Former Leyton F.C. Football Ground	Site SA07 - Former Leyton F.C. Football Ground		1.
SA09 - Estate Way	Site SA08 - Church Road/Estate Way LSIS	R19054	Church Road Estate Way Industrial Area
SA10 - Low Hall Depot	Site SA09 - Low Hall Depot	R19055	Low Hall Depot Industrial Area and adjacent sites
SA11 - Leyton Leisure Lagoon	Site SA10 - Leyton Leisure Lagoon	R19003	Leyton Leisure Lagoon

SA12 - Tesco, Bakers Arms	Site SA11 - Tesco, Bakers Arms	R19004	Tesco, Bakers Arms
SA13 - Stanley Road Car Park	Site SA12 - Stanley Road Car Park	R19005	Stanley Road Car Park
SA14 - 806 Community Place, High Road Leyton	Site SA13 - 806 Community Place, High Road Leyton	R19056	806 High Road Leyton
SA15 - Leyton Bus Depot	Site SA14 - Leyton Bus Depot	R19057	Leyton Bus Depot
SA16 - The Territorial Army Centre	Site SA15 - The Territorial Army Centre	R19006	Territorial Army Centre
SA17 - Whipps Cross University Hospital	Site SA16 - Whipps Cross University Hospital	R19058	Whipps Cross University Hospital
SA18 - Joseph Ray Road	Site SA17 - Joseph Ray Road	R19059	Joseph Ray Road Industrial Area
SA19 - Church Lane Car Park, Leytonstone	Site SA18 - Church Lane Car Park, Leytonstone	R19007	Church Lane Car Park
SA20 - Tesco, Leytonstone	Site SA19 - Tesco and adjoining sites, Leytonstone	R19008	Tesco, Leytonstone and adjacent sites
SA21 - Matalan, Leytonstone	Site SA20 - Matalan, Leytonstone	R19009	Matalan, Leytonstone
SA22 - Avenue Road Estate and Thorne Close	Site SA21 - Avenue Road Estate and Thorne Close	R19060	Avenue Road Estate
SA23 - Cathall Leisure Centre, The Epicentre Community Centre, Jubilee Centre, (also known as Leytonstone Leisure Centre & West Community Centre)	Site SA22 - Cathall Leisure Centre, The Epicentre, Jubilee Centre	R19010	Cathall Leisure Centre, Epicentre and Jubilee Centre

SA24 - B&M Site	Site SA23 - B&M and adjoining sites	R19061	444 High Road Leytonstone
SA25 - Norlington Road Sites	Site SA24 - Norlington Road Sites	R19062	Norlington Road Industrial Area
SA26 - Walthamstow Central Bus Station	Site SA25 - Walthamstow Central Bus Station	R19011	Walthamstow Central Bus Station
SA27 - The Mall	Site SA26 - The Mall	R19063	Walthamstow Mall (17&Central)
SA28 - St James Quarter	Site SA27 - St James Quarter	R19064	St James Quarter
SA29 - High Street Sainsbury's	Site SA28 - High Street Sainsbury's	R19012	Sainsbury's, High Street Walthamstow
SA30- Wilkos, Walthamstow High Street	Site SA29 - Wilkos, Walthamstow High Street	R19013	Former Wilko, Walthamstow High Street
SA31- Osborne Grove	Site SA30 - Osborne Grove	R19065	Osborne Grove
SA32 - Stow Car Wash & Valeting and Walthamstow Trades Hall	Site SA31 - Stow Car Wash & Valeting and Walthamstow Trades Hall	R19014	Stow Car Wash & Valeting
SA33 - 152-154 Blackhorse Road	Site SA32 - 152-154 Blackhorse Road	R19066	152-154 Blackhorse Road
SA34 - 1 Blackhorse Lane	Site SA33 - 1 Blackhorse Lane	R19067	1 Blackhorse Lane
SA35 - Webbs Site	Site SA34 - Webbs Site	R19068	Blackhorse Yard
SA36 - 59-69 Sutherland Road	Site SA35 - 59-69 Sutherland Road	R19015	Sutherland Road Industrial Area

SA37- Wood Street Library	Site SA36 - Wood Street Families and Homes Hub	R19069	Wood Street Families and Homes Hub
SA38 - Fellowship Square (Town Hall Campus)	Site SA37 - Fellowship Square (Town Hall Campus)	R19016	Fellowship Square (Walthamstow Town Hall)
SA39 - Sterling House, Willow House and Homebase	Site SA 38 - Sterling House, Willow House and Homebase	R19070	Willow House, Sterling House and Patchworks
SA40 - Hylands Road Phase 1 and 2	Site SA39 - Hylands Road Phase 1 and 2		
SA41 - Crown Lea	Site SA40 - Crown Lea	R19072	Former Crownlea, Wood Street
SA42 - Wood Street Station Site	Site SA41 - Wood Street Station Site	R19017	Wood Street Station and Travis Perkins
SA43 - Travis Perkins	Site SA42 - Travis Perkins		
SA44 - Brandon Road Car Park	Site SA43 - Brandon Road Car Park	R19019	Brandon Road Car Park
SA45 - Priory Court	Site SA44 - Priory Court	R19073	Priory Court Estate
SA46 - 234-240 Billet Road	Site SA45 - 234-240 Billet Road	R19020	224-240 Billet Road
SA47 - Sainsbury's Car Park and Adjacent Sites	Site SA46 - Sainsbury's Car Park and Adjacent Sites	R19021	Sainsbury's Superstore, Chingford and adjacent sites
SA48 - Cork Tree Retail Park	Site SA47 - Cork Tree Retail Park	R19022	Cork Tree Strategic Industrial Location
SA49 - Morrisons Supermarket and Car Park	Site SA48 - Morrisons Supermarket and Car Park	R19023	Morrisons, Chingford
SA50 - Sainsburys, Hall Lane	Site SA49 - Sainsbury's, Hall Lane	R19024	Sainsbury's, Hall Lane

SA51 - Former South Chingford Library site	Site SA50 - Former South Chingford Library	R19025	58 Hall Lane and the Marmion Centre
SA52 - Albert Corner	Site SA51 - Albert Corner	R19026	Albert Corner
SA53 - Motorpoint, Sewardstone Road	Site SA52 - Motorpoint, Sewardstone Road	R19027	Motorpoint, Sewardstone Road
SA54 - Lea Valley Motor Company	Site SA53 - Lea Valley Motor Company	R19028	3 Lea Valley Road
SA55 - 60-74 Sewardstone Road	Site SA54 - 60-74 Sewardstone Road	R19074	60-74 Sewardstone Road
SA58 - Chingford Library and Assembly Hall	Site SA56 - Chingford Library and Assembly Hall	R19029	Chingford Library and Assembly Hall
SA56 - Budgens and Gresham Works, North Chingford	Site SA55 - UKPN, Budgens and Gresham Works, North Chingford		
SA57 - UKPN Site			
SA59 - North City Motors, North Chingford	Site SA57 - North City Autos, Chingford	R19030	North City Autos
SA62 - 472-510 Larkshall Road and James Yard	Site SA59 - 472-510 Larkshall Road and James Yard	R19078	472-510 Larkshall Road, James Yard and Shell Garage
SA63 - Shell Garage, Highams Park	Site SA60 - Shell Garage, Highams Park		
SA64 - Larkwood Leisure Centre, Nursery and land to rear of Larkwood Leisure Centre	Site SA61 - Larkwood Leisure Centre and Nursery and the Land to the Rear of Larkwood Leisure Centre	R19079	Larkwood Leisure Centre and adjacent sites

SA60 - Royal Epping Forest Golf Club	Site SA58 - Royal Epping Forest Golf Club		
SA65 - Pear Tree House	Site SA62 - Pear Tree House	R19033	Pear Tree House
SA61 - Chingford Station Car Park and Bus Terminal	New sites added after the Regulation 18 version		
	Site SA63 - North Circular SIL 2	R19034	North Circular Industrial Area
	Site SA64 - Justin Road / Trinity Way	R19035	Justin Road Trinity Way Industrial Area
	Site SA65 - Hainault Road	R19036	The Sidings Industrial Estate
	Site SA66 - Howard Road	R19037	Howard Road Industrial Area
	Site SA67 - Barrett Road	R19038	Barrett Road Industrial Area
	Site SA68 - Highams Park Industrial Estate	R19039	Highams Park Industrial Estate
	Site SA69 - Blackhorse Lane SIL 3	R19080	Blackhorse Lane Industrial Area
	Site SA70 - Argall Avenue SIL 4	R19040	Argall Avenue Industrial Area
	Site SA71 - Rigg Approach SIL 5	R19041	Rigg Approach Industrial Area
	Site SA72 - Lammas Road SIL 6	R19042	Lammas Road Industrial Area
	Site SA73 - Orient Way SIL 7	R19043	Orient Way Industrial Area
	Site SA75 - Lea Bridge Hotel Site	R19045	Lea Bridge Hotel and adjacent sites
	Site SA74 - Deacon Trading Estate (Cabinet Way)		

New sites added after the previous Regulation 19 version	
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
	R19083	458 Forest Road
	R19087	Whitehouse Farm
	R19088	Highams Court
	R19100	Russell Road
	R19107	Aston Grange
	R19114	Rowden Parade
	R19117	The Brambles
	R19119	Trumpington Road
	R19120	489-495 Grove Green Road
	R19121	Chingford Horticultural Society and adjacent site
	R19122	Garages at Hungerdown and St Egberts Way

[REDACTED]	R19123	Ridgeway Hotel
	R19127	Folly Lane Traveller Site
	R19128	Hale Brinks North Traveller Site

Stage B: Predicting and evaluating the effects of the plan and its alternatives.

1. The SEA directive requires the environmental report to consider 'reasonable alternatives taking into account the objectives and geographical scale of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex I (h)). The aim of developing and appraising different options is to compare the sustainability impacts of alternative ways of addressing and achieving the same objectives. The options should be sufficiently distinct to highlight the different sustainability implications of each in order to allow for meaningful comparisons.

Stage C: Preparing the formal SA Report

2. Stage C involves identifying the significant social, environmental, and economic effects of the Site Allocations Document, whether these are positive, negative, neutral or uncertain and documenting the SA process and presenting the findings within an SA Report. All Site Allocations have been assessed against the SA Framework Figure 3 and consideration has been made to the baseline data and key sustainability issues in the borough identified during the scoping stage. Significance criteria set out in Figure 5 have been used to determine the potential sustainable performance of the site allocations.
3. Within the Site Allocation document, sites for future development have been identified within the 16 distinct growth areas of the Borough - the Strategic Locations, established in Local Plan Part 1, particularly those which may be required for the delivery of essential infrastructure and placemaking to support inclusive growth and the delivery of [Mission Waltham Forest](#). Local Plan Part 2 also includes sites outside of Strategic Locations where development would contribute to the strategic objectives in Local Plan Part 1 but are often of a smaller scale than sites within Strategic Locations. In total, 103 sites have been assessed, 82 of which are within Strategic Locations and 24 are outside Strategic Locations.
4. Local Plan Part 2 includes Strategic and Non Strategic Sites. These have been defined as the follows:
 - A Strategic Site is defined as those capable of either delivering 100 or more new homes, delivering new employment space and/or is in a Strategic Location.
 - Non Strategic (or 'Key Sites') are those that would deliver 99 or fewer 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.
5. A series of GIS layers were created to understand the designations and features relevant to the SA objectives to assess as accurately as possible the site allocations. Other information used to inform assessment included detailing the location, size and shape of each site, consultation comments, investigations undertaken for masterplans/frameworks/feasibility studies, along with PTAL ratings, and information regarding the potential housing yield and non-residential floorspace, arrived at through detailed design testing and planning applications/permissions. It should be noted that not all sites assessed had the same level of information available, for

example, specific details of non-residential space to be provided. Input from relevant masterplans, frameworks, studies and SPDs, as well as historic and present planning applications and permissions has helped identify specific information on some sites.

6. The assessment of these sites needed to consider site characteristics and location. This also needed to be done in a consistent manner. This SA report has sought to bring together more local knowledge on sites than was possible to be gathered in the previous 'SA Report November 2021' iteration.
7. GIS analysis was not appropriate or available to support the assessment against the following SA objectives:
 - SA1: Meet local housing needs through the provision of a range of tenures and sizes of new dwellings;
 - SA9: Ensure the efficient use of land and buildings;
 - SA16: Maintain stable levels of employment in the borough; and
 - SA19: Prevent production of waste, improve resource efficiency and increase recycling and recovery.
8. This is because these SA objectives are not spatial i.e. whether a site could contribute to the achievement of these SA objectives does not relate to its location; GIS data does not exist or is attainable; or assessment is qualitative. Although GIS data does not exist specifically for these SA objectives, the use of Google Maps, site visits and other sources has been used to understand the impact and context of allocations on these objectives.

Appraisal Methodology

9. The approach to this Local Plan Part 2 SA has been revised to ensure a more holistic assessment of the site allocations in relation to the Sustainability Appraisal objectives. The previous SA framework, produced by the commissioned consultancy ClearLead Consulting Ltd., was used in appraising the sustainability of the Regulation 18 iteration, and the previous Regulation 19 version of the Site Allocations Document.
10. The set of sustainability objectives used to assess the site allocations equates to 21 objectives ranging from social, environmental and economic considerations. These objectives broadly align with the SA objectives used to appraise Local Plan Part 1. The previous SA Objective 9 'Ensure the efficient use of land and buildings and protect soil quality and geological resources' used in the Local Plan Part 1 SA and previous Local Plan Part 2 SA, has now been split into two objectives, due to it being found that it is more appropriate to consider the efficient use of land, which takes into account many different socio-economic and environmental considerations, from the specific objective of protecting soil quality and geological resources.
11. Objective 9 is now 'Ensuring the efficient use of land and buildings' and Objective 21 is 'Ensuring the protection of soil quality and geological resources.'

12. The reason for amending the SA approach previously conducted by ClearLead Consulting Ltd. is to rectify the use of broad and ambiguous key sustainability issues and prompt questions, which then used purely quantitative measures that produced results that were either inconclusive or lacked a holistic understanding of the site and the allocation. The previous SA focused too heavily on the distance of the site to relevant features, facilities and designations related to the SA objectives. This prevented a holistic understanding of the SA objectives and the site specific context relevant to assessment.
13. To ensure a comprehensive understanding of what the effects are of site 'attributes', such as land uses like housing, industrial, leisure and town centre uses as well as infrastructure/placemaking attributes such as transport and green infrastructure, the framework was revisited to identify where each site allocation attribute had a quantitatively or qualitatively measurable link to a SA objective.
14. The methodology for the assessment of the sites has been constructed to disaggregate the effects of allocating uses on sites from the implementation of Local Plan Part 1 policy and site specific guidance provided in Local Plan Part 2. In order to achieve this, firstly, the SA focussed on only appraising the uses allocated on site to identify the inherent effects development could have. This has been called 'Assessment 1'. **It should be noted that 'Assessment 1' is not the concluding assessment but instead an internal mechanism used to help identify potential effects in the absence of any policy requirements through the adopted Local Plan Part 1 or through Local Plan Part 2, and therefore to inform which site requirements would be helpful to achieve sustainable development.** The next stage in assessment appraised the allocations again, using Local Plan Part 1 policy, further site knowledge, proposed Local Plan Part 2 site requirements and placemaking plans to understand if these would reasonably be expected to rectify or mitigate any negative potential effects or improve or change the positive, neutral or uncertain scoring in 'Assessment 1'. This is called 'Assessment 2'. **For the avoidance of doubt, Assessment 2 scoring is the concluding site assessment. All site allocations have been concluded to have an overall positive effect.**
15. Due to Local Plan part 1 being adopted in February 2024, and its evidence base, including the SA being found sound and able to deliver sustainable growth, it is unnecessary (and possibly unhelpful) for the purposes of this exercise to appraise the site allocations with the application of Local Plan Part 1 policy alone in the site assessment tables. The purpose of this Local Plan Part 2 SA is to identify the combined effects of Local Plan Part 1 policy and the specific site allocations on the SA objectives and if the implementation of specific guidance in the allocation mitigates or changes any negative or uncertain effects.
16. Site specific requirements in Local Plan 2 would in practice operate in addition to the policies in Local Plan Part 1, which has been demonstrated through a separate SA and it has been confirmed by independent planning inspectors that development in the Borough will be positively delivered through Local Plan Part 1 policy. The requirements in Local Plan Part 2 set out locationally specific guidance to achieve the SA objectives, however the Council is confident that these would also be achieved through the application of borough-wide policies and can be viewed as a form of site specific 'insurance'. Operating together, this creates a robust policy position.

17. The following sets out the specific methodology for completing stages B3, B4 and B5 of the SA process:

Assessment 1

18. The allocated uses were fed through the revised SA framework. This provided an initial understanding of the potential different effects the allocated uses would have on each SA objective. The various scores for each site 'attribute' related to the SA objective were reviewed and concluded into an overall score for each SA objective. For example, SA objective 2 (Improve Health and Wellbeing) was found to be realistically influenced by housing, green space, active travel, community uses, public realm, leisure and health centre uses. If the proposed allocated uses include any of the aforementioned uses or the site is in proximity to them, this influenced the scoring. The range of scoring for each SA objective was then reviewed and professional judgement was made to arrive at an overall score for each SA objective.

Assessment 2

19. The outcome of Assessment 1 helped inform the drafting of the 'site requirements' proposed in the revised version of Local Plan Part 2, along with other evidence and sources such as the Strategic Flood Risk Assessment, masterplans/frameworks/feasibility studies, GIS mapping, planning applications and permissions, and consultation comments. These site requirements were reviewed to produce a final SA score, taking into consideration all factors, including relevant targeted Local Plan Part 1 policy. Commentary was then provided for each site on the likely effects and appropriate mitigation measures, focusing primarily on significant effects and where scoring had changed from Assessment 1 to Assessment 2.
20. All sites have been through a detailed internal workshop process that has assessed the potential or inherent effects of development that have been identified through the Assessment 1 SA. Production of the SA has been an iterative process, with both the SA informing the site allocations and the site allocations informing the SA as they both developed concurrently. Careful consideration of accompanying site requirements and placemaking plans has sought to mitigate any potential negative effects and increase the magnitude of positive effects.
21. The consideration of Local Plan Part 1 policy is fundamental to this process, as the two parts of the Plan are intended to guide development together. Local Plan Part 1 policy has been considered in 'Assessment 2' and the scoring of the effects seeks to recognise the utilisation of Local Plan Part 1 policy along with site requirements and placemaking plans proposed in Local Plan Part 2. However, this SA is not intended to repeat the assessment made during preparation of Local Plan Part 1. This approach is consistent with government advice that SA should be proportionate and not repeat policy assessment that has been undertaken previously. Figure 10 addresses how Local Plan Part 1 influences the SA objectives at a high level, highlights the assumptions that have been made as part of assessment and explains how these act as mitigation. This is intended to avoid repetition in the individual site assessment tables and reiterate the relevance of Local Plan Part 1 to the site allocations, in a summarised format.

For the avoidance of doubt, Assessment 2 scoring is the concluding site assessment. All site allocations have been concluded to have an overall positive effect.

Figure 5. Significance of Effects	
Symbol	Definitions of Significance of Effects Against the SA Objectives
SP	Significant Positive Effect: the site allocation supports the achievement of this objective; it addresses all relevant sub-objectives and could result in a potentially significant beneficial effect e.g. improved access by walking and cycling modes to a local or town centre
MP	Minor Positive Effect: the site allocation supports the achievement of this objective; it addresses some relevant sub-objectives, although it may have only a minor beneficial effect
N	Neutral Effect: the site allocation has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
U	Uncertain Effect: Uncertain or insufficient information on which to determine the assessment at this stage
MN	Minor Negative Effect: the site allocation appears to conflict with the achievement of this objective; it does not address relevant sub-objectives and may result in minor adverse effects
SN	Significant Negative Effect: the site allocation works against the achievement of this objective; it could exacerbate relevant sub-objectives and may result in a potentially significant adverse effect e.g. loss of all or part of a designated ecological site of national importance.

Assumptions and Limitations

22. The SEA Regulations require the SA Report to include a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
23. The assessment of site allocations has been undertaken as a desk-based exercise using the baseline information used to inform the SA of Local Plan Part 1 and using GIS data. Desktop analysis and some site visits have been undertaken for the purposes of the SA.
24. The baseline data was reviewed and added to during Local Plan Part 1 examination, including additional work on flood risk, Air Quality Study 2 and SANGs Strategy. This baseline data has been used to inform this Local Plan Part 2 SA and is considered up to date and relevant. This can be viewed on the Local Plan Examination webpage 'LPE36.1 [Sustainability Appraisal Report Addendum](#)'.
25. Every effort is made to predict effects accurately; however, this is inherently challenging given the need for a qualitative understanding of the assessment to consider the site by site magnitude of effects. Given uncertainties there is inevitably a need to make assumptions. Assumptions are made cautiously and explained within the assessment text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. Efforts have been made not to overstate the significance of effects. In some instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the site allocations in more general terms.
26. Some assumptions and limitations are noted within the assessments of the policies as shown in Figure 6. The appraisal findings have needed to make assumptions regarding future infrastructure delivery. In practice, however, infrastructure delivery can be uncertain. If it is a case that infrastructure delivery lags behind housing development, or does not materialise at all, then the results of the assessment may alter.

Policies, Plans and Programmes (PPP)

27. The policy context in which the Waltham Forest Local Plan has been prepared can be best understood through a review of related Policies, Plans and Programmes (PPP). The SEA Regulations require information on:
 - “An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.” (Schedule 2, Paragraph 1); and
 - “The environmental protection objectives, established at international, community or Member State level, which are relevant to the plan or programme and the way

those objectives and any environmental considerations have been taken into account during its preparation.” (Schedule 2, Paragraph 5).

28. The review process ensures that the Waltham Forest Local Plan complies with existing PPP at international, national and regional levels of governance and also reinforces and supports local plans and strategies. The process entails identifying and reviewing those PPP and environmental protection objectives that are directly relevant to both the Local Plan and the SA.

29. For practical reasons, the scoping task of identifying related plans and programmes cannot yield an exhaustive or definitive list of legislative/non-legislative documents. The review has been focused to ensure that only policies that are current and of direct relevance to the Local Plan are reviewed. A detailed outline of the policy documents, the objectives and the targets reviewed as part of the previous Regulation 19 version of Local Plan Part 2 is set out in [Appendix A](#) (as in the LP1 SA). Additional documents have subsequently been adopted that have relevance to Local Plan Part 2 and the Sustainability Appraisal this document relates to. These include:

- Mission Waltham Forest
- Climate Action Plan
- Infrastructure Delivery Plan
- Marmot Health Review
- Housing Strategy

30. The completed review of policies, plans and programmes provides the context for the SA and helped to inform and SA Framework of objectives and sub-objectives.

Summary of Key Messages

31. Figure 8 sets out the key messages drawn from the review of PPP. A more detailed review of these messages is available in [Appendix A](#) (as in the LP1 SA). The messages presented in Figure 8 are reflected within the detailed SA Framework.

Figure 8. PPP Review	
SA Topic	Key Messages from Review
Population	<ul style="list-style-type: none"> • To create mixed and well balanced communities, which are well integrated and provide the conditions needed for all to live and work in harmony. • To create safe and accessible environments and developments. • To provide high quality spaces for the community, and prevent the loss of existing facilities. • To create a Borough with the infrastructure and facilities which are capable of meeting current and future population needs, sustaining and improving services. • Improve quality of life for all. • Promote volunteering and other local activities for elderly people.

Figure 8. PPP Review

SA Topic	Key Messages from Review
	<ul style="list-style-type: none"> • There is a need to ensure there is adequate older persons' accommodation-supply has not previously met demand. • Culture, arts and sport are important to communities within Waltham Forest. There is a need to promote and protect these activities, increasing participation.
Human Health	<ul style="list-style-type: none"> • Awareness of mental health, facilities to support those experiencing poor mental health and promoting ways of dealing with mental health all need to be promoted within the Borough. • Mental wellbeing needs to be monitored across the Borough. • Support for young people and families experiencing poor mental health needs to be promoted and provided for all. • Children and young adults need to be kept healthy and safe, ensuring they have dignity and choice in their lives. • Access to high quality open spaces and opportunities for sports needs to be maintained in line with population increases in order to support the physical and mental health of the community. • Fast food outlets need to be restricted within 400m of schools, youth facilities and parks, in order to help curb the proportion of children within the Borough who are obese or overweight. • Ensure that all have long, healthy and happy lives. • Tackle issues particularly prevalent in minority ethnic groups, such as diabetes, dementia and obesity. • Reduce inequalities in health across Waltham Forest. • Increase healthy life expectancy and reduce differences in life expectancy.
Employment and Skills	<ul style="list-style-type: none"> • Support and grow an economy for residents to live and work within the Borough. • Create flexible jobs, which are secure for those most in need. • Create workspaces which meet the needs of businesses within the Borough. • Ensure that all residents have access to training and skills development, to enable them to gain high quality employment. • Address inequalities in employment across the Borough. • Ensure young people have access to information on career and training opportunities. • Support those with lower skills and wages by providing training to increase their skill levels.
Transport	<ul style="list-style-type: none"> • Work towards a zero emission Borough, by decreasing the use of private cars and increasing sustainable transport use. • Promote walking, cycling and public transport and the associated health benefits. • Manage patterns of development to ensure that walk, cycling and public transport are fully utilised. • Increase the efficiency of transport. • Reduce road emissions and noise. • There is a need to ensure that, where development occurs, there is adequate public and sustainable transport options available. • Improve the quality and quantity of public transport. • Increase the availability of secure bicycle parking and make cycling safer.

Figure 8. PPP Review

SA Topic	Key Messages from Review
Crime and Safety	<ul style="list-style-type: none"> • Ensure all feel safe within Waltham Forest, especially those who are residents. • Reduce incidents of anti-social behaviour, hate crime and intolerance and support victims. • Reduce the number of weapons on the streets and work to reduce knife crime. • Increase community engagement. • Provide support an education to local areas to tackle gang and youth violence problems. • Ensure there is early prevention of crime and pathways out of crime are made available to young people. • Improve support for young offenders.
Housing	<ul style="list-style-type: none"> • Plan for a mix of housing based on current and future demographic needs. • Identify the size and tenure of housing required in locations around the Borough, and ensure that future development is tailored to these needs. • There is a need for more homes, of which 50% should be affordable. • Create mixed and inclusive communities, including those with specialist housing. • Ensure housing is of high quality. • Homelessness needs to be tackled, particularly those who are rough sleepers. • The composition of households is undergoing changes, which will need to be reflected in the development of future accommodation. • A higher proportion of homes adapted for elderly people is likely to be required, as the demographics of the population continue to shift towards those over 65.
Townscape and Heritage	<ul style="list-style-type: none"> • Conserve heritage assets in a manner appropriate to their significance. • The connection between people and places they live in needs to be considered in future development, allowing integration of new developments into the existing built and historic environment. • Release land, where possible, for housing development. • Identify, record and protect (where appropriate) the archaeology and heritage assets of development sites. • Restoration of heritage assets is encouraged to given new vitality and use to otherwise vulnerable buildings, although consideration and protection of these asserts will need to be carefully managed. • Promote the Bourgh’s history and heritage as part of the culture of Waltham Forest. • All should be able to participate in the conservation and appreciation of heritage assets, and understanding of the significance of key assets should be promoted.
Climate	<ul style="list-style-type: none"> • There is a need to decrease greenhouse gas emissions from all anthropogenic sources. • A shift to ‘cleaner’ renewable energy sources is to be encouraged across the entire Borough.

Figure 8. PPP Review

SA Topic	Key Messages from Review
	<ul style="list-style-type: none"> • Existing homes will need to increase in energy efficiency, and new homes will need to be energy efficient. Public buildings will also need to be retrofitted to increase energy efficiencies. • Adaptation to the effects of climate change will be required, including flooding and drought. • Future land use changes should not impact the ability of the Borough to react to future climate change induced conditions. • Long term resilience of homes, businesses and infrastructure should be increased. • Low carbon heat networks, which use decentralised energy sources are to be increased across London.
Air Quality	<ul style="list-style-type: none"> • Improving air quality is a priority. • Reduce emissions from transport and homes. • Go beyond legal requirements to protect human health and minimise inequalities • The Low Emission Zone has been introduced, with the expansion of the Ultra Low Emission Zone expected in 2021. • Communities will need to be supported to reduce exposure to poor air quality • Reduce inequalities in air quality. • Reduce the exposure of young children to poor air quality surrounding schools, nurseries and other educational establishments. • Promote sustainable design and construction to reduce emissions from the demolition and construction of buildings. • Monitor air pollution and reduce in line with agreed targets.
Soil	<ul style="list-style-type: none"> • Protect and enhance valued landscapes and soils, preventing degradation. • Identify and remediate contaminated land. • Prevent soil pollution during construction and development.
Water	<ul style="list-style-type: none"> • Development in areas at risk of flooding should be avoided. • Development in one location should not affect flooding elsewhere. • Flood risks from all sources will need to be managed. • Water quality should be increased where possible. • The demand for water is likely to exceed current water supply if the population continues to increase. • Awareness of flooding risk management measures will need to be increased amongst residents and businesses. • There should be no deterioration in the health and quality of existing water bodies and development should improve the status of waterbodies to achieve ‘Good Overall Status in accordance with the Water Framework Directive’. • Water pollution should be minimised and reversed. • Entry of pollutants to water needs to be restricted.
Biodiversity	<ul style="list-style-type: none"> • Impacts of development on biodiversity should be minimised. • Net gains should be provided where possible. • The benefits of wider ecosystem services need to be recognised, • Ecological networks need to be developed to create more robust ecosystems. • Green infrastructure and natural capital need to be recognised and protected.

Figure 8. PPP Review

SA Topic	Key Messages from Review
	<ul style="list-style-type: none"> • Terrestrial and freshwater sites should be restored. • Woodland should be increased. • Invasive non-native species should be prevented from entering the Borough, and those already established should be eradicated. • Trees and woodlands should be enhanced and woodland protected. • Wildlife and habitats, particularly those of international, national and regional importance, should be protected and enhanced within Waltham Forest. • Seek opportunities to increase the area and number of priority and locally important habitats. • Help people to connect with nature and use open spaces by ensuring they are accessible to all. • Maintain existing ecological networks and create buffer zones around high quality habitats.
Landscape	<ul style="list-style-type: none"> • There is a need to map existing open spaces within the Borough, depicting current land use. • The quality, quantity and accessibility of open spaces should be assessed. • Areas of need and inequalities in open space should be identified and addressed. • Protect Green Belt and Metropolitan Open Land. • Promote or reinforce local distinctiveness. • Establish a strong sense of place, using streetscapes and buildings to create attractive, functional places to live, work and visit. • Create safe and accessible landscapes to help tackle the fear of crime and increase quality of life; • Ensure the built environment is visually attractive. • Protect Lee Valley Park from development which would not have a positive effect on the Park, including those outside of the Park boundaries.
Waste	<ul style="list-style-type: none"> • Work as part of the North London Waste Plan to manage and process as much waste as possible within the local area. • Eliminate food waste sent to landfill. • Eliminate avoidable waste of all kinds. • Increase the proportion of waste recycled, reused or composted. • Manage waste without endangering health or the environment (including water, air, soil plants and animals). • Avoid nuisance from waste noise or odours. • Follow the waste hierarchy (Prevent waste, reuse, recycle, other recovery methods, dispose).

How the requirements of the SEA regulations have been met

32. Figure 6 outlines where elements of the SEA regulations are addressed within the report.

Figure 6. Fulfilling the Requirements of the SEA regulations

What the regulations say ²	How this is addressed
An outline of the contents, main objectives of the plan or programme.	Set out in Section 3 of this document.
An outline of the relationship with other relevant plans and programmes.	Set out in Section 2 of this document. The Local Plan Part 1 SA sets out the relevant plans and programmes. These are also relevant to Local Plan Part 2.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Set out in the Local Plan Part 1 Sustainability Appraisal.
The environmental characteristics of areas likely to be significantly affected.	Section 3 of this document outlines the characteristics of the plan area in general.
Any existing environmental problems which are relevant to the plan or programme including those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 2 and Figure 3 of this document outlines key sustainability issues related to each SA topic. This includes sites designated pursuant to Directives 79/409/EEC and 92/43/EEC. Further information will also be available in the separate Habitat Regulations Assessment (HRA) Report.
The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Section 3, and Appendix A (as in the LP1 SA) outline relevant environmental protection objectives. The way that those environmental objectives have been taken into account has been through integrating them into the SA Framework.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural heritage, landscape and the interrelationship between the above factors. The identification of the above effects should consider secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Section 5,6 and 7 sets out the significant effects of the Local Plan Part 2 Site Allocations Document and Section 4 discusses the significant effects of reasonable alternatives. Details of the nature of effects are provided within the site assessment tables in Section 5. Assessment has considered the indirect (secondary), duration (short/medium/long term), permanent or temporary, cumulative and negative or positive effects. The cumulative effects are set out in Section 6.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse	Section 7 sets out mitigation measures for significant negative effects and uncertain effects.

² Please see Schedule 2 of the SEA regulations: *Information for Environmental Reports*.

Figure 6. Fulfilling the Requirements of the SEA regulations

What the regulations say ²	How this is addressed
effects on the environment of implementing the plan or programme.	
An outline of the reasons for selecting the alternatives dealt with	Section 4 outlines the reasons for selecting the alternatives dealt with.
A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 2 outlines the methodology for all stages of the SA and the assumptions and limitations of the process.
A description of measures envisaged concerning monitoring.	Monitoring arrangements are set out in Section 8 and indicators will be detailed within the Adoption Statement.
A non-technical summary of the information provided under the above headings.	See separate non-technical summary.
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment.	The whole SA Report addresses this.
<p>Consultation:</p> <p>Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4).</p>	<p>The Scoping Report was consulted on with key stakeholders³, adjoining boroughs and the public for a five week period from 18 March 2020 to 23 April 2020.</p> <p>Local Plan Part 1 was subsequently consulted on for Direction of Travel consultation in 2017; Draft Local Plan Sustainability Appraisal consulted on with the statutory consultees from 9th October until 20th November 2019; preferred submission version of the Plan was published for Regulation 19 consultation in November 2020; an updated Sustainability Appraisal was carried out and consulted on in September 2022 prior to the Stage 2 EiP hearings held in March 2023; and a post hearings Main Modifications Sustainability Appraisal was also carried out and published for consultation in July 2023</p>
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental	This SA report will be consulted on alongside the Regulation 19 Site Allocations Document and amended where appropriate.

³ Environment Agency, Natural England, Historic England are the SEA statutory consultees.

Figure 6. Fulfilling the Requirements of the SEA regulations

What the regulations say ²	How this is addressed
report before the adoption of the plan or programme.	
EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country.	Section 5 and 6 presents the potential significant effects of the draft Site Allocations Document. The assessment has not identified any potential effects on other EU member states.
<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).</p> <p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <p>The plan or programme as adopted.</p> <p>A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with.</p> <p>The measures decided concerning monitoring.</p>	This will be set out in the SA Adoption Statement.
Monitoring of the significant environmental effects of the plan's or programme's implementation.	Monitoring arrangements are set out in Section 10 and indicators will be detailed within the Adoption Statement.

3 The Content of the Waltham Forest Site Allocations Document

33. The SEA Regulations require information on:

“An outline of the contents and main objectives of the plan or programme.” (Schedule 2, Paragraph 1).

34. The Waltham Forest Local Plan is formed of the Local Plan Part 1 and the Site Allocations Document Local Plan Part 2. Local Plan Part 1 sets out strategic and development management policies for delivering development across the Borough. The Site Allocations Document forms Part 2 of the Local Plan and sets out where development will be delivered across the borough to achieve the objectives of LP1. These two documents should be read together.

35. The now adopted, Local Plan Part1 (2020-2035) will shape and manage good growth, development and regeneration across the Borough for the next 15 years. It sets out how the Borough will meet the challenges of economic, environmental and social sustainability to ensure good growth and sustainable development. It aims to promote the sustainable growth of Waltham Forest to meet the evidenced land use needs and strategic objectives that facilitate sustainable growth.

36. Local Plan Part 2 sets out what uses and development principles the Council has found most appropriate to be delivered on a range of identified sites across the borough. Local Plan Part 2 plan period is the same as LP1 – 2020-2035. The site allocations will set out the preferred use or mix of uses as well as set out any policy criteria or guidance for the development of the site. These sites are allocated to support the delivery of the Local Plan and the London Plan.

37. The Site Allocations Document area is shown in Figure 7. The Site Allocations Document, will include:

- Proposed site locations for strategic development across the Borough;
- Proposed site locations for ‘non strategic’ sites across the Borough;
- Sites associated with the delivery of essential infrastructure to support growth;
- Estimated timescales for delivery or development;
- The proposed use and quantum of uses for potential sites i.e. for residential, employment, community uses, or mixed use; and
- Specific site requirements and placemaking principles that respond to the conditions and context of each site, including consideration of particular development constraints.

The Main Objectives of the Site Allocations Document

38. As stated previously, Local Plan Part 1 sets out strategic policies and development management policies for delivering development across the Borough. Local Plan Part 2 forms part of the Local Plan and sets out where strategic and non-strategic

development sites will be delivered across the borough over the plan period 2020-2035. These two documents must be read and applied together.

Plan Vision and Objectives

39. There are no separate vision or objectives for the Site Allocations Document. These are set out within Local Plan Part 1 and are reproduced here in order to set the context of the Site Allocations Document. The adopted Local Plan Part 1 vision and objectives are reproduced in Boxes 3.1- 3.3:

Box 3.1: Walthamstow Local Plan Seven Golden Threads

The Local Plan sets out the strategic priorities for development and sustainable growth of the Borough over 15 years. There are seven golden threads that shape the Local Plan. These are as follows and are all considered to have equal value.

Seven Golden Threads

1. Increasing housing and affordable housing delivery, creating liveable places.
2. Ensuring growth is sustainable and supported by infrastructure.
3. Building on the unique strengths of the borough and carrying forward its cultural legacy.
4. Promoting the economy to improve the life chances for all residents, students and workers.
5. Conserving, enhancing and celebrating the locally distinctive character and heritage of the borough.
6. Protecting and enhancing the natural environment.
7. Ensuring land optimisation and driving investment.

Box 3.2: Walthamstow Local Plan Vision

Waltham Forest in 2035

Waltham Forest is a key part of London and a rich resource for the growing capital city. Over the life of this Plan, the borough will be transformed. Building on our strengths as part of the capital and its outer fringe, and the identities of our eight historic town centres and the communities that have grown up around them, by 2035 the borough will be defined by a network of enterprising, culturally rich, well designed, sustainable neighbourhoods. It will attract people from across London and further afield to enjoy its cultural, creative and heritage attractions, green spaces and recreational opportunities.

Liveable Waltham Forest

Waltham Forest's vibrant network of distinctive and thriving town centres will become cultural community hubs, bringing the city to the suburbs and supporting creative, healthy and active lifestyles. A new vision of urban living will be embedded, whereby people can easily reach most, if not all, of the facilities, experiences and activities they need on a daily basis within a fifteen minute walk, wheel, or cycle from home. Building on the success of Enjoy Waltham Forest, the borough's extensive network of green spaces including Epping Forest, Walthamstow Wetlands, Green Flag Award parks, neighbourhood and pocket parks and urban spaces will connect town centres to new liveable neighbourhoods via integrated walking and cycling routes and improved public transport. These liveable neighbourhoods will include a choice and mix of genuinely affordable new homes, which - along with an increasing number of local jobs - will realise the Plan's ambitions to deliver a new model for metropolitan cultural suburbs.

Growing a creative, diverse and resilient economy in Waltham Forest

Attracting inward investment into Waltham Forest's dynamic economy is central to delivering transformational good growth and the success of this Plan. Successful growth in Waltham Forest will focus on improving life chances and job opportunities for all its residents.

The borough will maximise the advantages of its access to the most economically vibrant parts of London and its position in the UK Innovation Corridor (London-Stansted-Cambridge) to grow its own creative and cultural economy. Building on its growing and strongest sectors, Waltham Forest will become a leader in the capital's cultural, creative and digital economy, cementing its economic stability and resilience, extending its economic offer and helping residents to achieve their full potential.

Waltham Forest as a place of leisure

Waltham Forest will be one of London's top locations for leisure and recreation. The borough's diverse visitor attractions (such as the William Morris Gallery, Walthamstow Wetlands, Fellowship Square and, following its opening in 2024, Soho Theatre), its places, cultural offer and green and blue assets - including access to Epping Forest, the Lee Valley Regional Park, reservoirs and marshland - will be enhanced for residents and all to enjoy.

A key ambition of this Plan is to promote the borough as a vibrant place to live and visit. The Council aims to deliver a diverse and inclusive 24/7 economy in Waltham Forest's town centres (where appropriate) and culture venues, building a cultural legacy celebrating the creativity of the borough's communities.

Box 3.3: Walthamstow Local Plan Strategic Objectives

There are 16 strategic objectives that will deliver the vision for Waltham Forest by 2035, they will:

1. Ensure a significant increase in the supply, choice and mix of high quality new homes, in particular delivering genuinely affordable homes to enable and encourage residents to stay in the borough and strengthen communities.
2. Grow, promote and diversify Waltham Forest's economy, including its dynamic, cultural, creative and digital sectors and its role in the Upper Lee Valley and wider UK Innovation Corridor, by both supporting indigenous growth and attracting inward investment.
3. Improve life chances by improving job opportunities, upskilling residents and providing access to new skills, training and apprenticeship opportunities.
4. Support Waltham Forest's thriving, safe and attractive town centres by maintaining their distinctive roles and making them accessible to all.
5. Ensure that residents are able to meet their day to day needs within a 15 minute walk, wheel or cycle of their home. Conserve and enhance the borough's network of culturally diverse, inclusive and sustainable neighbourhoods and celebrate their locally distinctive character and heritage.
6. Ensure timely, strategic and local infrastructure investment and delivery to support good sustainable growth for communities both now and in the future, through working with partners, investors, developers and providers.
7. Ensure that the borough's cultural legacy and creative economy flourish and grow and investment is secured to improve life chances, quality of life and well-being for all.
8. Improve the health and well-being of all who live, study and work in Waltham Forest.
9. Improve active and sustainable transport choices across the borough and beyond, building on the success of the Enjoy Waltham Forest programme and encouraging wider, fully integrated walking and cycling routes.
10. Promote exemplary standards of design in placemaking and the highest quality of development, whilst ensuring locally distinctive character and heritage is celebrated, protected and enhanced.
11. Develop a multi-functional network of green and blue infrastructure to deliver benefits for all including, where appropriate, increased public access.
12. Protect, restore and enhance the borough's natural environment to sustain biodiversity, habitats and species of conservation importance.
13. Conserve and enhance the borough's historic environment, distinctive character and heritage for future generations to enjoy.

14. Work with partners to protect and enhance the adjoining areas of regional, national and international natural importance in Epping Forest and the Lee Valley Regional Park.
15. Build Waltham Forest's resilience through addressing sustainability, efficient waste management and the effects of climate change at all stages in the development process.
16. Ensure that engagement in plan-making is effective and actively involves residents, local organisations (such as community groups), businesses, infrastructure providers and statutory consultees.

Overview of the Plan Area

40. Waltham Forest is an outer London Borough in the northeast of London and is one of the greenest Boroughs in London. It is also one of the most diverse areas in the country with 48 per cent of residents from a minority ethnic background and is a relatively small borough at approximately 3,880 hectares (ha). The Local Plan area is shown in Figure 7.
41. The North Circular Road (A406) divides the Borough into two main areas. The London Borough of Waltham Forest was created in 1965 by bringing together the parishes Chingford, Walthamstow and Leyton. These roughly align with the geographic areas of the Borough identified in the Proposed Submission Local Plan: South (Bakers Arms, Lea Bridge, Leyton, Leytonstone, Whipps Cross); Central (Blackhorse Lane, Forest Road Corridor, St James' Quarter, Walthamstow, Wood Street); and North (Chingford, Chingford Mount, Highams Park, North Circular Corridor, and Sewardstone Road).
42. The Borough is a collection of neighbourhoods built up around busy high streets and stations, areas of industry and a total of 1205ha of open space, parks and playing fields. The Green Belt in the Borough is part of the Metropolitan Green Belt which surrounds London.
43. The Lee Valley Special Protection Area (SPA) and RAMSAR site (and Regional Park) and Epping Forest Special Area of Conservation (SAC) define its western and eastern boundaries and it sits alongside the Queen Elizabeth Olympic Park and the Stratford City development. As an area it provides a link between two major regeneration areas: The Thames Gateway and the London – Stansted – Cambridge – Peterborough corridor.

4 Alternatives

Introduction

44. As set out above, Stage B of the SA process covers the predicting and evaluating of the plan and its alternatives. The SEA directive requires the environmental report to consider 'reasonable alternatives taking into account the objectives and geographical scale of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex I (h)). The aim of developing and appraising different options is to compare the sustainability impacts of alternative ways of addressing and achieving the same objectives. The options should be sufficiently distinct to highlight the different sustainability implications of each in order to allow for meaningful comparisons.
45. This section describes how the alternatives have been considered. The process has been informed by the consideration of spatial strategies for the Borough (i.e. 'top down') and the identification of available developments sites (i.e. 'bottom up').

Spatial strategy options

46. Spatial strategy options were assessed twice in the SA of Local Plan Part 1. Firstly, strategic options were considered in the Direction of Travel document consulted on in November – December 2017. A preferred spatial strategy was then identified as performing most positively compared with other options. The preferred spatial strategy was subject to SA against the alternative of the spatial strategy in the now superseded Waltham Forest Core Strategy⁴. The findings of the assessments of the spatial strategy options are presented with the SA Report of LP1.
47. The SA of strategic spatial strategy options for the Local Plan Part 1 fed into the development of a preferred spatial approach. This approach includes strategic locations as areas in which development should predominantly be focused. Local Plan Part 2 has focused on identifying sites within the 15 Strategic Locations to adhere to the adopted spatial strategy, however allocations are not entirely limited to these areas.

Allocation Site Identification and Selection

48. The sites which are identified as proposed site allocations have been sourced and developed from several evidential sources. These include:
- GLA SHLAA (2017);
 - Waltham Forest Growth Capacity Study (GCS) (2018);

⁴ Waltham Forest Local Plan Core Strategy Adopted March 2012
<https://www.walthamforest.gov.uk/content/core-strategy>

- Several 'Calls for Sites' (2017-2020);
 - Masterplans/frameworks/studies
 - Development Management processes
 - Consultation exercises
49. The starting point for the site selection process was to make sure that the range of options is as wide as possible so that all reasonable site options can be identified and assessed.
50. The GLA SHLAA methodology relied on identifying large sites (0.25 ha or greater), and modelling supply from small sites (<0.25ha). This represented 38% of overall housing capacity in London, and almost 50% in Waltham Forest. The sites identified in the SHLAA, along with public land ownerships and records of current and lapsed planning permission were analysed through the Growth Capacity Study (GCS), which also undertook a suite of site identification work (desk-based and on-site surveys) to better understand how realistic delivering the small site target was, and the overall quantum of development which could be achieved through various intensification strategies.
51. The study considered 1,166 sites, which were reviewed through a stocktaking process, reviewed by Council officers, to eliminate sites which had been identified that were inappropriate for residential development. This reduced the number of sites being reviewed in the capacity estimation stage of the GCS process to 443. The GCS undertook a site discounting process based on assessment of availability and achievability, and 269 sites remained after this step.
52. The GCS provided a rough estimation of the quantum of development; however, it was acknowledged that design work should be used to estimate development potential to better reflect the real development potential of sites, in acknowledgement of the densities LP1 supports and the need to optimise the use of land.
53. This design work carried out through the Character and Intensification Study (2019), the Skyline Study (2024), internal workshops and in some cases feasibility studies and masterplanning work, has further refined the detail of the allocations.
54. The work carried out to date is based on site suitability, availability and achievability that has been informed by received responses to consultation on the Site Allocations Document Regulation 18 and previous Regulation 19 version.
55. The alternatives that have been assessed in this SA are:
- not to allocate the site; and
 - the site allocation as proposed in the preferred approach document.
56. The alternative to not allocate represents a reactive approach; albeit one relying on the newly adopted Local Plan Part 1 and the London Plan, which have been subject to SAs and found to have a positive impact on sustainability objectives.
57. The Preferred Submission allocations have been based on the objectives of Local Plan Part 1 but include site-specific measures that make them sufficiently distinct from the reactive alternative.

58. The alternatives identified above were selected because they are both realistic and deliverable.
59. It should be noted that both the site allocation and the reactive approach are based on the policies of Local Plan Part1 - in the absence of an allocation, proposals would still be required to comply with the policies in Local Plan Part 1 which has been found to have a positive impact on sustainability objectives. As such, the magnitude of difference between the alternatives is relatively low. This has been taken into account when assessing the significance of the effects of the proposed allocations against the baseline alternative of no allocation.
60. Overall, allocating sites is considered to have a generally positive impact in facilitating sustainable development and therefore meeting the purpose of the SA – when compared to the alternative of not allocating sites. The reasons for this are set out below:
 61. The site allocations support the provision of necessary infrastructure in a way that is coordinated and encourages shared use. They emphasise equality of access to facilities by directing them to the most accessible or beneficial locations. The alternative scenario would see these facilities provided in a piecemeal way that may reduce their accessibility, particularly for those from outside the proposed development. The alternative scenario also presents the risk of duplication of some infrastructure, making inefficient use of land, or the under provision of other infrastructure, particularly where it would need to serve several development sites or a wider neighbourhood.
 62. Matters such as active transport that require coordination of routes benefit substantially from a holistic approach. In the absence of site allocations directing the location of new or enhanced routes, there is a significant risk that routes would not link up or would not serve key destinations.
 63. The allocations highlight and direct interventions to protecting and enhancing ecological features and designations, including, in instances where these impact several adjacent sites, in a cohesive way. The alternative scenario risks the priorities for protecting and enhancing ecology through connectivity and buffers across multiple sites not being fully realised.
 64. The allocations include extensive descriptions of context and provide guidance and expectations regarding how this context should be addressed by development, through site requirements and placemaking plans. This will result in a greater sense of place and local identity and deliver improvements in the built environment, particularly in areas that have an existing fragmented character.
 65. The allocations also place a particular emphasis on preserving and enhancing the historic environment as a cohesive component of important placemaking ambitions.
 66. The allocations include guidance on the preferred configuration of buildings, public realm and green infrastructure to unlock the maximum benefits of a site to meet a range of needs. The alternative scenario risks these benefits not being maximised and the Council's priorities for sites being overlooked.
 67. The allocations balance the need for significant new housing (including a substantial quantum of affordable housing) with supporting economic growth in town centres and

key employment areas. This helps ensure the continuing focus on needed industrial floorspace intensification in SIL and LSIS designations and support for the viability of town centres and access to workspace for small and emerging businesses. The alternative scenario could see key sites developed in a way that prioritises the highest-value uses where additional guidance is not provided.

68. The allocations take account of access to goods and services to support new residential populations. This is required in order to encourage active travel, create coherent neighbourhoods and meet the 15-minute neighbourhood principles set out in Local Plan Part 1. The allocations help to create certainty, whereas in the alternative scenario, there is the risk that such provision would be excluded in a way that does not address the need for access to goods and services.
69. The allocations highlight the emerging projects that are supported but not defined in LP1 such as the most likely district heat network connections within the plan period. This helps ensure development proposals are certain of the specific expectations around design and siting in order to contribute to the specific projects that help deliver the policy objectives of LP1. The alternative scenario risks development proposals not appreciating the wider emerging infrastructure priorities that require a holistic understanding of the site and surrounding sites.
70. The significant protected natural areas in and around the borough, including the Epping Forest Special Area of Conservation, well-functioning Metropolitan Green Belt and Metropolitan Open Land, limits the sites available to meet the needs of the Borough, particularly for housing. By allocating sites, these needs are more likely to be met through high quality development in appropriate and sustainable locations. This provides greater development certainty. The alternative approach of not allocating sites would limit the ability for the objectives of Local Plan Part 1 to be met and could result in negative effects with respect to the SA objectives, including car use, providing sufficient access to goods and services, and connectivity and accessibility.

Sites Assessment and Producing the SA Report

71. The Regulation 19 Preferred Submission Version of Local Plan Part 2 allocates sites where the Council considers development could come forward and sets out the parameters in which these sites should be redeveloped and brought forward. For this document Stage B and C of the SA process has involved another iteration of the site assessments undertaken for the Regulation 18 Site Allocations Document and the previous iteration of the Regulation 19 Site Allocations Document. The previous Regulation 19 version of Local Plan Part 2 was consulted on but not submitted to the Secretary of State for examination. Figure 4 sets out the allocations in each previous and current version of Local Plan Part 2. The sites highlighted blue and green are new sites that did not feature in the previous version. Some sites have been removed, had boundary changes or have been merged as the plan making process has progressed.
72. Figure 9 provides justification for the inclusion of new sites identified to be contained in the Preferred Submission version (Regulation 19) of Local Plan Part 2 (2024).

Figure 9. Additional Sites Selected at the Regulation 19 Stage (either 2021 or 2024) as Site Allocations

Site ref	Site name	Reason for selection
R19034	North Circular Industrial Area SIL 2	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. Identified capacity of up to 90,000sqm of floorspace (typology dependant). Site is well-integrated to the town centre and local transport and provision of local jobs in this location will support sustainable movement and the delivery of 15 minute neighbourhoods.
R19035	Justin Road / Trinity Way	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. Identified capacity of up to 21,700 sqm of floorspace (typology dependant). Site is well-integrated to the town centre and local transport and provision of local jobs in this location will support sustainable movement and the delivery of 15 minute neighbourhoods.
R19036	The Sidings Industrial Estate	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. Identified capacity of up to 8,700 sqm of floorspace (typology dependant). Site is well-integrated to the town centre and local transport and provision of local jobs in this location will support sustainable movement and the delivery of 15 minute neighbourhoods.
R19037	Howard Road Industrial Area	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. Identified capacity of up to 10,700sqm of floorspace (typology dependant). Site is well-integrated to the town centre and local transport and provision of local jobs in this location will support sustainable movement and the delivery of 15 minute neighbourhoods. Audit concludes that the site is suitable for small, light industrial or other employment (office) uses.
R19038	Barrett Road Industrial Area	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. Identified capacity of up to 2,900sqm of floorspace (typology dependant). Site is well-

		integrated to the town centre and local transport and provision of local jobs in this location will support sustainable movement and the delivery of 15 minute neighbourhoods.
R19039	Highams Park Industrial Estate	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. Identified capacity potential of 52,400 sqm of floorspace (typology dependant). Site is well-integrated to the town centre and local transport and provision of local jobs in this location will support sustainable movement and the delivery of 15 minute neighbourhoods.
R19080	Blackhorse Lane Industrial Area	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. The Employment Land Audit highlights that co-location with other employment/light industrial uses is deemed most suitable. Significant residential uplift is found possible in accordance with the Blackhorse Lane Industrial Masterplan. A framework has been prepared to provide a coordinated plan across the whole of Blackhorse Lane SIL and LSIS, support industrial re-provision and provide controls to protect industrial uses if development happens. Development would also unlock opportunities for significant public realm and connectivity improvements.
R19040	Argall Avenue SIL 4	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. Argall Avenue is the borough's largest reservoir of industrial land and is allocated for continued and intensified industrial use. The allocation highlights the industrial character of the SIL, and support for intensification of floorspace.
R19041	Rigg Approach SIL 5	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions for industrial use. The emerging Lea Bridge Gateway SIL Industrial Masterplan sets out an approach to consolidating and intensifying industrial land whilst unlocking capacity for other uses with good access to Lea Bridge Station, including residential.
R19042	Lammas Road SIL 6	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions for industrial use. The emerging Lea Bridge Gateway SIL Industrial Masterplan sets out an approach to consolidating and

		intensifying industrial land whilst unlocking capacity for other uses with good access to Lea Bridge Station, including residential.
R19043	Orient Way SIL 7	To direct the delivery of additional industrial floorspace to the most suitable locations as identified in the Employment Land Audit as having supportive conditions to enable industrial intensification on the site. The emerging Lea Bridge Gateway SIL Industrial Masterplan sets out an approach to consolidating and intensifying industrial land whilst unlocking capacity for other uses with good access to Lea Bridge Station, including residential.
R19045	Lea Bridge Hotel Site	This site was proposed in a representation made to the Regulation 18 consultation. Evidence for the suitability, availability and achievability of the site for delivering residential use was provided, and the Council in considering the evidence, agrees with this submission. As such, it is proposed for allocation.
R19084	Former Texaco Filling Station, Forest Road	Bring back into use a derelict site to provide housing and repair the frontage onto Forest Road.
R19085	Temple Mills	Included within the Leyton Mills Development Framework and emerging SPD as an important strategic site for the borough. Currently under LLDC planning remit – but planning powers to return to WF in December 2024. Allocation of this site will safeguard land needed for delivery of new Ruckholt Road Station. The site may be suitable for purpose-built student accommodation (PBSA), subject to further demand analysis. Workspace on this site should seek to attract and establish an innovation economy within Waltham Forest. Other appropriate town centre uses include retail. The site will also deliver significant public realm improvements.
R19086	Barclays Bank, Walthamstow and adjacent sites	The site has a resolution to grant planning permission to a scheme that will need to be reviewed to allow for second stair core. Allocation of the site will ensure any review of the current scheme delivers against our aspirations for the site.
R19090	82-92 Vallentin Road	This site has a consent, but development has stalled. Allocation is one tool at the Council's disposal to help expediate stalled sites, as recommended by the Affordable Housing Commission.

R19092	Mission Grove Car Park	Identified through emerging Walthamstow Town Centre Framework site analysis.
R19093	Courtenay Place	Identified through emerging Walthamstow Town Centre Framework site analysis.
R19094	High Street Car Park	Identified through emerging Walthamstow Town Centre Framework site analysis.
R19096	Walthamstow Central Station Entrance, Selbourne Road	Identified through emerging Walthamstow Town Centre Framework site analysis.
R19099	Former Poundland, High Street and adjacent sites	Identified through emerging Walthamstow Town Centre Framework site analysis.
R19101	The Regal	Restore the Grade II Listed heritage asset
R19102	Central House	University of Portsmouth site. Allocation to help ensure teaching space is optimised and that the site is safeguarded as campus HQ.
R19106	Thorpe Coombe Hospital	The site is currently vacant and being actively marketed. Redevelopment would be beneficial in place making terms for the Forest Road Corridor, and could bring a heritage asset into productive use. Redevelopment of the site must be sensitive to the Grade II listed building. The site is included within the Forest Road Development Framework.
R19108	Templeton Avenue	Provides an opportunity to deliver homes and repair frontage and improve public realm onto Old Church Road.
R19109	Garages at St Davids Court	The Local Plan spatial vision looks to direct planned growth to car-generating sites that have little biodiversity / greening (and therefore worsen risk of surface water flooding) like garages. This site represents a break in the frontage onto Forest Road, and redevelopment could offer multiple placemaking benefits – including those relating to community safety, urban greening/biodiversity. The site is included within the Forest Road Development Framework.

R19110	Hurst Road Medical Centre	The medical facility has been deemed surplus to requirements and the site features a large surface level car park. Redevelopment could offer multiple place making benefits, including urban greening and alleviation of surface water flooding risk through sustainable drainage solutions. The site is included within the Forest Road Development Framework. Planning for the provision of healthcare infrastructure in line with growth in the borough is set out within the Infrastructure Delivery Plan.
R19112	Cedar Wood House	Potential place-making benefits relating to the way the site interacts with Fulbourne Road and increased urban greening. Included within the Forest Road Development Framework.
R19116	Montague Road Estate	The Montague Road Estate is an Estate Regeneration priority (along with Avenue Road Estate). It would benefit greatly from regeneration to provide new, high-quality, accessible and affordable homes for the residents who already live there. Initial feasibility studies show that redevelopment could also deliver a significant number of new homes. Placemaking improvements could also improve the relationship to the sensitive setting of Wanstead Flats.
R19118	London Academy of Sustainable Construction	The current lease on this site will end during the Local Plan period, presenting options for the redevelopment of the site. Doing so provides an opportunity to upgrade the facilities of the Academy, including by their potential relocation to an alternative site, and in doing so unlocking new housing capacity and much needed investment in the wider area.
R19124	KFC, Lea Bridge Road	The Local Plan spatial vision looks to direct planned growth to car-use generating sites that have little biodiversity / greening (and therefore worsen risk of surface water flooding). This site is located within the Baker's Arms Strategic Location, and redevelopment could offer multiple placemaking benefits.
R19125	204-206 High Street and Walthamstow Westbury Road Job Centre	Site identified through pre-application discussions; it represents a sizeable site within Walthamstow Town Centre, and should therefore be included to complement the various other allocations already included within that location

R19126	Hall Lane Industrial Area	Redevelopment to provide intensified industrial floorspace.
R19083	458 Forest Road	New residential development has been consented on this site (Pocket Homes). Contributions to mitigate the loss of the nursing home have been secured through S106 contributions. Redevelopment will therefore be to the benefit of the Forest Road corridor and setting of Lloyd Park in terms of placemaking. The site is included within the Forest Road Development Framework.
R19087	Whitehouse Farm	A planning application has been submitted for this site and is under consideration. Allocation could help de-risk delivery and ensure sufficient protection to Epping Forest is secured through appropriate design.
R19088	Highams Court	Site has a live planning application for 100% affordable housing, but with challenging access and servicing requirements. Allocation is one tool at our disposal to help expediate stalled sites, as recommended by the Affordable Housing Commission.
R19100	Russell Road	This is a Council-owned site and 'feeder' site to Fellowship Square redevelopment. It is in the Sixty Bricks delivery pipeline. Allocation would provide clarity around employment expectations given 'non designated employment site'. Allocation would provide the opportunity to encourage activation of railway arches.
R19107	Aston Grange	Resolution to grant planning permission. Existing nursing home on the site is vacant. Redevelopment will therefore be to the benefit of the Forest Road corridor and setting of Lloyd Park in terms of placemaking, and a Section 106 contribution will be required to fund the provision of care homes elsewhere in the borough. The site is included within the Forest Road Development Framework.
R19114	Rowden Parade	This site has a consent, but development has stalled. Allocation is one tool at our disposal to help expediate stalled sites, as recommended by the Affordable Housing Commission.
R19117	The Brambles	Site has interest in utilising for the development of a community centre / prayer hall alongside residential uses, and allocation is important to guide this process. The current building has issues of subsidence.

R19119	Trumpington Road	Identified by Ward Members as a potential site to contribute to housing supply. Development will need to ensure there is sufficient care home provision to meet local needs prior to the redevelopment of the site.
R19120	489-495 Grove Green Road	Identified by Ward Members as a potential site to contribute to housing supply.
R19121	Chingford Horticultural Society and adjacent site	Identified by Ward Members as a potential site to contribute to housing supply and modernised community uses. Also an opportunity to improve the relationship with Larkshall Road.
R19122	Garages at Hungerdown and St Egberts Way	Identified by Ward Members as a potential site to contribute to housing supply.
R19123	Ridgeway Hotel	Identified by Ward Members as a potential site to contribute to housing supply.
R19127	Folly Lane Traveller Site	Instructed through the Examination of Local Plan Part 1 to allocated as an appropriate site to meet identified Gypsy and Traveller housing need.
R19128	Hale Brinks North Traveller Site	Instructed through the Examination of Local Plan Part 1 to allocated as an appropriate site to meet identified Gypsy and Traveller housing need.

5 Assessment of Selected Site Allocations

Introduction

73. This section presents the potential significant and uncertain effects of the allocation sites proposed within the Site Allocations Document Local Plan Part 2. The sites are mainly clustered in the Strategic Locations and the findings of the assessments are presented by Strategic Location below. There are 24 sites which fall outside of a Strategic Location.
74. All sites have been subject to assessment against the SA Framework of objectives. Summaries of the significant effects (including uncertain effects) are provided in this section with reference to the SA objectives in Figure 3. Mitigation measures to offset potential negative or uncertain effects identified through the assessment of sites **without the application of policy requirements** established through the Local Plan are discussed in the Mitigation and Enhancement Measures section.
75. The assessment of proposed site allocations was informed by GIS data along with Chartered Institution of Highways and Transportation CIHT Planning for Walking Guidelines (2015) and PTAL ratings produced by TfL to add context and clear indication of the impacts which could arise from the site allocations.

Assessment Findings

Potential Significant Effects Common to Most Sites

76. There are a number of significant positive effects which are common to most of the sites. Whilst these potential effects are shown as abbreviations in the summary tables, the description of these common effects have been omitted from the tables below and are described here in order to reduce repetition. **Assessment of the sites after the consideration and application of site analysis, additional site information and LP1 policy has concluded that all sites present positive or neutral effects in relation to the SA objectives.**
77. The assessment has identified that all of the site allocations which are anticipated to new housing could result in a potential significant positive effect in relation to 'SA Objective 1: Meet local housing needs through the provision of a range of tenures and sizes of new

dwelling' if they are able to deliver 100 homes or more. Sites which are predicted provide under 100 homes are identified as having a minor positive effect, and those that are not allocated for residential uses are identified as having a neutral effect.

SA11: Potential Effects on European Sites

78. The sites allocated within Local Plan Part 2 were screened for Likely Significant Effects on European sites in October 2021. All of the site allocations were screened in for further assessment in the HRA (the appropriate assessment stage of the HRA). The results of the HRA are:
- The Waltham Forest Local Plan Part 2 Site Allocations document will not result in adverse effects on the integrity of Epping Forest SAC in relation to recreational pressures, air quality and urban effects when the Plan is assessed on its own or in combination with growth in neighbouring areas.
 - The Local Plan Part 2 Site Allocations document will not result in adverse effects on the Lee Valley SPA and the Lee Valley Ramsar site, both alone and in combination with growth in neighbouring areas.
79. As independently examined under Local Plan Part 1, and found sound the Waltham Forest Local Plan Draft Air Quality Study 2 (ASQ2) indicates that there will be an overall net reduction in traffic within the borough as a result of the Local Plan Part 1 policies and Local Plan Part 2 allocations, and that the Local Plan will bring about reductions in traffic compared to the situation without the Plan on all roads within 200m of Epping Forest SAC except the A121 High Road within the Epping Forest District Council area, where a very minor increase of four Average Annual Daily Traffic (AADT) is predicted with full plan implementation in 2038. This minor change is well within the daily variation in traffic flow that could occur on this road; and that any increase in AADT is well below the 50 AADT threshold of change that is typically applied by the Natural England Thames Solent team when considering the impacts of Local Plans alone and the subsequent need to consider in-combination effects. Any increases in NO_x, NH₃, N-dep and acid-dep due to the WLBWF LP 'alone' will be imperceptible. On the basis of the AQS2 it is therefore possible to conclude – as the Local Plan Part 1 Inspectors did, that the growth proposed in Local Plan Part 1 and Local Plan Part 2 will not result in any residual increase in traffic or associated air pollution on roads within 200m of the Epping Forest SAC. As there will be no effect of the plan alone, it is therefore possible to conclude that no further in combination assessment is necessary.
80. The appropriate assessment in the HRA relates to potential urbanisation effects on Epping Forest SAC and has put forward mitigation in the form of site requirements for the allocation sites listed below which have been incorporated into the Preferred Submission Version of Local Plan Part 2. These requirements relate to the design of any development to maximise on site green space and minimise access to Epping Forest SAC; the implementation of waste management measures for the site; to undertake a project level HRA setting out the

measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest SAC. The latter replicates a policy requirement at a site level that is set out within Local Plan Part 1 Policy 81 'Epping Forest and the Epping Forest Special Area of Conservation', which provides the mitigation for development within Waltham Forest in order to avoid potential adverse effects from urbanisation on Epping Forest SAC. It thereby provides additional 'insurance' against potential urbanisation effects:

Policy 81 Part D - Planning applications and allocations for development within 400m of the Epping Forest SAC demonstrate, through a project level Habitat Regulation Assessment (HRA), that the development will not generate adverse urban effects on the integrity of the SAC.

- The Territorial Army Centre (R19006);
- Whipps Cross University Hospital (R19058);
- Tesco, Leytonstone (R91008);
- Crown Lea (R19072);
- Wood Street Station and Travis Perkins (R19017);
- Motorpoint, Sewardstone Road (R19027);
- North City Autos, Chingford (R19030);
- Chingford Library and Assembly Hall (R19029);
- Pear Tree House (R19033);
- 60-74 Sewardstone Road (R19074);
- Whitehouse Farm (R19087);
- Garages at Hungerdown and St Egberts Way (R19122).
- Hale Brinks North Gypsy and Traveller Site (R19128).

81. With regards to potential recreation effects on Epping Forest, a package of measures has been developed by the London Borough of Waltham Forest in partnership with Natural England, the City of London, Conservators of Epping Forest and neighbouring authorities in

order to protect Epping Forest SAC. The mitigation measures are referred to within the adopted Local Plan Part 1 Policy 81 and include a combination of contributions to SAMMs (Strategic Access Monitoring and Management Strategy) and SANGs (Suitable Alternative Natural Green Space). A SANGS Strategy was prepared in 2022 and will be kept under review and will be incorporated within a forthcoming Green and Blue Spaces Supplementary Planning Document (SPD).

82. The appropriate assessment of allocation site Blackhorse Lane Industrial Area (R19080) identified that increased noise levels within the site during the sensitive winter period, particularly during construction, could disturb the designated bird species within the SPA/Ramsar. Therefore, a risk of an adverse effect on the integrity of the Lee Valley SPA/Ramsar could not be ruled out, but Local Plan Part 1 Policy 82 The Lee Valley Regional Park, provides suitable mitigation which will address potential urban effects in relation to developments at Blackhorse Lane:

83. *Policy 82 Part C - Planning applications for development at Blackhorse Lane will need to be accompanied by a project level HRA to ensure the development will not generate adverse urban effects on the integrity of the Lee Valley SPA and Ramsar.*

84. On the basis of the avoidance and mitigation measures that have been developed in consultation with Natural England and the City of London Conservators of Epping Forest, the requirements of policies within Local Plan Part 1, and the mitigation wording added to relevant site allocations within Local Plan Part 2, the appropriate assessment has concluded that there will be no adverse effects on European sites resulting from the Waltham Forest Local Plan (Part 2) alone and in combination.

South Leytonstone

R19010	Cathall Leisure Centre, The Epicentre Community Centre, Jubilee Centre																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	SP	MP	MP	N	N	MP	SP	MN	MN	N	N	N	N	MP	U	N	U	MP	N
Assessment 2: The SA conclusion	SP	SP	SP	SP	SP	MP	MP	SP	SP	MP	MP	N	N	N	N	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision, improvement and modernisation of the leisure centre, community facilities, Multi Use Games Area (MUGA) and play area, and providing new homes, new public realm and accessible, biodiverse green open spaces.</p> <p>The allocation is set to deliver around 170 homes, contributing to housing supply. The allocation will have positive impacts on health and wellbeing through the development of new good quality homes that meet the requirements for exemplar design in LP1. These homes will also be located within an 800m walking distance from the nearest health centre. A key part of the allocation is a new and improved leisure centre which will meet a wide demographic's formal recreational and fitness needs, bettering mental and physical health. Upon review of the allocation, it was acknowledged that further placemaking potential would optimise the benefits to health and wellbeing for new residents and users of the leisure centre and community facilities. The allocation now makes specific reference to the delivery of enhanced greening and biodiversity throughout the site through the provision of tree planting to create an enhanced green buffer fronting Marchant Road, and retention of trees fronting Cathall Road and Lincoln Street. As well as creating new high quality public realm focused on the south-west of site which includes amenity, enhances biodiversity, and is accessible to all. These measures viewed together will have significantly positive effects on health and wellbeing.</p>																				

Development would benefit social cohesion through the provision of a more modern leisure centre facility, that meets current needs for a young population. The social aspect the leisure centre and community uses bring would benefit the increase in new residents on the site as well as in the wider community. The site requirements also identify social cohesion can be maximised through development by re-providing the existing MUGA and play space on site or explore options for locating on Cathall Green.

The site enjoys a PTAL rating of 5. Further site assessment highlighted that enhanced permeability through the site would have benefits to access to Leytonstone High Road Local Retail Parade to the northeast of the site. Specific reference has been made to improved pedestrian and cycling connectivity linking Cathall Road in the southwest to Mayville Road in the north east, to achieve this positive effect for access to goods and services.

Reduction of the car park in the northwest of the site will have positive effects on reducing greenhouse gas emissions through reduced vehicular movements. The site already contains a significant amount of greening. Site analysis has resulted in specific reference being made to tree planting across the site, in particular to create an enhanced green buffer fronting Marchant Road, and retention of trees fronting Cathall Road and Lincoln Street. Any development will be expected to adhere to this as part of any site configuration. This will also have positive effects on local air quality.

Although the site is within Flood Zone 1, there is some pluvial flood risk. Development, replacing the impermeable surfaced car park will help alleviate this flood risk. Specific reference has been made to mitigate existing pluvial flood risk to the northwest and southeast of the site through appropriate design, including sustainable drainage systems (SuDS) where appropriate. Addressing flood risk along with meeting housing, leisure and community needs present significantly positive effects in relation to the efficient use of land. Improvement of the pedestrian environment also demonstrates the benefits of the allocation. The SA has identified a potential negative effect in relation to biodiversity due to the disruption of existing biodiversity rich features on site. The allocation however expects to see an overall improvement and net gain of biodiversity, resulting in a minor positive effect for enhancing biodiversity.

The site is within the 6.2km ZOI of the EFSAC. Although SANGS are not directed to this site, there is a SANG site in proximity at St Patricks RC Cemetery. The enhanced greening and public realm along with improved connections to Cathall Green also provides open spaces for recreation in or near the site.

The allocation will reduce the likelihood of crime and perception of crime through active ground-floor frontage on to Lincoln Street and Marchant Road. Connectivity will be improved to Mayville Road through the alleyway in the northeast corner of the site, with development ensuring greater natural surveillance here. The allocation will elevate the local distinctiveness of the site where the tall building element of a scheme is directed to the south west corner of the site, punctuating the development sites around Cathall Green. Increased permeability through the site will also create a place for all to use as opposed to only users of the leisure centre and community facilities directly.

R19037	Howard Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	SP	N	MN	N	N	N	N	MP	MP	MN	N	MN	N	SP	SP	U	U	U	MP	N
Assessment 2: The SA Conclusion	N	SP	N	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	SP	SP	MP	MP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of the healthcare facility and the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.</p> <p>The site is not specifically allocated for housing but it is possible this could come forward in line with an industrial masterplan approach.</p> <p>The allocation directs a reprovided healthcare facility on site, having significant positive effects on meeting health needs. The site has a low PTAL rating of 2 and 3 which signalled a potential minor negative effect for access to facilities and services. However, the allocation directs contributions to pedestrian and cycling enhancements to Howard Road, resulting in a neutral effect for accessibility. The site is a designated LSIS, with intensified industrial capacity encouraged. Together with the reprovision of a health care facility would also see a key use being located in the South Leytonstone Strategic Location, resulting in a significantly positive effect on the efficient use of land. The allocation acknowledges the proximity of the Grade II listed Leytonstone War Memorial and Gardens. Development is considered to improve the setting of the heritage asset including through improved public realm. The site is not identified as appropriate for a tall building, with a transitional approach to intensification resulting in a minor positive effect for local distinctiveness.</p>																				

	Redevelopment will be expected to see an uplift in industrial capacity in this LSIS. This will result in significant positive effects for employment in an appropriate locations and employment levels. Enhancement of the curtilage of the site with improved active frontages will increase natural surveillance, resulting in a minor positive effect on reducing crime and increasing safety.
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R19060	Avenue Road Estate																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to genbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	MP	N	N	N	N	N	SP	MP	MN	N	MN	MN	N	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	MP	SP	MP	MP	MP	MP	MP	SP	MP	N	N	MP	N	N	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the regeneration of the housing estate to provide enhanced community facilities and provide new homes for existing tenants and new residents, commercial uses, new and enhanced public realm, and accessible, biodiverse green open spaces.</p> <p>The delivery of new homes as per permission 214025 will provide a significant number of homes at 615 dwellings. The allocation reflects the permission and seeks to cement the key principles of the permission. The allocation makes reference to the specific re-provision and creation of additional community use floorspace through two units. The allocation also makes specific reference to child play space included in a new public park in the centre of the site. Together these formal and informal meeting places will have significantly positive effects on community cohesion. Development will see improvements in permeability through the site, delivering cycle and pedestrian connectivity through the site, linking Langthorne Road, Hall Road, Victoria Road and Snowberry Close. The development of commercial uses delivered in two units will provide good access to goods and services, including convenience retail, resulting in a minor positive effect for sustainable access to goods and services. A reduction in car parking will have a minor positive effect on air quality. Development will see a significant positive effect in relation to the efficient use of land through improved and increased housing within a vastly improved public realm setting that will complement the re-provided and improved community uses.</p>																				

The permission and allocation will have positive effects upon the historic environment by enhancing the setting and key views of heritage assets to the north west of the site. A potential minor negative effect on town centre viability and vitality was identified due to commercial uses being allocated outside of a town centre. However, this equates to 211sqm of encouraged retail, food and beverage, and workspace uses, which is below the 2500sqm Retail Impact Assessment threshold. This will contribute to the '15 minute city' strategic objective of LP1 and therefore have a neutral effect on town centre viability. Significant improvements to green space and public realm will help activate more of the site. The creation of active residential, commercial and community frontages will also provide a more pedestrian focused environment with natural surveillance. This is expected to have positive effects on reducing crime.

The site has been identified as appropriate for tall buildings due to the opportunity to: create a wayfinding landmark at the north- western corner of the Avenue Road site close to public transport; reinstate historic routes through the site improving connectivity; promote a pedestrian and cycling dominated environment; and open up vistas across the sites. This is expected to have a significantly positive effect on local distinctiveness.

Leyton

R19061	444 High Road Leytonstone																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to genbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	MP	MP	MP	MP	N	N	SP	MP	MN	N	N	MP	MP	MP	N	N	N	MP	N
Assessment 2: The SA Conclusion	SP	MP	MP	MP	MP	MP	MP	MP	SP	MP	N	N	N	SP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of retail uses and provision of new homes and enhanced public realm with biodiverse landscaping.</p> <p>Development would reprovide a large retail unit, demonstrated to be viable for Limited Assorted Discount retail, providing a modernised existing retail use which will support the new residential population and population growth in the South Leytonstone Strategic Location.</p> <p>Redevelopment of the site will reduce car parking, providing positive environmental effects through less vehicular emissions and better air quality, and reduced pluvial flood risk. The allocation demonstrates an efficient use of land, intensifying a site in a Strategic Location to provide a mix of uses, whilst redeveloping the retail use that activates the ground floor and enhance the pedestrianised street on Howard Road. The reprovision of the retail floorspace will not adversely impact the viability of neighbouring centres. The significant residential allocations at Cathall Leisure Centre and Wigg and Walsh Towers reinforces the need to reprovide a large modern convenience retail use here. This will enhance the continued employment opportunities into the future. The site is currently surrounded by inactive edges. Development would provide natural surveillance through active frontages, improving safety around the site. Enhanced greening especially onto the High Road will improve the pedestrian environment.</p>																				

R19001	Leyton Mills Retail Park																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	SP	MP	MN	MN	N	N	SP	MP	MN	N	MP	SP	MP	SP	U	U	N	MP	N
Assessment 2: The SA Conclusion	SP	SP	SP	SP	MP	SP	MP	MP	SP	SP	N	MP	MP	SP	SP	SP	MP	SP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of a suitably sized supermarket and provision of new homes and educational/community use, early years facility, workspace, retail, cultural and other commercial uses, new and enhanced public realm, and accessible, biodiverse green open spaces.</p> <p>The site is set to deliver around 1950 homes, contributing significantly to housing supply. The proportion of affordable housing will be determined by LP1 Policy 13 'Delivering Genuinely Affordable Housing'. The land is privately owned meaning a 35% affordable housing split will be expected. Policies Policy 14 Affordable Housing Tenure, Policy 15 Housing Size and Mix, Policy 16 Accessible and Adaptable Housing will ensure residential development meets the tenure, size and accessibility requirements as evidenced in LP1. Development of housing here along with the other Leyton Mills sites will create a new neighbourhood.</p> <p>Community cohesion will be impacted positively from development of the site, through a mix of uses that will facilitate formal and informal social mixing. Community uses and a new public realm will be key elements to achieving an environment that promotes community cohesion. The implementation of new educational uses, including potential for the relocation of the London Academy of Sustainable Construction and nursery will encourage socialising of children, young people and parents that occupy housing or workspace on site as well as the surrounding area. Employment and town centre uses, along with a creative/cultural hub provides facilities key to enhancing community relations and networks. The SPD also promotes streets designed to foster social cohesion. Policy 46 Social and Community Infrastructure will enhance and protect social and community infrastructure, Policy 94 Infrastructure and Developer Contributions confirms S106 and CIL will be collected to deliver infrastructure, some of which will be socially focused. A significant positive impact therefore remains.</p>																				

The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality.

The allocation supported by the Leyton Mills SPD reinforces the requirement for the reprovided supermarket and additional employment space including retail on this District Centre site (13,500m² workspace and retail; 23,300m² supermarket; 3,500m² educational or community facility; and 500m² of cultural space), resulting in 40,500m² of new or improved commercial, employment and community space. Leyton Station improvements with public realm enhancements will improve accessibility into the District Centre. Sustainable transport in and around the area will be significantly enhanced including the potential future addition of a new station at Ruckholt Road. The provision of new green space and quality routes and streets will encourage dwell time.

There will be a positive impact on employment opportunities through a diversified range of commercial, creative/cultural and educational development, including workspace, retail and town centre uses, cultural uses and a new primary school and nursery. These uses will boost employment opportunities for a range of skills. The scale of development is likely to take place over a sustained period of time with the allocation and SPD supporting the creation of a dedicated on-site construction skills training facility as a meanwhile use. An Employment Business and Skills centre is to be co-located with other community facilities and childcare. Meanwhile uses are to maximise social value. New high quality employment spaces are sought with the SPD guidance.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

R19002	New Spitalfields Market																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	SP	MP	MP	MP	MN	SN	SP	MP	MN	MP	N	MN	MP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	SP	SP	SP	MP	SP	MP	MP	SP	SP	N	MP	N	N	SP	SP	MP	SP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of modern, flexible industrial uses and new homes, an early years facility, a cultural anchor/destination, commercial uses, new public transport infrastructure, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The allocation would deliver the most homes of any site allocated, providing a significant positive effect in relation to housing need. Community cohesion will be impacted positively from development of the site, through a mix of uses that will facilitate formal and informal social mixing. Community uses and a new public realm will be key elements to achieving an environment that promotes community cohesion. The implementation of a nursery will encourage socialising of young children and parents that occupy housing on site as well as the surrounding area. Employment and town centre uses, along with a creative/cultural hub provides facilities key to enhancing community relations and networks.</p> <p>The site experiences transport connectivity issues with a PTAL score of 1b. This limits access via public transport to goods, services and employment from and to the site. However, the development of town centre uses on site will provide direct access to daily goods and services. In relation to employment uses, the lack of transport connectivity may cause issues for the ability of workers to easily access the site. The future development of Ruckholt Road station would significantly increase connectivity via public transport. Development would also significantly enhance pedestrian and cycling permeability through and around the site. This would result in a minor positive effect for accessibility to goods and services.</p> <p>The site is in Flood Zone 2 and partly within Flood Zone 3. There is also pluvial flood risk in the north and the site currently has a completely impermeable surface. Development will address this pluvial flood risk through SuDS. A section of the Dagenham Brook and Fillebrook will be de-culverted to reduce flows thereby</p>																				

reducing flood risk. Any application requires detail to be provided early in the design and planning process that shows how proposals will mitigate against fluvial flood risk in line with Policy 91 Managing Flood Risk. The inclusion of the site is justified in the Exceptions Test.

The Dagenham Brook is culverted under the site and the River Lea runs close to the eastern boundary of the site. A potential negative effect has therefore been identified in relation to water quality, especially during construction. The previously proposed new bridge across the River Lea was removed following recommendations from the ecological survey carried out by the London Wildlife Trust. The allocation specifies the need to set development back from the river and a green buffer to be enhanced. This is considered to have a minor positive effect on water quality in the long term.

Development will see the efficient use of land due to it being previously developed brownfield land. Development will see the range of uses broaden and residential density significantly increased, to contribute to a new neighbourhood within the Leyton Mills area. The access to greenspace at Eton Manor and Hackney Marshes will be an asset to new residents. The site is not located within a town centre or edge of centre location. The significant amount of commercial use floorspace may in theory create negative impacts on the viability of neighbouring centres. However, the significant quantum of homes allocated justifies the need for commercial uses to provide holistic development to meet the demand for goods and services created by the new resident and worker population. Cultural uses are expected to compliment the commercial uses.

A wide variety of employment opportunities will be significantly enhanced through mixed use development. These opportunities will span industrial, creative, retail and leisure sectors. The allocation supported by the Leyton Mills SPD specifies that new streets will have active edges and provide natural surveillance.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

The site is identified as appropriate for a tall building due to: The generous size of the site, allowing for tall buildings to be located some distance from sensitive settings and the integration of significant new public open space; the potential to define Ruckholt Road as a gateway to the borough with new high quality landmarks; the potential to improve wayfinding and accessibility to the area's green amenity offer of Lee Valley Regional Park and Queen Elizabeth Olympic Park; the potential to capitalise on views to Hackney Marshes and the Queen Elizabeth Park; and the potential to cluster height at the eastern edge of the site to complement potential future development at Leyton Mills and contribute to a new, coherent skyline in the area. This is supported by the Skyline Study and is expected to provide significantly positive effects for local distinctiveness.

R19048	Auckland Road LSIS																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	N	MP	MN	N	N	SN	SN	MP	MP	MN	MP	N	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	MP	MP	MP	MP	MP	SP	MP	N	MP	N	N	SP	SP	MP	SP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of a covered waste facility and modern, flexible industrial uses and enhanced public realm with biodiverse landscaping, with the potential for the introduction of other uses subject to a two-stage industrial masterplan process.</p> <p>The allocation has identified the opportunity to deliver around 455 homes, contributing significantly to housing supply. Any residential element will be subject to the adoption of a two-stage industrial masterplan process, ensuring continued industrial use of the site with appropriate housing to co-locate with industrial uses. The site does have a low PTAL rating of 1b which was considered to have potentially minor negative effects on accessibility to goods, services and employment. However, the allocation has sought to address this through specific reference to enhanced connectivity that development will be expected to deliver and contribute to: new strategic cycle and pedestrian connectivity through the site, linking Osier Way to Auckland Road, including integration with the segregated cycleway that is proposed on Auckland Road as part of the development at Coronation Square, and ensuring this new north-south route also connects with new routes to Oliver Road through Coronation Square. The consented scheme at the adjacent Coronation Square site includes town centre uses that with improved connections between the Auckland Road and Coronation Square site will provide ample access to goods and services, resulting in a minor positive effect for access to goods and services.</p>																				

	<p>Development will see significant improvements to greening of the site having a positive effect on greenhouse gas emissions and improved air quality. The site contains Thames Water stormwater tanks and the Dagenham Brook that runs to the north west of the site, with development having the potential to negatively affect water quality. However, enhancements to the Dagenham Brook's integrity and reprovision on site or elsewhere of the stormwater tanks is a specific requirement of the allocation and expected to achieve a minor positive effect on water quality. A potential significant negative effect was identified for reducing flood risk due to the west of the site being within Flood Zone 2. This is also heightened by the pluvial flood risk in the south of the site. Development will present the opportunity to mitigate pluvial flood risk by addressing the current impermeable surfacing including through the implementation of SuDS. The mix of uses possible on site will be located based on their vulnerability to flooding. Any residential uses will be located away from Flood Zone 2. This is considered to then have a neutral effect on reducing flood risk overall. Intensified industrial use along with potential new homes constitutes an efficient use of land, with development also allowing for greening of the site, new and enhanced connectivity and the addressing of pluvial flood risk. Intensified industrial use to provide a maximum of 14,000sqm or a minimum of 11,000sqm of industrial floorspace will have significant positive effects on providing employment opportunities on an LSIS site, supporting employment levels in the borough.</p> <p>The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.</p> <p>The allocation acknowledges the need to provide a capped waste facility on site, ensuring that the capacity measured in through-put terms, is at least equivalent to the existing facilities; or demonstrate that compensatory capacity has been provided elsewhere within North London. This will have positive effects on enhancing waste disposal infrastructure.</p>
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R19050	The Score Centre
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, reprovision of internal sports and leisure facilities, reprovision of community facilities and nursery, health centre, flexible retail food and beverage offer and enhanced public realm with biodiverse landscaping.</p> <p>The scheme is considered 'implemented' and as per permission 212178 has been found sound as part of the planning application process. A sustainability appraisal for this site is therefore not considered necessary.</p>

Lea Bridge

R19040	Argall Avenue (SIL 4)																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	MN	MN	MN	N	SN	MP	MP	MN	N	N	N	MP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	N	MP	N	MP	MP	MP	MP	MP	MP	MP	N	MP	N	N	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.</p> <p>The site has a low PTAL rating of 1a but the inherent vehicular demands of the industrial function of the site does not cause undue issues for access to goods and services for workers using the site. However, the allocation seeks to improve active travel to and from the site by linking Argall Way with South Access Road, with greening along the cycleway, resulting in a minor positive effect for accessibility.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from increased industrial vehicular movements. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. New industrial uses will be less polluting and the allocation has identified specific interventions including greening of the site and its curtilage, including the River Lea Drainage Channel that will contribute towards positive effects for air quality.</p>																				

Most of the site is within Flood Zone 2 and partly within Flood Zone 3 and also experiences pluvial flood risk in the north. SuDS and therefore the allocation results in a significantly negative effect to reducing fluvial flood risk flooding. The benefits of development is weighed up in the SFRA 'exceptions test'. mitigation of flood risk will be directed by LP1 Policy 91.

The allocation promotes a significantly positive efficient use of land. The flood risk would preclude any other use apart from industrial as being appropriate on this large site. Development would however create the chance to at least improve the pluvial flood risk. The site's size means it is an important site to deliver the 52,000sqm of additional employment floorspace needed by 2035 with an ability to deliver around at least 128,800sqm. The site is within 200m of the Metropolitan Greenbelt. Although access to the greenbelt for industrial uses is not needed, the allocation directs development to enhance the openness of Walthamstow Marshes / Hackney Marshes Metropolitan Open Land (MOL) and contribute to improvements to the to the Argall Way footbridge over the railway and the relief channel to Walthamstow Marshes

Industrial intensification within a SIL location will have positive effects on appropriate employment locations and will contribute significantly to employment levels in the Borough.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

R19041	Rigg Approach (SIL 5)																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	N	N	MN	MN	MN	N	SN	MP	MP	MN	N	N	N	MP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	MP	MP	SP	MP	SP	MP	MP	SP	SP	N	MP	N	N	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping, with the potential introduction of other uses subject to the two-stage industrial masterplan process.</p> <p>The site includes the option for housing which could come forward in line with an industrial masterplan approach.</p> <p>The site has a low PTAL rating of 2 but the inherent vehicular demands of the industrial function of the site does not cause undue issues for access to goods and services for workers using the site. However, the allocation seeks to improve active travel to and from the site by delivering new pedestrian and cycling connectivity through the site, linking to Argall Avenue and the Lea Valley by creating a new route alongside the eastern boundary of the Lea Flood Relief Channel, and to Lammas Road by opening up the railway arches to the south of the site, with greening along the cycleway, resulting in a minor positive effect for accessibility.</p> <p>The nature of the industrial functions allocated will likely have negative effects on greenhouse gas emissions and air quality. However, such development will be required to meet the most up to date sustainability standards as set out in LP1. The allocation makes significant reference to greening of the site and its curtilage, including the River Lea Drainage Channel. A neutral effect is therefore expected overall for greenhouse gas emissions and air quality.</p>																				

Some of the site is within Flood Zone 2 and partly within Flood Zone 3 and therefore the allocation results in a significantly negative effect to reducing fluvial flood risk flooding. The benefits of development is weighed up in the SFRA 'exceptions test'. Mitigation of flood risk will be directed by LP1 Policy 91.

The allocation promotes a significantly positive efficient use of land. The flood risk would preclude any other use apart from industrial as being appropriate on this large site. Development would however create the chance to at least improve the pluvial flood risk. The site's size means it is an important site to deliver the 52,000sqm of additional employment floorspace needed by 2035. The site is within 200m of the Metropolitan Greenbelt. Although access to the greenbelt for industrial uses is not needed, the allocation directs development to enhance the openness of Walthamstow Marshes / Hackney Marshes Metropolitan Open Land (MOL) and contribute to improvements to the to the Argall Way footbridge over the railway and the relief channel to Walthamstow Marshes

Industrial intensification within a SIL location will have positive effects on appropriate employment locations and will contribute significantly to employment levels in the Borough.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

R19042	Lammas Road (SIL6)																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	N	N	MN	MN	MN	N	SN	MP	MP	MN	N	N	N	MP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	MP	MP	SP	MP	SP	MP	MP	SP	SP	N	MP	N	N	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping, with the potential introduction of other uses subject to the two-stage industrial masterplan process.</p> <p>The site includes the option for housing which could come forward in line with an industrial masterplan approach.</p> <p>The site has a low PTAL rating of 1b and 2 but the inherent vehicular demands of the industrial function of the site does not cause undue issues for access to goods and services for workers using the site. However, the allocation seeks to improve active travel to and from the site by delivering new pedestrian and cycling connectivity through the site, linking to Argall Avenue and the Lea Valley by creating a new route alongside the eastern boundary of the Lea Flood Relief Channel, and to Lammas Road by opening up the railway arches to the north of the site, with greening along the cycleway, resulting in a minor positive effect for accessibility.</p> <p>The nature of the industrial functions allocated will likely have negative effects on greenhouse gas emissions and air quality. However, such development will be required to meet the most up to date sustainability standards as set out in LP1. The allocation makes significant reference to greening of the site and its curtilage, including the River Lea Drainage Channel. A neutral effect is therefore expected overall for greenhouse gas emissions and air quality.</p>																				

Some of the site is within Flood Zone 2 and therefore the allocation results in a significantly negative effect to reducing fluvial flood risk flooding. The benefits of development is weighed up in the SFRA 'exceptions test'. Mitigation of flood risk will be directed by LP1 Policy 91.

The allocation promotes a significantly positive efficient use of land. The flood risk would preclude any other use apart from industrial as being appropriate on this large site. Development would however create the chance to at least improve the pluvial flood risk. The site's size means it is an important site to deliver the 52,000sqm of additional employment floorspace needed by 2035. The site is within 200m of the Metropolitan Greenbelt. Although access to the greenbelt for industrial uses is not needed, the allocation directs development to enhance the openness of Walthamstow Marshes / Hackney Marshes Metropolitan Open Land (MOL) and contribute to improvements to the Argall Way footbridge over the railway and the relief channel to Walthamstow Marshes

Industrial intensification within a SIL location will have positive effects on appropriate employment locations and will contribute significantly to employment levels in the Borough.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

R19043	Orient Way (SIL 7)																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	N	N	MN	MN	MN	N	SN	MP	MP	MN	N	N	N	MP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	MP	MP	SP	MP	SP	MP	MP	SP	SP	N	MP	N	N	SP	SP	MP	SP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping, with the potential introduction of other uses subject to the two-stage industrial masterplan process.</p> <p>The site includes the option for housing which could come forward in line with an industrial masterplan approach.</p> <p>The site has a low PTAL rating of 2 but the inherent vehicular demands of the industrial function of the site does not cause undue issues for access to goods and services for workers using the site. However, the allocation seeks to improve active travel to and from the site by delivering new pedestrian and cycling connectivity through the site, linking to Lea Bridge Gasholders and Lea Bridge Station, resulting in a minor positive effect for accessibility.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from increased industrial vehicular movements. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. New industrial uses will be less polluting, and the allocation has identified specific interventions including greening of the site and its curtilage, including the River Lea Drainage Channel that will contribute towards positive effects for air quality.</p>																				

Some of the site is within Flood Zone 2 and partly within Flood Zone 3 and therefore the allocation results in a significantly negative effect to reducing fluvial flood risk flooding. The benefits of development is weighed up in the SFRA 'exceptions test'. Mitigation of flood risk will be directed by LP1 Policy 91.

The allocation promotes a significantly positive efficient use of land. The flood risk would preclude any other use apart from industrial as being appropriate on this large site. Development would however create the chance to at least improve the pluvial flood risk. The site's size means it is an important site to deliver the 52,000sqm of additional employment floorspace needed by 2035. The site is within 200m of the Metropolitan Greenbelt. Although access to the greenbelt for industrial uses is not needed, the allocation directs development to enhance the openness of Walthamstow Marshes / Hackney Marshes Metropolitan Open Land (MOL) and contribute to improvements to the Argall Way footbridge over the railway and the relief channel to Walthamstow Marshes

Industrial intensification within a SIL location will have positive effects on appropriate employment locations and will contribute significantly to employment levels in the Borough.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

R19046	Lea Bridge Gasholders																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	SP	SP	MN	MP	N	SN	MN	SP	MP	MN	MP	N	MN	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	SP	SP	MP	MP	MP	MP	MP	SP	SP	N	MP	N	N	MP	MP	MP	SP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, a healthcare facility, an early years facility, employment uses, commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>Development would create a significant number of homes which will have a positive effect on housing supply in the area. Design will be expected to optimise the capacity of the site to ensure the delivery of high quality, accessible, sustainable homes, including affordable housing. Significant positive effects will be realised for health and wellbeing, predominantly from the development of a healthcare facility that will support new residents on the site and significant residential development on surrounding sites. The mixed use allocation that includes provision of an early years facility, employment uses and commercial uses along with new public realm will facilitate significant positive effects for community cohesion through multi generational formal and informal meeting places.</p> <p>The site has a low PTAL rating of 2, limiting access by public transport. However, the allocation specifies development will need to implement cycle and pedestrian connectivity through the site, linking to Leyton Jubilee Park, the Marsh Lane Footbridge, the Marshes and Lea Valley Regional Park. This will have a minor positive effect on accessibility to goods and services.</p> <p>A culverted river features on the south of the site which development was identified as having a potential significant negative effect on water quality. However, the allocation recognises the need for proposals to have no adverse impacts on the culverted river. A decontamination strategy will also be required due to the past</p>																				

industrial gasworks use of the site. This will mitigate any harmful run off into the river, resulting in a neutral effect on water quality. The site is also prone to pluvial flood risk in the east of the site. However, the allocation mitigates this risk through directing SuDS and appropriate design, resulting in a minor positive effect for flooding.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

Mixed use development of the site would utilise this redundant site and deliver important strategic objectives including housing and healthcare facilities. The mix of uses will provide facilities that can support a population increase in the Lea Bridge Strategic Location. A potential minor negative effect on town centre viability and vitality was identified due to commercial uses being allocated. However, this equates to 210sqm and is encouraged to explore gym or food and beverage use. This quantum of floorspace is far below the retail impact assessment threshold and will result in a neutral effect on surrounding town centre viability. The site is identified as being suitable for a tall building, which would provide the opportunity to aid wayfinding and navigation around Leyton Jubilee Park and Lee Valley Regional Park, and for the potential to maximise long range views across Jubilee Park and Lee Valley Regional Park. This is considered to have minor positive effects on local distinctiveness.

R19047	Lea Bridge Station Sites																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	SP	MN	N	N	N	SN	SP	MP	MN	MP	N	MN	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	SP	SP	MP	MP	MP	MP	SP	MP	N	MP	N	MP	MP	MP	MP	SP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, community facilities, commercial uses, a new step-free entrance to Lea Bridge Station, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>Development will create a significant number of homes which will have a positive effect on housing supply in the area. Design will be expected to optimise the capacity of the site to ensure the delivery of high quality, accessible, sustainable homes, including affordable housing. Development will enhance and diversify the community benefits of the site through development of a new community hub through a transformational intensification approach that will include small scale commercial uses at the ground floor, helping to the A104/Orient Way/Argall Way junction. The accessibility and connectedness of the site was found to experience potential negative effects with a current PTAL rating 2 to 3. However, the creation of step free access to Lea Bridge Station, plaza and enhancements to already comprehensive cycle infrastructure, it is considered these factors will provide a significantly positive effect for accessibility of the sites for new residents and workers. Planned infrastructure improvements including the Argall Way Footway will further improve the accessibility and permeability of the surrounding area.</p>																				

A potential significantly negative effect for SA Objective 8 was found due to the site being partly within Flood Zone 2 and marginally within Flood Zone 3. The allocation has been found to mitigate this through the siting of vulnerable uses such as community facilities in the west of the site. Given the constrained nature of the parcels of land, development of residential uses will need to take the form of singular tall buildings, limiting the impact of the fluvial flood risk. Development will be constrained to the developable boundary as set out in the SFRA. It is therefore considered that development will have a neutral effect regarding flooding, taking into consideration the justification in the exception test. Although the three parcels of land within the allocation are currently green spaces and intersect with Green Corridors, mixed use development of the sites would constitute an efficient use land through providing much needed new homes, community facilities and contributions to a new step free entrance to Lea Bridge Station, resulting in the effect for the efficient use of land providing positive effects.

A potential minor negative effect on town centre viability and vitality was identified due to commercial uses being allocated outside of a town centre. However, this equates to 1,700sqm of encouraged retail, food and beverage, and workspace uses, which is below the 2500sqm Retail Impact Assessment threshold. This will contribute to the '15 minute city' strategic objective of LP1. The allocation seeks to activate the space at ground level and create more interesting and inclusive public space. This will in turn result in a safer environment having a positive effect on addressing crime in the public realm. As an entrance point to Waltham Forest from the east it is considered tall buildings are appropriate due to the prominence of the location surrounded by industrial land, warranting a landmark presence; and the potential to complement tall buildings already introduced nearby, creating a coherent skyline at a borough arrival point.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

R19054	Church Road Estate Way LSIS																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	MP	MP	MN	N	N	SN	SN	MP	MP	MN	MP	MN	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	SP	SP	MP	SP	MP	MP	SP	SP	N	MP	MP	N	SP	SP	MP	SP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of the early years facility and to provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The allocation has identified the opportunity to deliver around 400 homes, contributing significantly to housing supply. The reprovision of an early years facility with enhanced access to Leyton Jubilee Park SANG will provide formal and informal meeting places and opportunities for play and recreation, considered to have a significant positive effect on community cohesion. The site does have a low PTAL rating of 2 which was considered to have potentially minor negative effects on accessibility to goods, services and employment. However, the allocation has sought to address this through specific reference to enhanced connectivity that development will be expected to deliver and contribute to: new pedestrian and cycling connectivity along the Dagenham Brook, linking Leyton to Lea Bridge Road via the old football ground; enhancing existing pedestrian and cycling connectivity along Estate Way and the private road to the south of the site, establishing these as multi-modal streets that incorporate pedestrian amenity whilst maintaining access to the industrial uses; deliver a new car-free street which serves the residential component of the development to the north of the site; exploring the potential for, or contribute to the development of, a new and accessible pedestrian and cycle bridge across the Dagenham Brook. These interventions are expected to significantly increase the active travel connectivity of the site and therefore create a significantly positive effect for enhanced accessibility.</p>																				

Development will reduce car parking on site and significantly enhance the biodiversity of the Dagenham Brook, including rewilding measures. This will have positive effects on climate change mitigation and air quality. The allocation also makes clear that development will need to be appropriately set back from the Dagenham Brook with an enhanced green buffer, ensuring that the potential negative effects on water quality of the brook is mitigated. This is expected to then improve the quality of the Dagenham Brook, resulting in a minor positive effect.

A significant negative effect was identified for flood risk as the site is within Flood Zone 2 and 3. However, it is considered development can take place that mitigates this risk through containing development to the highlighted 'developable area' and positioning vulnerable uses such as residential uses furthest away from the Flood Zone. This then reduces the negative effect to a neutral effect.

The mixed use potential of the site along with environmental improvements to the Dagenham Brook in particular, constitutes a significantly positive effect for the efficient use of land. The allocation was found to potentially have negative effects on the locally listed Church Mead School building in the south of the site. However, analysis of the sites capabilities has resulted in the allocation specifying this heritage asset must be retained and its setting will therefore be elevated, having a minor positive effect on preserving the historic environment.

An uplift in industrial floorspace to 24,000sqm in this LSIS location will have significantly positive effects on employment levels in appropriate locations. The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

Low Hall

R19055	Low Hall Depot																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	MN	N	N	SN	SN	MP	MP	MN	MN	N	N	MP	SP	U	N	MN	MP	N
Assessment 2: The SA Conclusion	N	MP	N	MP	MP	SP	MP	MP	MP	MP	N	N	N	N	MP	SP	MP	SP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision, improvement and modernisation of the depot facility to provide modern, flexible industrial uses and enhanced public realm with biodiverse landscaping.</p> <p>The Dagenham Brook is part culverted under the northern part of the site. A risk the river is polluted during construction was identified, however the allocation is considered to have a neutral impact on water quality overall with development enhancing the setting of the Dagenham Brook to the Low Hall Flood Meadows, including consideration of a river restoration scheme and the retention and enhancement of the mature trees bordering the brook. Development will also be set back from the river to mitigate pollution. The site is in Flood Zone 2 and partly within Flood Zone 3. Any application requires detail to be provided early in the design and planning process that shows how proposals will mitigate against this fluvial flood risk in line with Policy 91 Managing Flood Risk. The inclusion of the site is justified in the Exceptions Test.</p> <p>The allocation represents a significantly positive efficient use of land by intensifying the industrial use on a site, which is to be designated as SIL, whilst providing opportunities to improve the setting of South Access Road to provide well designed active industrial ground-floor frontages on to South Access Road to create a</p>																				

strong street presence and provide an industrial 'shopfront'. This will benefit the pedestrian connections too to be used by new surrounding residents. The site is adjacent to MOL and the scale of development could have negative effects on the openness of the MOL. However it is considered that given the site is outside the MOL and development is contained in the current developed boundary the effect is found to be neutral. Intensification of employment uses will have a positive effect on employment levels in the Borough.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy. Waste facilities currently occupy the site with development potentially having a negative effect. However, the reprovision of the waste facility is required, having a neutral effect overall.

Baker's Arms

R19003	Leyton Leisure Lagoon																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	SP	SP	SP	MN	MN	N	N	MP	MP	MN	N	N	SP	SP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	SP	SP	SP	MP	MP	MP	MP	MP	MP	N	N	N	SP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision, improvement and modernisation of the leisure centre facility and to provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The site is within 800m of a health centre and provides a new leisure centre which will improve the health and wellbeing and access to the leisure centre for of a growing population. Specific reference to public realm improvements and greening of the site will also contribute to the significantly positive effects on health and wellbeing. Significantly positive effects for community cohesion are highly likely, with the addition of homes to this town centre location helping activate the space and improve the public realm and town centre uses, providing formal and informal meeting places. The location of the site is very well connected with a PTAL rating of 6a. The town centre location also facilitates sustainable travel to a range of goods and services for new residents, town centre visitors and users of the leisure centre, resulting in a significant positive effect for accessibility.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. A reduction in car parking and greening of the site,</p>																				

especially tree planting along the northern boundary will contribute to improvements to air quality on site and in the town centre, resulting in an overall minor positive effect on air pollution. Although the site is within Flood Zone 1 and has no pluvial flood risk, greening of the site and reduction in the impermeable surfaced car park will reduce future flood risk. This contributes to the significantly positive effect on the efficient use of land by, providing additional town centre uses, modernised leisure centre, and new homes that improves the environment and addresses cumulative pluvial flood risk.

Additional town centre uses will bolster town centre vitality and viability, with a major draw to the centre from a new leisure centre. Public realm improvements will also create a more inviting pedestrian environment with active frontages on High Road Leyton. This will also have positive effects on employment levels and provide these in a sustainable, well connected town centre location. Specification of the type of town centre uses providing employment opportunities have been made through promoting in particular retail, food and beverage, and cultural uses.

Crime and the perception of crime can be reasonably expected to see minor positive effects through the implementation of an active frontage onto High Road Leyton and a more active configuration of the whole site, especially to the rear which is currently occupied predominantly by car parking. This will increase natural surveillance around the site. No apparent inherent issues with waste and servicing are present. The placemaking plan does however direct servicing from Beaumont Road to achieve safe and defined servicing routes accessible from the high street.

The site is identified as suitable for a tall building, found in the Skyline Study to be capable of being a new landmark buildings around Leyton Green, enhancing the area's skyline and sense of arrival, - re provision and improvement of the existing Leyton Leisure Centre; - creation of new, key frontages along High Road Leyton, providing greater activation to the local high street will all contribute to the growth and distinctiveness of the Baker's Arms Town Centre.

R19004	Tesco Bakers Arms																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	MP	MP	MN	MN	N	MN	SP	MP	MN	N	MN	SP	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	SP	SP	MP	SP	MP	MP	SP	MP	N	N	MP	SP	SP	SP	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision, improvement and modernisation of the leisure centre facility and the supermarket retail use, and provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>A significant number of homes are allocated to deliver around 205 homes, providing a significantly positive effect for housing supply. This includes exploring options with providing high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation based on demand at time of application.</p>																				

The allocation directs new public realm to the centre of the site, connecting William Street and the High Road Leyton with Bromley Road which will serve both new residents and town centre visitors, incorporating play space and green amenity. This along with the reprovided leisure centre will have significantly positive effects on community cohesion. The site is within a highly accessible town centre location, providing good access to goods and services. Development will result in enhanced pedestrian and cycling connectivity along High Road Leyton, and the opening up routes through the site, ensuring the continuation of connections through the site, from William Street to the north.

The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality. The allocation makes specific reference to ensure the impact of air quality are mitigated on site. This should be achieved through the appropriate design of the buildings and the use of carbon sequestering greening.

Assessment of the site has identified pluvial flood risk in the northwest of the site. The allocation therefore directs mitigation through SuDS and for the siting of buildings and entrances to be designed accordingly. Development will address the significant impermeable tarmacked car park through reduced car parking, SuDS, greenspace and public realm along whilst significantly meeting housing and town centre use needs in a highly accessible location. The allocation has therefore been considered to have a significantly positive effect on the efficient use of land. The site provides an opportunity for a high quality landmark that improves the architectural quality and public realm in a key part of the Baker Arms Primary Shopping Area. This will have a significantly positive effect on the distinctiveness of the Bakers Arms Town Centre.

Given the proximity to the Bakers Arms Conservation Area and the nearby designated heritage assets, including the Grade II listed building at 807 Leyton High Road, it is possible that the historic environment could be negatively affected. The allocation makes specific reference to how the setting of these assets should be enhanced and key views retained. In particular any design must respect the adjacent 807 High Road Leyton, by giving careful consideration to how development of the existing Tesco car park may appear behind the listed building in views from the High Road. It is considered the allocation will draw out the prominence of the historic environment through preservation of the historic assets with the juxtaposition of modern town centre and residential buildings.

Town centre vitality and viability will see significant positive effects through a re-provided supermarket and leisure centre and other town centre uses to meet modern retail and leisure needs. The allocation has made specific reference to the expected implementation of new public space that incorporates play space that will provide places for town centre users to dwell. The central town centre site, with a high PTAL rating will provide additional town centre use employment opportunities in a sustainable location. Other uses that are considered particularly suitable for this site include retail, food and beverage, professional services, workspace and community/cultural uses.

Specific reference to the provision of an active frontage along Leyton High Road to increase natural surveillance has been added to the site requirements of the allocation. The reduction in car parking and animation of the public realm for a mix of ages, will reduce spaces that feel hidden and unsafe.

R19005	Stanley Road Car Park																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	SP	MN	MN	N	MP	MP	MP	MN	N	MN	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	SP	MP	SP	MP	MP	MP	MP	N	N	MP	MP	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, new and enhanced public realm and accessible, biodiverse green open space.</p> <p>Development would deliver around 50 homes, contributing to housing supply and help to alleviate housing demand in the area.</p> <p>Although the site is partly within the Bakers District Town Centre, it is not imperative to allocate for main town centre uses, due to the disconnection to the rest of the town centre and the primary shopping area, and because of the single access route into the site. The implementation of residential uses here will improve community cohesion by bolstering the residential community in the town centre, albeit to a neutral significance in terms of the SA scoring. Town centre vitality and viability will see minor positive effects from an increase in residents and thus footfall and less vehicular traffic into Baker's Arms Town Centre, creating a more pleasant shopping environment.</p>																				

Access to local goods and services for new residents will be optimised through the town centre location. Site requirements have been added to the allocation that will enhance the existing public realm on Stanley Road to encourages high quality shared space that enhances the entrance to the site whilst accommodating the servicing function to surrounding commercial uses. This will also see positive effects in relation to local distinctiveness.

The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality.

There is no identified flood risk on site however, the reduction in impermeable surfacing will aid in reducing the likelihood of future pluvial flooding. The allocation will see a significantly positive effect regarding the efficient use of land, through developing a car park site which will contribute to reduced car use. New residents in this location will also benefit from the existing surrounding services.

Although the site does not contain any heritage assets, the allocation specifies the need to preserve and enhance the setting and key views of the Bakers Arms Conservation Area and the nearby designated heritage assets, including the Grade II listed Bakers Arms Alms Houses, Grade II Listed Former Empress China 468 - 474 Hoe St and Grade II Listed 807, Leyton High Road. In order to not negatively affect the setting of the adjacent Almshouses in particular, specific reference for enhanced greening on the west boundary has been made to act as natural screening, resulting in a minor positive effect on the historic environment. Increased natural surveillance through new homes and public realm improvements will also reduce the opportunities for crime.

R19056	806 Community Place, High Road Leyton																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	MP	SP	N	N	N	SP	MP	MP	MN	N	MP	SP	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	SP	MP	MP	MP	SP	MP	MP	N	N	MP	SP	MP	MP	SP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The site will be optimised to ensure the delivery of new homes, including those accessible for a wide range of tenures, including social housing. Opportunities should also be explored to test whether the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, would be appropriate for the site, taking account of the wider scheme and surrounding uses and based on an analysis of existing provision within the Bakers Arms Strategic Location.</p> <p>Although no community facilities are to be implemented on site, the inclusion of strong public realm which will include enhanced greening and biodiversity throughout the site through the provision of green roofs, tree planting and greenspace focusing in particular on the west of the site to the rear of properties on High Road Leyton. This will enhance the community by helping to provide a stronger neighbourhood.</p> <p>The site is placed in the Bakers Arms district centre and has a PTAL score of 6a which means that the public transport links, and therefore has high levels of access to services and facilities.</p>																				

The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality.

Development will see the efficient use of land due to it being previously developed brownfield land and with town centre uses being provided within an existing town centre. Development will see the range of uses broaden and residential density significantly increased, to contribute to efficient use of the site.

Proposals should seek to preserve or enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II listed 807 Leyton High Road, and the retention and enhancement of the historic 806 High Road art-deco facade of the former cinema, repairing the High Road frontage.

The site sits within the Bakers Arms district centre, which means that there will be an increase in footfall within the district centre thanks to the new residents who will move in. This will in turn, improve the overall viability of the wider district centre and therefore a significant positive score has been given.

Development will have an impact on employment levels in the Borough. This is due to the fact that town centre uses have been allocated to this site which means that residents who live at the site will have access to a wider variety of goods and services within the town centre. Cumulatively with other residential allocations there will be increased footfall in the town centres and lead to stability in town centres. Uses that are considered particularly suitable for this site include Class E uses, that contribute to the retail function of the Primary Shopping Area.

Providing well designed active commercial ground-floor frontage on to Leyton High Road and active residential frontage onto St Helier's Road will reduce crime and will ensure that this relates positively to the surrounding context.

The site should be designed to mitigate any potential harm to the sensitive edges that bound the site to the north, west and south, which include residential uses that abut the boundary. And to ensure new residential uses do not negatively impact upon the effective operation of the existing town centre uses on High Road Leyton. The design of homes should mitigate the impact of noise and light emitted from these existing town centre uses and the reinstated town centre use at 806 High Road Leyton, in line with the Agent of Change principle.

R19057	Leyton Bus Depot																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	MP	MP	MN	MN	N	N	SP	MP	MN	N	N	SP	SP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	SP	MP	SP	SP	SP	N	N	SP	MP	N	N	N	SP	SP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the re-provision, improvement and modernisation of the bus depot and provision of new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>Development would create a significant number of homes which will have a positive effect on housing supply in the area. Design will be expected to optimise the capacity of the site to ensure the delivery of high quality, accessible, sustainable homes, including affordable housing. Measures should also be taken to explore whether the provision of high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation, would be appropriate for the site, taking account of the wider scheme and surrounding uses and based on an analysis of existing provision within the Baker's Arms Strategic Location.</p> <p>The site has a PTAL score of 6a, meaning that travel to and from the area will be accessible by public transport. Development would create opportunities to increase permeability through the site, linking High Road Leyton to Ely Road, Cheltenham Road and Canterbury Road. This will provide enhanced access connectivity to the Baker's Arms District Town Centre from the west. There is potential for an improved pedestrian relationship of the site with Leyton Green, which is encouraged to be explored. Development to re-provide the bus depot whether on site or not would be strategically beneficial to health through a modernised bus depot, that can</p>																				

support zero emissions buses and continue to enable affordable, sustainable public transport. The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will support a more environmentally sustainable bus fleet and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality. The provision of tree planting and green space focusing in particular on public realm improvements onto High Road Leyton, will have significantly positive effects on decreasing carbon emissions and improving air quality.

Development of this edge of centre site would constitute an efficient use of land by contributing significantly to housing supply and the improving of the pedestrian and cycling environment which is currently car dominated. Importantly, the allocation specifies that proposals must ensure an equivalent (c.100 buses) or greater bus depot capacity to be re-provided. If re-provision of the bus depot on another site occurs it must be well located in relation to the bus network, suitable for operation 24/7 to operate an efficient bus network, and capable of adaptation to house zero emission buses, such as electric or hydrogen in the near future. The new site would need to be operational before the existing site was redeveloped to ensure continuity of operation and TfL approval would be required, along with Stagecoach London who own the current Leyton garage.

The site will provide an element of town centre floorspace which will help to add variety to the existing town centre offer. Any town centre uses will need to be of a size and scale that is appropriate for the edge of centre location, and which complements the centre's existing offer. The development will provide some employment opportunities in a well-connected location.

The creation of a new street spanning from Leyton High Road to Ely Road is encouraged and will be expected to provide active frontages through the site. There is significant benefit in activating all sides of this large site, creating a safer environment, especially along Canterbury and Ely Road.

R19124	KFC, Lea Bridge Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	MN	MN	N	N	MP	MP	MN	N	MN	MP	MP	N	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	SP	MP	MP	MP	MP	N	N	N	MP	MP	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provide new homes, commercial uses, and enhanced public realm with biodiverse landscaping.</p> <p>Development would see the efficient use of land through providing housing and some small scale commercial uses in a highly accessible location. This would replace the current hot food takeaway drive thru which has negative health impacts. The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality.</p> <p>The Grade II listed Bakers Almshouses sit opposite the site which was found to have potential negative effects on the historic environment through development. However, it is considered as a result of design testing, that development would have a neutral effect and not be overbearing on the setting of the Almshouses.</p> <p>The site sits just to the east of the Bakers Arms District Centre in an 'edge of centre' location, however the existing use is a drive through fast food restaurant and does not contribute to the viability of the Bakers Arms District Centre. The replacement of town centre uses of a small quantum (limited to c. 250sqm which is well below the 2500sqm threshold for a Retail Impact Assessment) is considered able to support the town centre to the west, with an overall minor positive effect. This</p>																				

	will also provide minor positive effects for an employment generating use in a well connected location. Development would see minor positive effects on local distinctiveness by repairing the frontage in Lea Bridge Road.
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Whipps Cross

R19006	Territorial Army Centre																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	SP	SP	MP	MP	MN	N	N	SP	MP	SN	MP	MN	N	MP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	SP	SP	MP	MP	MP	MP	MP	SP	MP	N	MP	SP	N	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of an early years facility and the community / education and training facilities and new homes, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The site can deliver around 130 homes, contributing significantly to housing supply. Although the site lacks access to a nearby leisure centre, community facilities will be provided alongside new homes which will have a significantly positive effect on wellbeing for new and surrounding residents. The site also has multiple health centres within 400m and is in walking distance to Whipps Cross Hospital, where new residents will be able to benefit from the redevelopment of the hospital and other facilities. The site will provide enhanced community facilities, including a day nursery, with community facilities directed to the Locally Listed Forest Lodge which utilises this asset for the community and allows residential uses to occupy more appropriate locations on the site for homes. A significantly positive effect has been assumed in relation to community cohesion.</p>																				

The A104 Lea Bridge Road bounds the site to the north which was identified as having a potential negative effect on air quality. However, reduced car parking on site will lessen air pollution from idling vehicles. To help mitigate negative effects on air quality, the allocation specifies the need for the configuration and design of new homes and trees on Lea Bridge Road to mitigate adverse air pollution. Additionally, the allocation requires mature and established trees in the east of the site to be retained, providing significant screening from the A104.

Development of the largely impermeable surface currently on site will alleviate any future pluvial flood risk. The site is brownfield land, which means that development is being prioritised in areas that do not impinge on existing green space, as well as providing educational and community space, that will benefit the wider community, providing a significantly positive effect for the efficient use of land.

The location of the site means that it is within the 400m Zone of Influence of the Epping Forest Special Area of Conservation and within a buffer area of an SSSI. The significant negative effect this may have on the EFSAC will be mitigated through a project level HRA which will set out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest SAC. It is considered that development will therefore have a neutral effect on the EFSAC overall.

The allocation specifies that public realm infrastructure will be implemented on site which will help better connect the site to the nearby greenbelt to the east. The site currently sits in close proximity to Locally Listed and Grade II Listed buildings such as the Forest Lodge and the Territorial Army War Memorial. Development will preserve and enhance the significance of the Grade II Listed Territorial Army War Memorial and the locally listed Forest Lodge, including their setting and any key views. In particular, development should seek to elevate the prominence of the Territorial Army War Memorial by improving the public realm surrounding it, which will also create a more pleasant access to the greenbelt to the east. This will result in a significantly positive effect on the historic environment.

The site is currently fenced off around the perimeter. Development will create residential frontage onto Eatington Road and Lea Bridge Road, providing natural surveillance and therefore a safer environment. Design will take into account the existing area and will be designed to mitigate any potential harm to the sensitive edges that bound the site to the south, which include residential uses that abut the boundary, enhancing local distinctiveness.

R19058	Whipps Cross Hospital																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	SP	SP	N	MP	MN	N	MP	SP	MP	SN	MP	N	MN	MP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	SP	SP	SP	SP	SP	MP	SP	SP	SP	N	MP	MP	N	SP	SP	MP	MP	SP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision, improvement and modernisation of the hospital and social care facilities and to provide new homes, community facilities, cultural uses and appropriate commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The site will deliver a significant quantity of housing at 1500 homes, contributing significantly to housing supply including a significant amount affordable housing. Development will see significantly positive effects on health and wellbeing at a strategic and local level, notably through the redevelopment of Whipps Cross Hospital into a modernised medical facility that will increase the quality of patient care and staff's working environment. Beneficial effects to health and wellbeing and community cohesion will also be realised through the development of exemplar quality new homes supported by community, cultural and commercial uses such as convenience and comparison retail as well as cafes/restaurants. Mixed use development will create a new neighbourhood that supports new residents as well as providing green space and commercial uses for the wider community's benefit. Social mixing will be encouraged through formal community centre use and informally through high quality public realm and green space, notably a new public park in the site.</p> <p>The site currently has a PTAL rating of 2 and 3. The allocation as per permission 211245 will significantly improve the permeability of the site through a new street network which supports active travel. This will include strategic cycle and pedestrian connectivity through the site, including linking James Lane in the west with east</p>																				

of the site via a central avenue and street to the north. An east west street in the south of the site must intersect with the central avenue in the centre of the site. Development will be required to enhance bus services through the provision for bus standing on the site.

The modernisation of the hospital and new homes will be built and operate to up to date energy efficiency standards, contributing to less greenhouse gas emissions. The implementation of a range of green infrastructure will support improved air quality. Car free residential development and the retention and enhancement of trees and green space in the north and south of the site, along with significantly more greening within the centre of the site and along new streets and residential amenity space will also contribute to improved air quality.

The site currently has some pluvial flood risk across the site, particularly to the west. Green infrastructure partly acting as SuDS will alleviate this risk. Specifically, the configuration of development will protect an area along the south/west boundary along Peterborough Road to accommodate flood storage/mitigation.

The allocation reiterates the requirement for the Locally Listed Whipps Cross Hospital chapel and the central administrative block with pitched roof towers, as well as the ends of the ward blocks with ogee roofs to be retained, enhanced and elevated as part of wider development. The Chapel building will punctuate the new park in the site, highlighting the historic architecture and evolution of this important hospital site. The allocation also ensures the setting and key views of surrounding historical assets are enhanced.

Although the overall quantum of town centre uses is significant, development will not negatively affect the viability and vitality of neighbouring town centres. The new residential population supports the need for commercial uses. The size of these units as per the permission are well below the 2,500sqm threshold for retail impact assessments. The site has provided significant health sector employment since 1903. Accessibility to and through the site will enhance the site as an employment location. In addition to an upgraded hospital, employment opportunities will also be increased through community and town centre uses.

Positive effects will also be felt in relation to crime through activating the whole site with active commercial and residential frontages and significantly enhance the local distinctiveness through exemplar architectural quality that will act as wayfinding within the site and the surrounding area.

Leytonstone Town Centre

R19007	Church Lane Car Park																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	MP	SP	N	MN	N	N	SP	MP	MN	N	N	SP	SP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	MP	SP	SP	MP	SP	MP	MP	SP	SP	N	N	N	SP	SP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of a modernised and improved Multi Use Games Area (MUGA), play area and public cycle parking, and provide new homes, town centre uses, new public realm and accessible, biodiverse green open spaces.</p> <p>Development will see the site optimised to deliver approximately 100 high-quality, accessible, sustainable homes, including affordable housing. Development would see a positive contribution to health and wellbeing from what the site offers currently. A change of use away from the car park will encourage more use of active travel and reduce vehicular emissions around the site. The reprovision of the existing multi-use games area (MUGA), play space and cycle parking on site, will ensure that it is of an equivalent (or greater) quantity and an improved quality, incorporating modern facilities that promote exercise, especially for children.</p> <p>Town centre uses will be supported on site which may include community uses. Enhancement of the existing public realm at the north of the site, outside Leytonstone Underground Station, to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all will create a play-oriented town centre site, that will facilitate community cohesion.</p>																				

A 6a PTAL rating provides excellent public transport connections from the site. The site also sits within the Leytonstone Town Centre, providing access to goods and services for the new residents and workers. Development will relocate the existing cycle path from the west of the site to Vernon Road, delivering new pedestrian and cycling provision in a more visible location, and enhancing connectivity between Leytonstone Town Centre, Leyton and the residential neighbourhoods to the north of the A12. To enable this, the access ramp to the pedestrian and cycling bridge would be reconfigured, and the development of the site should contribute to the improvement of this infrastructure.

Greenhouse gas emissions will be reduced, and air quality improved by the significant reduction in car parking. The planting of more trees could see a further positive impact in carbon sequestering vegetation, especially given the proximity to the A12 to the west, which highlighted the potential negative effect to air quality. This will be bolstered through maintaining the significant and/or mature existing trees to the west of the site adjacent to the railway, and seeking to retain those to the north of the site by incorporating them into the layout and landscape design, and suitably protect them during construction and operation, including in terms of root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.

Construction will likely cause some negative impacts on localised air pollution however, reduced vehicular movement through the removal of the car park will improve air quality in the medium to long term. The site is within Flood Zone 1 but does currently have a moderately sized impermeable area. The site may be too constrained to introduce any significant SuDS but more green space would at least contribute towards a more permeable surface.

The allocation constitutes a very efficient use of land, being brownfield land and providing a wide mix of uses that complement Leytonstone Town Centre. The utilisation of car parks for a mix of beneficial uses also aligns with LP1 policy objectives of reduced car use.

Mixed use development of the site will contribute significantly to the vitality and viability of Leytonstone Town Centre by bringing the current mono use car park into more beneficial uses compatible with a modern town centre. Town centre uses will provide c. 1300sqm of additional commercial floorspace, contributing to the commercial offer of the town centre. Whilst reprovision of the MUGA and playspace will be accessible by new residents as well as providing child friendly facilities, encouraging increased dwell times for town centre visitors.

The site will provide well designed active commercial ground-floor frontage on to the new public realm at the north of the site, and active residential ground-floor frontage on to Vernon Road, ensuring that this relates positively to the surrounding context. This will increase activation of the site, reducing the facilitation of crime. A mixed use development would frame the Leytonstone Town Centre to the southwest.

R19008	Tesco, Leytonstone and adjacent sites																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	SP	MP	N	N	N	MN	SP	MP	SN	MP	MN	SP	SP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	MP	SP	SP	MP	SP	MP	MP	SP	SP	N	MP	SP	SP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of a suitably sized supermarket and new homes, an early years facility, community/educational uses, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The allocation identifies the ability to develop around 1,100 homes, making a significant contribution to housing supply. The creation of a new community here will be supported through an early years facility, and community and/or educational facilities, workspace, cultural uses, retail uses, and food and beverage uses. This along with enhanced public realm will have significant benefits for health, wellbeing and community cohesion of new and surrounding residents.</p> <p>Greening of the site will have positive effects on reducing greenhouse gasses as well as improving air quality. The allocation specifically directs green amenity and enhanced biodiversity, extending the green corridor into the town centre. Greening through SuDS and creating more permeable surfaces throughout the site will reduce flood risk, particularly pluvial flood risk in the north of the site.</p> <p>Development here would constitute a significantly positive effect for the efficient use of land through meeting housing and town centre needs, improving the environment and significantly enhancing the northeast of Leytonstone Town Centre. This will have significant positive effects on town centre viability and will</p>																				

provide a range of employment opportunities in a well connected location. A possible negative effect was identified for the heritage assets on site. However, it is considered that development could elevate the significance of these assets, establishing a heritage quarter through directed public realm around Leytonstone Welsh Moreia Church, creating a significant positive effect on the historic environment.

Although the site is within 400m of the EFSAC, the nearby SANGS along with a project level HRA are considered to be sufficient mitigation to the protection of the SAC.

The allocation has a significantly positive effects on local distinctiveness through the opportunity to locate tall buildings here, unlocking an opportunity for significant public realm improvements. The site would benefit from tall buildings due to: the proximity to public transport (Leytonstone Underground Central line station); the location within the Leytonstone District Centre; the opportunity to provide landmark buildings, or potentially a landmark cluster, to mark Leytonstone High Road's junctions with Gainsborough Road, Kirkdale Road, and the A12 - strengthening the District Centre's status as a key gateway into the borough; and the potential to create a new, cohesive skyline for Leytonstone District Centre that integrates current outliers such as Nexus House.

R19009	Matalan, Leytonstone																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	SP	N	N	N	MN	SP	MP	MN	MP	MN	SP	SP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	SP	MP	SP	MP	MP	SP	SP	N	MP	MP	SP	SP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	The allocation is for the reprovision of enhanced retail uses and new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.																				

The allocation identifies the ability to develop around 190 homes, making a significant contribution to housing supply. A mix of uses with workspace, cultural uses and food and beverage encouraged will provide an activated site, along with public realm improvements providing formal and informal spaces to socialise, having a positive effect on community cohesion.

Enhanced connections through the site will improve the accessibility of the site and Leytonstone Town Centre.

Pluvial flood risk in the centre of the site will be addressed through redevelopment of the existing impermeable surface, including SuDS. This will result in a positive effect on reducing flood risk and contributes to the significant positive effect on the efficient use of land.

A potential negative effect on the historic environment was identified with multiple heritage assets to the south and west of the site. However, it is considered development will help enhance the setting of the historic assets, especially the northern elevation of the Grade II listed Church of St John the Baptist.

Reduced car use on site will elevate these assets for pedestrians and contribute to reduced greenhouse gases and improved air quality. Further enhanced by greening of the site will result in positive effects for objectives SA5 and SA6. The town centre location is an appropriate location for reprovision of an enhanced retail offer and other town centre uses, providing employment opportunities. Active frontages onto High Road Leytonstone will significantly improve outlook within the public realm, increasing safety. Tall buildings are considered to have a positive effect on local distinctiveness, especially through public realm improvements in the town centre.

R19059	Joseph Ray Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	N	N	SP	MN	MN	N	N	MP	MP	MN	N	N	MP	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	SP	MP	SP	MP	MP	SP	SP	N	N	N	MP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes and other commercial uses, a new step-free entrance to Leytonstone High Road Overground Station, new and enhanced public realm, and accessible, biodiverse green open spaces.</p> <p>The site has the ability to deliver around 320 homes if this is informed through an approved industrial masterplan where proposals seek to introduce uses other than industrial (and related) uses. This identified an uncertain effect on increasing housing supply but if housing was to come forward as part of a masterplan, would have a positive effect. The site enjoys a high PTAL rating of 5 with access and connectivity further improved through opening up of the railway arches to the west of the site, providing new pedestrian and cycling connections through the site to Norman Road, as well as contributing to new entrance incorporating step-free access to Leytonstone High Road Overground Station.</p> <p>This will have a significant positive effect on accessibility for new residents and workers. Development provides an opportunity to significantly increase greening across the site having positive effects for air quality as well as greenhouse gas emissions that will also be benefited from reduced car parking. The existing industrial</p>																				

	<p>function of the site is established in a well-connected area. Redevelopment will be expected to see an uplift in industrial capacity, along with activating the railway arches to provide space for small businesses through the introduction of light industrial and/or micro-hub storage and distribution uses, or for small scale provision of non-industrial uses, such as offices or food and beverage uses, subject to the masterplan. This will result in significant positive effects for employment in appropriate locations and employment levels.</p>
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Blackhorse Lane

R19015	Sutherland Road Industrial Area																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	MP	MP	MN	N	N	N	MN	MP	MP	MN	N	MN	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	N	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	MP	N	SP	SP	MP	SP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.</p> <p>The allocation promotes intensification of a LSIS site to contribute at least 5,440sqm of industrial floorspace, having significantly positive effects on increasing employment levels in an appropriate LSIS location. The allocation specifies that development will need to support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ), ensuring creative industries can thrive in an improved environment, with cultural uses also animating the site. Development will also create an active frontage onto Blackhorse Lane, Sutherland Road and Sutherland Road Path creating a safer street environment. Connectivity to the site via public transport is low, however the PTAL increases significantly within 350m. Development will provide an opportunity to create new pedestrian and cycling connectivity through the site, linking Blackhorse Lane and Sutherland Road. The effect on accessibility is therefore found to be positive.</p> <p>There is pluvial flood risk to the south of the site, however development will create the opportunity to address this through SuDS, creating a minor positive effect for reducing flood risk. The historic environment will be enhanced through development protecting and enhancing the significance of Dowsett House and the 'sawtooth</p>																				

	<p>roof'. The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.</p>
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R19066	152 – 154 Blackhorse Lane																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	MP	MP	N	MP	MP	MP	MN	N	N	N	SP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	SP	MP	MP	MP	MP	N	MP	N	N	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of workspace and to provide new homes, an enhanced public realm with biodiverse landscaping.</p> <p>The site is in an area with a PTAL score of 3,4 and 5 which ranges from average to above average in the borough. The existing connections to the overground could be improved with the allocation specifying the need for enhanced active travel infrastructure along Blackhorse Lane, including an improved relationship with bus stop BB to better accommodate both pedestrian and cycling movements.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Creating a more permeable surface would reduce the risk of pluvial flooding in the future, with enhanced greening contributing to this as well as amenity space for residents.</p>																				

	<p>Residential density will increase from intensification of the currently underutilised site. The brownfield site will re-provide the workspace use in close proximity to Blackhorse Road Station and the Blackhorse Lane Industrial Area. The proposals support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high-quality workspace, including affordable workspace, on site to accommodate workers in the creative and cultural industries, and by exploring the opportunity to incorporate cultural uses or facilities as part of the wider development. This will provide a variety of new employment opportunities. Development would comprise of a well-designed active ground-floor commercial frontage on to Blackhorse Road, ensuring that this relates positively to the surrounding context.</p> <p>The green buffer between the railway and the site must retain access to rail infrastructure and should be enhanced to improve the biodiversity along this green tract, having a positive effect on biodiversity. The site is identified as suitable for a tall building that provides a focal point for the Blackhorse Lane CEZ entrance from the south which contributes positively to the surrounding and townscape context is key to this. The potential to create a wayfinding landmark at Blackhorse Road station to create focal points around and aid navigation including navigation to Dagenham Brook, the reservoir and new waterside route, and around key yards and spaces, helping to mark these as important places within the wider area.</p>
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R19067	1 Blackhorse Lane
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and a new music and cultural venue with enhanced public realm and biodiverse landscaping.</p> <p>The scheme is considered 'implemented' and as per permission 240359 has been found sound as part of the planning application process. A sustainability appraisal for this site is therefore not considered necessary.</p>

R19068	Blackhorse Yard																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	N	N	N	N	N	SP	MP	MN	N	N	MN	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	MP	MP	SP	MP	MP	SP	SP	N	N	N	N	SP	SP	MP	SP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, modern flexible industrial uses, commercial uses, new public realm and accessible, biodiverse green open spaces.</p> <p>The site has potential to deliver around 500 homes, contributing significantly to housing supply. Greening throughout the site including a central green spine through the site that incorporates nature focused play will have positive effects for health and wellbeing and community cohesion. Development will increase permeability of the site linking Blackhorse Lane and Sutherland Road. Along with the provision of commercial uses, including retail uses, there will be positive effects on increasing access to goods and services. The allocation presents a significantly positive efficient use of land by contributing significantly to housing supply and high quality workspaces, including industrial uses, that complement the Blackhorse Lane Creative Enterprise Zone (CEZ). Public realm improvements will link the site to other sites within the CEZ, making the area more attractive for creative businesses. This will have a positive effect on directing employment uses to appropriate locations and boosting employment levels in the Borough.</p> <p>Development would provide the opportunity to deculvert the Dagenham Brook aligning with potential deculverting of the brook in the adjacent Blackhorse Lane Industrial Area site. This would increase the biodiversity of the brook and provide opportunities for enhancement of quality which people would also be able to</p>																				

engage with and enjoy. The development of town centre uses was found to have a potential negative effect on neighbouring town centre viability and vitality. However, the quantum of such uses would not require a retail impact assessment and would service the agglomeration of creative/light industrial businesses and significant numbers of new residents in the area, resulting in a neutral effect on town centre viability. A more engaging frontage and increased permeability will provide a safer environment for pedestrians.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy. The site is identified as appropriate for tall buildings. This would help consolidate the cluster of tall buildings in the CEZ and allow for multiple uses to occupy the site.

R19080	Blackhorse Lane Industrial Area																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	MP	MP	MP	MP	MP	N	SN	MP	MN	SN	MP	N	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	SP	SP	SP	SP	SP	MP	SP	SP	N	MP	N	N	SP	SP	MP	SP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes, community uses and other commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The allocations relates to the Blackhorse Lane Masterplan which sets out provision to deliver between approximately 2,300 and 3,500 new homes in this site, contributing significantly to housing supply. A range of commercial uses including food and beverage, night time economy uses, community facilities, office workspace, and retail together with new biodiverse public realm that connects along the Thames Water Spine Tunnel exclusion zone will provide formal and informal meeting places, contributing significant positive effects for community cohesion. These additional uses along with new pedestrian and cycling connectivity including from Worcester Road, connecting Higham Hill Park with the Wetlands' Lockwood Way entrance, and from Goldsmith Road, connecting Trencherfield Allotments with Uplands House and beyond, and into the Blackhorse Yard site will have a positive effect on increasing accessibility to goods and services for new residents and workers as well as surrounding communities. Significant greening and a reduction of a car dominant environment has the ability to greatly reduce greenhouse gas</p>																				

emissions and improve air quality. The significant area of the site at around 16 hectares means these interventions have the ability to significantly improve localised air quality.

The allocation promotes the deculverting of the Dagenham Brook, increasing the biodiversity of the brook and provide opportunities for enhancement of quality which people would also be able to engage with and enjoy, resulting in a significantly positive effect for water quality and the biodiversity this could bring. The site has fluvial flood risk with pockets of land within Flood Zone 2 in the west of the site and the western boundary borders Flood Zone 3. Any application requires detail to be provided early in the design and planning process that shows how proposals will mitigate against this fluvial flood risk in line with Policy 91 Managing Flood Risk. The inclusion of the site is justified in the exceptions test.

The site is within 200m of a SSSI and RAMSAR site 'Walthamstow Reservoirs / Walthamstow Marshes'. The scale of the development potential was identified as having a potential negative effect on biodiversity. Development in line with the masterplan will however enhance the ecology of the Dagenham Brook and the green buffer between the site and the Reservoirs to the west, mitigating light pollution. The enhanced greening throughout the site and deculverting of the Dagenham Brook is considered to have positive effects on enhancing biodiversity overall.

With a potential for 94,000sqm of industrial floorspace capacity as indicated in the Blackhorse Lane Masterplan, the effect on employment opportunities in an established SIL/LSIS site will be significantly beneficial to the SIL, LSIS and CEZ functions of Blackhorse Lane. The increase in active frontages, new and enhanced pedestrian routes and uses active at different times of the day will have a positive effect on improving safety. The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

This site has a consented development proposal, through which a building of 18 storeys has been tested and approved (detailed application), and the principle for tall buildings of up to 145m on other sites have been tested and approved (outline application). The Blackhorse Lane Industrial Masterplan establishes the principle of the location as one where buildings of 18 storeys or more may be acceptable, subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

Forest Road Corridor

R19016	The Town Hall Campus
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, a new civic building and cultural hub with enhanced public realm with biodiverse landscaping.</p> <p>The scheme is considered 'implemented' and as per permission 210776 has been found sound as part of the planning application process. A sustainability appraisal for this site is therefore not considered necessary.</p>

R19069	Wood Street Family and Homes Hub
Mitigation measures and conclusions	<p>The allocation is for the provision of a new family and homes hub, new homes and new retail space with an enhanced public realm and biodiverse landscaping.</p> <p>The scheme is considered 'implemented' and as per permission 210250 has been found sound as part of the planning application process. A sustainability appraisal for this site is therefore not considered necessary.</p>

R19084	Former Texaco Filling Station, Forest Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	MP	N	N	N	N	N	MP	MP	MP	MN	N	N	MN	N	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	N	MP	MP	MP	N	N	N	N	N	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, commercial uses, enhanced public realm with biodiverse landscaping.</p> <p>The site is able to optimise capacity to deliver approximately 39 high-quality, accessible, sustainable homes. The repairing of the frontage along Forest Road will contribute to a more pleasant environment for the community as well as providing some small scale commercial use at ground floor, activating the street here and providing Class E services for new and surrounding residents. Development would be an efficient use of land, bringing back a vacant petrol station site back into use to meet housing need in the Borough.</p> <p>The allocation seeks to mitigate the local impact of vehicular traffic on air quality on Forest Road. This is to be achieved through the appropriate design and siting of the buildings and the use of carbon sequestering greening.</p> <p>The site will provide an additional 230 sqm of commercial uses on site of a size and scale that is appropriate for the edge of centre location and which complements the centre's existing offer. The commercial unit will be well below the 2,500sqm threshold for an impact assessment and will meet local needs of students, workers and residents in the immediate vicinity. Uses that are considered particularly suitable for this site include small scale retail uses, an office or studio space. The</p>																				

	<p>quantum of uses should be informed through the detailed design process and an assessment of need at the application stage, including through reference to vacancy rates within the designated centre, and their provision must not undermine the viability and vitality of the centre. This will contribute to improving the variety of employment opportunities for residents in the area.</p>
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R19106	Thorpe Combe Hospital Site																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	MP	MP	N	N	N	MP	SP	MP	MN	N	MN	MP	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	SP	SP	MP	MP	MP	MP	MP	SP	MP	N	N	SP	MP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the Provision of new homes, workspace, community and/or cultural uses, new public realm and accessible, biodiverse green open spaces. The development is one minute walk of a health centre and within 800m of a leisure centre and a variety of different types of green spaces like Chestnuts field and Fellowship Square are in close proximity to the site, facilitating better mental and physical health. The allocation will enhance access to the cluster of trees in the southwest of the site, providing biophilic benefits to new residents. The allocation makes specific reference to providing public realm that complements the community/cultural use on site, providing an appealing setting for the community to use. These formal and informal spaces will significantly benefit community cohesion.</p> <p>The allocation will see the removal of significant land currently in car park use, contributing to a reduction in greenhouse emissions from vehicular movements. The site requirements have also acknowledged the significant vehicular traffic on Forest Road and has directed the implementation of carbon sequestering trees to mitigate greenhouse gas emissions and improve air quality.</p>																				

	<p>The allocation realises the significant benefits of the efficient use of land, through repurposing the site to meet housing need, employment, community and/or cultural uses. Development of the site will contribute to the repairing of the Forest Road Corridor and alleviate any future flood pluvial flood risk by removal of the impermeable car park.</p> <p>The Grade II listed Thorpe Coombe Hospital building will be brought back into use for workspace/community/cultural use. The setting of the listed building has been specifically referenced to be enhanced and for its setting to be enhanced. Design testing of the site has sought to elevate the prominence of the Grade II listed building and its setting. The site is not identified as a tall building site and development would see significant positive effects to the quality and local distinctiveness of the Forest Road Corridor. Development of the site will create activity on this relatively inactive stretch of Forest Road and public realm and greening of the site will make it a place for people to dwell.</p>
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R19109	Garages at St Davids Court																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MP	MP	N	N	N	MP	MP	MN	N	N	SP	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	N	N	SP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open space. Development will significantly enhance the public realm around the site and its relationship with Forest Road and Wood Street, providing a public realm that encourages people to dwell and socialise. The reduction in car parking through development of the current garages will contribute to reduced car reliance in the Borough. The site has a PTAL rating of 4 which provides good access to range of services and shops for new residents and workers. The delivery of strategic cycle and pedestrian connections through the site, linking Albion Road with Forest Road will help connect surrounding areas more easily to Forest Road and the northern boundary of the Wood Street District Town Centre.</p> <p>Development will have a significantly positive impact on the efficient use of land as the site is brownfield land and will see residential densification of the site in predominantly residential area that has excellent connectivity to surrounding goods and services. The viability and vitality of Wood Street District Town Centre will be positively affected, through additional town centre uses, particularly food and beverage or lower order retail uses. The allocation specifies development will contribute towards enhancement of the existing public realm at the Clocktower Square to the east of the site to deliver a pedestrian-focused environment with biodiverse green amenity. This will help enhance the setting of the town centre northern gateway and improve the townscape at the Wood Street/Forest Road junction.</p>																				

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R19110	Hurst Road Medical Centre																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	N	N	N	MN	MP	MP	MN	N	MN	N	N	N	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	MP	MP	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The delivery of new homes as per permission 214025 will increase permeability through the site, enhancing connections to Forest Road, the Town Hall and Bell Corner retail parade. This will increase accessibility to goods and services for new residents and existing residents on the adjacent The Drive estate. Development of the site on a surplus to requirement health centre and car park will have multiple positive effects. This includes reducing car dominant spaces which in turn reduces greenhouse gases and improves air quality, further bolstered by greening of the site and retention of trees with TPOs and mature trees. The current impermeable surface which has pluvial flood risk in the east of the site will be addressed through the implementation of green space and SuDS with this area also being used for vehicular access therefore limiting the amount of vulnerable uses here. Redevelopment of this site therefore presents an efficient use of land.</p> <p>The Grade II listed Brookcroft building to the east of the site will not be adversely impacted by development. Development will not include tall buildings and the setting of the Brookcroft building will be enhanced from the sites current state. Ample new green space on site will serve the immediate community and access to the adjacent SANG at the Town Hall is an easily accessible asset to new residents especially children and families. Importantly, development will increase natural</p>																				

	<p>surveillance, through active frontages onto the public alleyway to the east of the site connecting to Forest Road. This alleyway has historically had issues of anti-social behaviour facilitated by poor surveillance and footfall. Development will address this issue as well as reinstating safe connections to Forest Road, promoting active travel. Redevelopment will densify this area to meet housing demand through exemplar design quality, creating a pleasant environment for new residents and to the benefit of the densely populated The Drive estate.</p>
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R19112	Cedarwood House																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	N	N	MP	MP	MN	N	MN	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	N	MP	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, and enhanced public realm with biodiverse landscaping.</p> <p>The site experiences transport connectivity issues with a PTAL score of 2, however, enhanced cycling and pedestrian infrastructure and public realm on Fulbourne Road will enhance the connectivity to and from the site, albeit to a de minimise effect overall. Cedarwood House is locally listed, as such development will be expected to preserve and enhance the significance of this heritage asset and explore retention through conversion and/or upward extension. Intensification of the existing building would constitute an efficient use of land through retention of the current building, minimising waste and retaining embodied carbon. Development will create the opportunity to enhance greening on site through the provision of tree planting, green space, and green roofs focusing in particular on enhancing greening onto Fulbourne Road and providing residential amenity space to the rear of the site. This will see positive effects for biodiversity and provide good quality amenity space for residents.</p>																				

R19070	Willow House, Sterling House and Patchworks																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	SP	N	MP	N	N	N	SP	MP	MN	N	N	MN	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	SP	MP	MP	MP	MP	MP	SP	SP	N	N	N	N	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, community and commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces. Part of the site to the east called Patchworks (formerly Homebase) is considered 'implemented' and as per permission 202512 has been found sound as part of the planning application process. The consented scheme will deliver 583 homes with a capacity for 178 homes on the Willow House/Sterling House portion of the site, contributing significantly to housing supply. The quantum of homes requires amenities to be developed, with commercial and community uses contributing towards community cohesion and accessibility to goods and services. Development of the site will result in the efficient use of land by using previously developed land, reducing the significant car parking, contributing to housing supply and providing a mix of non residential uses in an improved setting.</p> <p>A potential negative effect was identified for town centre viability, due to commercial uses being allocated in an edge if centre site. However, the allocation specifies that any town centre floorspace should be of a size and scale that is appropriate for the edge of centre location and which complements Wood Street District Centre's existing offer. The significant number of new residents also warrants this provision. The site will benefit from commercial active frontages on Forest Road and residential active frontages onto Fulbourne Road and within the site. This will increase natural surveillance throughout the site, contributing to safety and a sense of place. Tall buildings have been identified as appropriate for this site which would provide benefits, including: creating a wayfinding landmark at the Wood</p>																				

	Street key junction; strengthen the area's sense of arrival; continue Wood Street's high street frontage to Forest Road; creating greater street-level articulation and activation; improving public spaces and provide a new public realm.
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Wood Street

R19017	Wood Street, Travis Perkins																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	MP	N	MP	MP	MP	N	N	MP	MP	MN	N	N	SP	MP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	SP	MP	SP	MP	MP	MP	SP	N	N	N	SP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, workspace, other town centre uses, a new step-free entrance to Wood Street Overground Station, new public realm and accessible, biodiverse green open spaces.</p> <p>The site will deliver new strategic cycle and pedestrian connectivity through the, linking Stocksfield Road, Wood Street and Upper Walthamstow Road and wider connectivity to Wood Street District Town Centre which will incentive residents to cycle through the area. Crucially, development will facilitate improvements to Wood Street Station through financial contributions, which include step free access to the north and south side of Wood Street Station which will be more inclusive for a variety of residents including those with disabilities. This has a positive effect on improving accessibility to this part of the borough.</p> <p>Although there are no direct community facilities being included on site, town centre uses may include specific community uses. A diversification of town centre uses along with the enhancement of the existing public realm on Wood Street and around Wood Street Station, to deliver high quality amenity and biodiversity will have positive effects on community cohesion. The implementation of public art will be encouraged to elevate the presence of this southern gateway to Wood Street Town Centre within the Wood Street Strategic Location and make this busy area more harmonious in the process.</p>																				

Car parking will be reduced from the current industrial provision benefiting local air quality. The proposed buildings, landscaping, and infrastructure are designed to maximise on site green space and promote access, and to make financial contributions to existing or potential Suitable Alternative Natural Greenspaces (SANGS) which will improve greenhouse emissions in the area.

Development will see the efficient use of land due to it being previously developed brownfield land and located on and adjacent to a transport hub in Wood Street station. Development will see the range of uses broaden and residential density significantly increased, to contribute to housing supply. The town centre and station location provide ease of access to existing goods and services as well as workers of the employment uses. Although the site has a PTAL rating of 3, it is located in a town centre with access to multiple goods and services as well as being situated adjacent to Wood Street station. There will be a positive impact on employment opportunities as direct employment opportunities and town centre uses will be implemented to the parcel of land in Wood Street District Town Centre north of the railway line and there may be the possibility of the opening up of the railway arches for commercial use.

The site will provide well designed active commercial ground-floor frontage onto Wood Street and Upper Walthamstow Road, that relates positively to the surrounding context, providing a more active environment, especially in its relationship to Stocksfield Road. Due to the small amount of homes being provided for on site, it is unlikely that there will be a large impact on waste management due to the lack of servicing infrastructure required at this site.

The site is identified as suitable for tall building so on Wood Street Station and Travis Perkins site(s) due to the potential to enhance wayfinding around Wood Street Station and the opportunity to create a unified Wood Street skyline. Development will be required to not negatively impact upon the effective operation of the re-provided employment uses. The design of homes should mitigate the impact of noise and light emitted from the re-provided employment use in line with the Agent of Change principle.

R19019	Brandon Road Car Park																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	N	N	N	MP	MP	MP	MN	N	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	SP	MP	MP	MP	SP	N	N	N	MP	N	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, new and enhanced public realm with biodiverse landscaping.</p> <p>The PTAL rating of 3-4 provides good access to goods and services for new residents. Development will deliver new strategic cycle and pedestrian connectivity around the site on Brandon Road and Stocksfield Road, linking to Wood Street to the west and the Travis Perkins site to the south east. The delivery of enhanced greening and biodiversity throughout the site, including through the provision of green roofs and tree planting focusing in particular on Brandon Road will have a minor positive effect on air quality. The greatest benefit to air quality will be development of a current car park reducing car parking and vehicular movements within the Wood Street Town Centre.</p> <p>The site is within the ZOI of the EFSAC, albeit in a location where the principle of development will not have a direct impact on the EFSAC. Ensure the proposed buildings, landscaping, and infrastructure are designed to maximise on site green space and promote access, and to make financial contributions to existing or potential Suitable Alternative Natural Greenspaces (SANGS).</p>																				

	Development of the site will see significant positive effects on the efficient use of land, contributing to sustainable travel and reducing pluvial flood risk by developing car parks.
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R19038	Barrett Road Industrial Area																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	N	MN	MN	N	N	MP	MP	MN	N	N	N	MP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	N	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	N	MP	MP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.</p> <p>Although the site has a poor PTAL score, its close proximity to Wood Street station provides ease of access to the overground for workers for will be travelling in to work on the site. existing pedestrian and cycling connectivity along Wood Street and Barrett Road will be enhanced to promote the</p> <p>There will be an improvement in the levels of employment due to the large amount of industrial space which will be provided by development. These uses will boost employment opportunities for a range of skills. LSIS compliant industrial floorspace capacity and should seek to provide an uplift. The reference capacity for reprovision only is 900 sqm. Where proposals seek to introduce uses other than industrial and related uses, they are required to be accompanied by a Masterplan, which should consider the entire LSIS.</p> <p>The site will provide well designed active industrial ground-floor frontage on to Wood Street and Barrett Road, that relates positively to the surrounding context and increases natural surveillance.</p>																				

	<p>The site will be designed to mitigate any potential harm to the sensitive edges that bound the site to the north, which include the railway line. The green buffer between the railway and the site must be retained and provide safe and defined servicing and delivery access to the east of the site from Wood Street.</p>
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R19072	Crown Lea																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	MP	MP	MP	N	MN	SP	MP	SN	N	N	N	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	MP	SP	SP	MP	MP	SP	SP	N	MP	N	MP	MP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation provides new homes, workspace, other town centre uses, a new step-free entrance to Wood Street Overground Station, new public realm and accessible, biodiverse green open spaces.</p> <p>The allocation is set to deliver around 105 homes, contributing significantly to housing supply. Development will result in the reduction of car parking, which in turn reduces greenhouse gases and improves air quality, further bolstered by greening of the site and retention of trees with TPOs and mature trees, especially in the southeast of the site. This is expected to result in a significant positive effect in relation to objectives SA5 and SA6. The site has pluvial flood risk to the west of the site. The allocation acknowledges this risk and directs SuDS to address this pluvial flood risk as well as greening across the site which will create a more permeable surface, resulting in a significant positive effect for flood risk.</p> <p>The allocation will require development to improve the accessibility and permeability of the site, particularly pedestrian and cycling connectivity along Buck Walk. This will improve access to the Greenbelt to the west, resulting in a minor positive effect for access to green space. The re-provision of employment uses will support stable employment levels in the Borough. The allocation makes specific reference to office and light industrial uses to guide proposals on site and the separation of employment and residential uses has been through design testing, resulting in significant positive effects for maintaining employment levels.</p>																				

	<p>Development will create natural surveillance throughout the site and enhance the Buck Walk alleyway to the west of the site, improving the safety of this route. This is expected to produce minor positive effects in relation to the crime objective.</p>
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R19090	82-92 Vallentin Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	N	MN	N	MN	MP	MP	MN	MP	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	SP	N	MP	N	MP	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and enhanced public realm with biodiverse landscaping.</p> <p>The allocation is set to deliver a small number of homes, contributing to housing supply. The proportion of affordable housing has been optimised to deliver approximately 17 high quality affordable homes contributing to a positive effect on housing.</p> <p>The site has a PTAL score of 3, which means that it would be adequate at facilitating strong public transport links to ensure residents can move freely without the use of cars, the site is in walking distance to Wood street station. Existing pedestrian and cycling connectivity along Vallentin Road will be enhanced to link Wood Street District Centre with Walthamstow Major Centre and providing wider connectivity. The site is located exclusively within Floodzone 1 which is the has the lowest risk of fluvial flooding in the borough. The site is mainly impermeable which means there is a slight risk of surface water flooding in the northwest of the site, however pluvial flood risk will be mitigated through appropriate design, including sustainable drainage systems (SuDS) where appropriate. the siting of buildings will also help to mitigate groundwater flood risk in the across the site.</p>																				

	<p>The site is also in close proximity to a nearby SINC from Chingford to Walthamstow Railsides which is Grade II listed. Proposals will look to protect and enhance the integrity of the Chingford to Walthamstow Railsides SINC to the south of the site by appropriately designing and siting buildings and green space.</p>
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Development will provide well designed active residential ground-floor frontage on to Vallentin Road, ensuring that this relates positively to the surrounding context.

Walthamstow Town Centre

R19011	Walthamstow Central Bus Station																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	MP	MN	MN	N	N	SP	MP	MN	N	N	MP	MP	N	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	SP	SP	SP	MP	SP	MP	MP	SP	SP	N	N	MP	SP	MP	MP	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, workspace and other town centre uses, a new integrated Underground and bus station entrance and improvements to the public transport interchange, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The allocation is set to deliver around 206 conventional homes, contributing to housing supply. The location of the site is also suitable in principle for PBSA, depending on demand for PBSA at time of application. Development will be car free and the 6b PTAL rating is considered to facilitate excellent access to employment, goods and services. Development will enable upgraded and integrated bus station and Underground Station entrance.</p> <p>The Walthamstow Town Centre location also provides excellent active travel access to goods and services, with the allocation specifying that proposals will need to deliver new strategic cycle and pedestrian connectivity through the site, linking to the High Street to the north and Walthamstow Town Square to the west. Continued operation of the bus operations must be enabled during construction.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. The allocation has identified specific interventions including greening that will contribute towards positive effects for air quality. Air quality will improve on a strategic level through enhanced public transport (bus and</p>																				

Underground) provision. The allocation also directs new greening and trees to the west of the site which will also have a positive contribution on and local air quality. This is considered to now have a minor positive effect.

The allocation has multiple benefits for the efficient use of land through transformational development that will see homes built in an well-connected location, along with additional small scale retail use, enhanced public realm and bus infrastructure. The vitality and viability of the town centre will also be enhanced, through improved access to Walthamstow Town Centre and transport nodes that exist on and around the site.

Minor positive effects on reducing crime/improving safety are expected through specific reference in the allocation to active frontages, with the specific benefit of improving natural surveillance around the site. The improvements to connectivity and the public realm will also reduce current inactive areas and poor lighting that can facilitate crime, especially antisocial behaviour and violence against women and girls that is present within the vicinity. The allocation references the need to provide safe and defined servicing and delivery access to the south of the site from Selborne Road which does not interfere with the continued operation of the bus station. This will ensure waste disposal from the residential uses will be required to be integrated effectively with the bus movements.

Local distinctiveness will experience significantly positive effects. The evidence and information shows that opportunities for tall building(s) exist on the Walthamstow Central Bus Station site due to: its location within Walthamstow Major Town Centre; its proximity to excellent public transport links, for which development on this site would form an important marker; the opportunities presented by significant public transport capacity expansion, facilitating a new Victoria Line station entrance and step free access.

R19012	High Street Sainsbury's																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	SP	MP	MP	N	N	SP	MP	MN	N	MN	SP	SP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	SP	SP	SP	MP	MP	SP	MP	N	N	MP	SP	SP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of the retail use and to provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The allocation is set to deliver around 345 homes, contributing significantly to housing supply. Development encourages the provision of community uses that will produce positive effects for community cohesion. The allocation further strengthens this through enhanced public realm that focuses on 'break space' on the High Street to facilitate places to dwell, allowing for informal socialising. Significant positive effects have been identified for access to goods and services for new residents through the town centre location, PTAL rating of 5 to 6a, the reprovided supermarket and other town centre uses. The significant reduction in car parking will have positive effects on reducing greenhouse gas emissions and improving air quality. Development will also result in significantly more multi-level greening than is currently on site, further improving these effects. The allocation presents a significantly positive effect for the efficient use of land by intensifying the site to meet housing needs and needs of retail and town centre development.</p> <p>Development is expected to have a significantly positive effect on town centre viability and vitality, through a reprovided supermarket, meeting local convenience retail needs. A wider range of town centre uses will also increase the offer of Walthamstow Town Centre. An enhanced public realm will provide a more pleasant</p>																				

	<p>environment for pedestrians, which is expected to increase dwell times and therefore expenditure. The high PTAL rating of the site also provides an appropriate location for workers to access the employment opportunities. New active commercial frontages onto the High Street and Willow Walk and residential frontages onto Selbourne Road will greatly enhance the natural surveillance around the site which with a lighting strategy will increase safety in this part of the town centre. The site is identified as appropriate for a tall building, which is expected to have a positive effect on local distinctiveness, consolidating the cluster of tall buildings from Walthamstow Central Station to St James.</p>
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R19013	Wilko's Walthamstow High Street																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	MP	SP	MP	N	N	MN	SP	MP	MN	N	MN	SP	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	SP	SP	MP	MP	MP	MP	SP	MP	N	N	MP	SP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of the retail use and provide new homes, other town centre uses, and enhanced public realm with biodiverse landscaping. The allocation is set to deliver around 130 conventional homes, contributing to housing supply. Development will facilitate community cohesion through a music venue, significant public realm improvements, in conjunction with development of the adjacent Osborne Grove site allocation to create high quality town centre public realm that facilitates dwell times. The site is located in Walthamstow Major Town Centre and has a high PTAL score of 5, resulting in excellent access to facilities and services that will be among the best in the borough. Pedestrian and cycle connectivity along Palmerston Road and Mission Grove will also be enhanced.</p> <p>Development will result in a reduction in car parking and will see greening of the site, particularly through a pocket park. This will see minor positive effects in relation to air quality. The site is in Flood Zone 1, although the site has some ground water flood risk. The allocation acknowledges the need to mitigate this risk. Development will result in more greening around the site, creating a minor positive effect for flood risk.</p> <p>Development would result in the efficient use of land by contributing to housing supply in a well-connected town centre location. Redevelopment would see a mix of town centre use units that are more suited to modern retail and leisure needs. Development would also allow the curtilage of the site to be enhanced, improving the pedestrian environment and town centre experience.</p>																				

There are no historic assets on site but development will result in minor positive effect regarding conserving and enhancing the historic environment, with the allocation specifying the need to preserve or enhance the significance, setting and key views of the Walthamstow St James Conservation Area, and the nearby heritage assets, including Mission Grove Primary School and the Grade II listed Manze's eel & pie shop. In particular, development will be expected to respect the vistas from the High Street to the school.

The viability and vitality of Walthamstow Major Town Centre will see significantly positive effects from the mix of retail, food and beverage, community space and music venue space. Development will create active commercial ground-floor frontage on to Walthamstow High Street and Palmerston Road, improving the currently inactive frontages. This along with an enhanced public realm linked to Osborne Grove to the east and linkages to a 'play street' on Mission Grove to the west will significantly activate the site and the area around it, reducing the likelihood of crime.

The local distinctiveness will be enhanced through an improved quality building which is suitable as a tall building due to: the location within Walthamstow Major Centre; their proximity to excellent public transport links; the potential to define Walthamstow Central as a gateway to the Borough with high quality landmarks; the opportunity to create a cohesive Town Centre skyline; and the potential to improve wayfinding and navigation in a key borough location. Significant public realm improvements will enhance the setting and usability of the site and around the site.

R19014	Stow Car Wash and Valeting																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	MN	MN	N	N	MP	MP	MN	N	MN	MN	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	SP	MP	MP	MP	MP	N	N	MP	MP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, town centre uses, enhanced public realm with biodiverse landscaping. Development will see minor positive effects on accessibility, mainly due to the opportunity to widen the public realm onto Hoe Street. This will enhance the pedestrian environment and increase safety.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including carbon sequestering greening onto Hoe Street that will contribute towards positive effects for air quality. The allocation demonstrates an efficient use of land by developing a vacant car wash to meet housing need and repair the frontage onto Hoe Street by providing some small scale town centre uses. The adjacent Locally Listed Trades Hall Social Club has been removed from the allocation. Development of the allocation will promote the setting of the Trades Hall and the allocation importantly makes clear that any development must not hinder the effective operation of the Trades Hall.</p> <p>Although the site is in an 'edge of centre' location, the surrounding properties along Hoe Street have established as an undesignated conglomeration of town centre uses, effectively knitting together Walthamstow Town Centre with the Bell Corner Local Retail Parade. The allocation directs small scale town centre uses to complement this commercial ribbon and will therefore have a minor positive effect on the vitality and viability of surrounding centres. This will in turn have minor</p>																				

	<p>positive effects on providing low density employment opportunities in a well connected location. Development will have a positive effect on local distinctiveness by repairing the frontage on this site creating a sense of continuity and enhancing the sense of reveal on the curve of Hoe Street.</p>
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R19063	Walthamstow Mall (17&Central)																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	SP	SP	MP	MP	N	MN	SP	MP	MN	N	MN	SP	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	SP	SP	MP	MP	MP	MP	SP	MP	N	N	MP	SP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision, enhancement and modernisation of retail and town centre uses and to provide a new step-free entrance to Walthamstow Central Station, new homes, retail and other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces, including a new town square.</p> <p>The site has potential to deliver around 1,220 homes, with 538 homes already being consented and delivered on site, contributing significantly to housing supply. The allocation presents significantly positive effects for community cohesion through a complete reconfiguration of the site, creating new streets and public realm which will act as a focal point for new residents and town centre visitors. 439sqm of flexible retail/community floorspace as part of the implemented scheme will provide formal provision of community uses. Cultural and night time economy uses are promoted on site which would provide a wider range of uses that promote socialising for a range of ages.</p> <p>Pluvial flood risk in the west and south of the site was identified as a potential negative effect for flood risk. However, development provides the opportunity to address this through greening including SuDS, resulting in a positive effect for reducing flood risk.</p>																				

	<p>The 'implemented' scheme and allocation as a whole presents a significantly positive effect for the efficient use of land through a significant contribution to housing supply and the modernisation of a key Walthamstow Town Centre site that will greatly enhance the viability, vitality and vibrancy of the town centre, including through new public realm. Any additional town centre uses not in the consented scheme will be informed through a detailed design process and assessment of need, ensuring these uses complement the existing and developing town centre uses on site and in the wider town centre. This will have a positive effect on creating employment opportunities in a well-connected town centre site. Development will enhance the active frontages throughout and around the site, having a positive effect on reducing crime and improving safety. The site is identified as appropriate for tall buildings. This will form the central cluster of tall buildings spanning from Hoe Street to St James. The benefits of tall buildings here are set out in the Skyline Study and can be summarised as being able to: define Walthamstow Central as a gateway to the borough with new high quality landmarks; work holistically with surrounding development to create a coherent cumulative skyline; provide a new entrance to Walthamstow Central underground station close to the Mall entrance; enhance the quality of the street scene along Selborne Road; support sustainable transport by creating and improving pedestrian and cycle linkages in and around the site; provide a redesigned Town Square and Gardens with a new play area; retain existing trees including the avenue of lime trees.</p>
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R19064	St James Quarter																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	MP	SP	MP	MN	N	N	N	SP	MP	MN	N	MN	SP	SP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	SP	SP	SP	MP	SP	MP	MP	SP	MP	N	N	N	SP	SP	SP	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, workspace, community, cultural, and town centre uses, a new step-free entrance to St James Street Overground Station, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>Development will produce new homes in a well serviced area for health facilities as well as town centre uses contributing to enhanced wellbeing for new residents. Crucially, the allocation requires a replacement health centre to open in the adjoining development site at 74-79 Brunner Road prior to any proposals for the loss of the existing St James Health Centre. This will provide a modern medical facility immediately adjacent to residential uses and contribute to a minor positive effect on health.</p> <p>The community and cultural uses will go a long way in improving social cohesion in the area, especially given the town centre location, it will act as an inviting gateway to the wider St James area for the local population at large. The allocation will secure a range of town centre uses floorspace including community, cultural, workspace and other town centre uses. Enhancement of the existing public realm on St James Mews, will deliver high quality green amenity and increase the</p>																				

legibility of the site, activating the street. New high quality public realm will be created to the east of the site by the Jazz Yard, which includes amenity, enhances biodiversity, and is accessible to all. The implementation of pedestrian connections at St James Mews and the opening up of the railway arches will bring footfall and commercial activity to this currently underutilised area of the Walthamstow Town Centre. The site sits within an area with a PTAL score of 4, which is above average but means there is still room for improvement. Development will be required to contribute to improvements through step free access at St James station which will enhance accessibility for all residents to access the station.

Proposals will deliver new homes which are more energy efficient, and will deliver on green infrastructure along St James' Mews and towards the east of the site by the Jazz Yard which will have a positive effect on greenhouse gas emissions. The site is situated in Food Zone 1 and does not have any inherent pluvial flood risk on site. However, it has a completely impermeable surface which highlights the opportunity for the implementation of SUDS to alleviate surface water flood risk. This can also act as amenity green space and public realm and has a positive overall effect on flooding. The site sits on previously developed land which shows a prioritisation and more efficient use of previously developed land to build on rather than green space in the borough, as well as providing new homes, community, cultural, workspace and appropriate town centre uses which shows a strong example of mixed use development in a town centre designation which will serve residents exceptionally well.

There are no historical assets on the site but it does sit adjacent to the St James Conservation Area. The allocation makes clear that development should preserve and enhance the setting and views of the St James and Leuca Road Conservation Areas. Buildings 25, 27, 29, 43-45 St James Street will be expected to be retained, to preserve townscape benefits to the west of the site.

The site sits within the eastern edge of Walthamstow town centre and will provide town centre uses on site which will help to bolster town centre viability. Appropriate town centre uses would include a food and beverage offering and workspace focusing on small business incubation. This is expected to include the opening up of the railway arches to provide small business space. The PTAL score of the site is 4, with connectivity and accessibility of employment seeking to be addressed through the improvement of public realm such as opening up the nearby railway arches which will serve to better connect the site to the nearby town centre for pedestrians and make the site more accessible for its employment uses. The location adjacent to St James Street station provides good public transport connectivity to the site. The mix of non-residential floorspace including commercial, community, cultural uses and appropriate town centre uses including a food and beverage offering and workspace focusing on small business incubation shows that a variety of employment will be supported, which will serve to increase levels of employment in the area. The allocation also encourages night time uses which will further bolster employment.

In order to address crime, safety and perception of safety the allocation has made clear that proposals will need to provide activate frontages on Brunner Road, St James Street and activate the frontages on all connecting streets to provide natural surveillance, making the site safer at night and having a positive effect on reducing crime. It is also key to provide safe and defined servicing and delivery access to the centre of the site from Brunner Road.

New homes will need to be designed and sited so as to not negatively impact upon the effective operation of the new and existing surrounding commercial and night time economy uses along St James Mews. The design and layout of the development should mitigate the impact of noise and light emitted from the non-residential uses and be designed to mitigate any potential harm to the sensitive edges that bound the site to the west, which include residential uses on the western side of St James Street. The height of buildings should step down towards St James Street. This will contribute to a coherent infilling of the western part of the St James

	development area, providing a mixed use development and articulate the prominence of this western town centre gateway and having a positive effect on local distinctiveness.
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R19065	Osborne Grove																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MP	N	N	N	MP	MP	MP	MN	N	N	MP	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	N	N	SP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, town centre uses and a new storage facility for Waltham Forest market management team and market traders, and enhanced public realm with biodiverse landscaping.</p> <p>Development will see significantly positive effects on the efficient use of land through the creation of new homes in a well-connected town centre location. Importantly, the re-provision of street trading and welfare facilities will also help to support the market continue to thrive. Although flood risk is not a risk on this site, development would address the current impermeable surface. A small amount of town centre uses will be accepted on site which will make a small contribution to town centre use floorspace in the north of Walthamstow Major Town Centre. This has been encouraged to be small scale office/workspace in the site requirements. The significant positive effect for town centre viability and vibrancy is realised by the opening up and enhancement of the public realm to provide an enticing place for town centre visitors to dwell and therefore likely to spend more. The requirement to provide a new facility for Waltham Forest market management team and market traders will allow this important town centre asset to continue to prosper.</p>																				

R19086	278-284 Hoe Street, Walthamstow																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MP	MN	MN	N	N	MP	MP	MN	N	N	SP	MP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	SP	MP	MP	MP	SP	N	N	N	SP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, town centre uses, and enhanced public realm with biodiverse landscaping.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality.</p> <p>The allocation promotes the efficient use of land through contributing to housing supply in a well-connected location, particularly because of its proximity to Walthamstow Central Station. Development will also contribute to the commercial choice within Walthamstow Town Centre, improving the viability of the town centre in the southeast. This is considered to have significant positive effects on objectives SA9 and SA14. Positive effects on local distinctiveness will also be realised through a tall building here complementing the cluster of tall buildings around Walthamstow Central Station.</p>																				

R19092	Mission Grove Car Park																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MP	N	N	N	N	MP	MP	MN	N	MN	SP	MP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	SP	MP	SP	MP	MP	MP	SP	N	N	MP	SP	SP	SP	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, town centre uses, and enhanced public realm with biodiverse landscaping.</p> <p>The allocation does not specify any community uses to be provided although this would be an acceptable town centre use if this was proposed. Enhancements to the existing public realm along Pretoria Avenue will be made to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all. Additionally, the allocation directs enhancements to the public realm on the south-west corner of the site to allow for increased public realm that complements main town centre uses. Development will therefore create a more pleasant environment for town centre visitors to dwell in.</p> <p>The site has a PTAL score of 5, meaning that residents in this area would be able to use public transport easily to access a range of goods and services as well as the variety of surrounding town centre uses accessible by active travel modes. Public transport here is amongst the best in the Borough.</p> <p>The site is being developed on previously developed land, allocates town centres uses in a town centre and will increase residential density. The development of the car park has multiple benefits in that this promotes a reduction in car use, intensifies the site, and reduces pluvial flood risk.</p> <p>The surrounding heritage assets have been considered in the allocation. The allocation requires preserving or enhancing the significance, setting and key views of the Walthamstow St James Conservation Area and the Grade II listed Clock House building to the north of the site. The massing should be informed by the existing</p>																				

heritage assets. Exemplar quality buildings and enhanced green infrastructure on and around the site will significantly improve the setting of adjacent heritage assets. Ensuring the development meets these requirements will have a significantly positive effect on local distinctiveness.

An important site in Walthamstow Major Centre, development will provide additional main town centre use floorspace which along with public realm improvements will have a significantly positive effect on the viability of the centre. Ground floor commercial uses here will help punctuate the western boundary of Walthamstow Major Centre, encouraging footfall to the western end of the high street and increasing the town centre activity on Mission Grove. Public art is encouraged to enhance the vibrancy of this town centre gateway. An increase in residents in the town centre also enhances the retail viability. It is likely that a small amount of retail floorspace will be implemented at the site as a part of a mixed-use development. This will provide a small amount of employment opportunities although in a very well-connected location.

The site is to be designed and managed to mitigate the impact of safety and perception of safety issues that are known to exist within the vicinity of the site. This includes maximising natural surveillance around the site. It will also provide well designed active ground-floor frontage on to Blackhorse Road, ensuring that this relates positively to the surrounding context.

The site will be designed to mitigate any potential harm to the sensitive edges that bound the site to the south, which include the International Supermarket. Massing should step down towards the south of the site and consider opportunities for comprehensive or integrated development with the International Supermarket site. Any proposal that comes forward which does not include the International Supermarket site will be required to ensure access to the rear of the International Supermarket is not jeopardised.

R19093	Courtenay Place																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	SP	N	N	N	N	MP	MP	MN	N	MN	SP	MP	N	U	N	U	MP	N
Assessment 2: The SA Conclusion	N	MP	MP	SP	MP	MP	MP	MP	MP	SP	N	N	MP	SP	MP	MP	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of town centre uses, improvements to the bus facility, new and enhanced public realm and accessible, biodiverse green open space.</p> <p>Development would provide an opportunity to improve community cohesion through the implementation of town centre uses that include night-time economy uses linked to the activation of the railway arches to the south. Development would improve the pedestrian environment, activating a space that currently facilitates crime and negatively impacts the perception of safety. Leisure and night-time economy uses here would provide uses for the significant amount of homes allocated for the adjacent St James Quarter site. The site has a PTAL score of 5 and is located in the Walthamstow Major Town Centre, meaning that new residents in this area would be able to use active travel and public transport to easily access a range of facilities and services. The addition of small-scale retail and café/restaurant use would provide immediate provision of goods and leisure services.</p> <p>Air quality will likely see minor positive effects due to direction of enhanced greening along the railway and tree planting to the west of the site and along Courtenay Mews from the High Street. It is acknowledged the site is constrained and has limited ability to improve air quality. The site is in Flood Zone 1, although the site has some ground water flood risk. The allocation acknowledges the need to mitigate this risk. Development will result in more greening around the site albeit limited in its extent, creating a minor positive effect for flood risk.</p>																				

	<p>Development of the site for town centre and night-time economy uses and public realm improvements would result in an efficient use of land that is currently solely used as bus stands. However, the allocation makes clear that any scheme would need to ensure the effective continued operation of the bus stands is secured. The allocation is however considered feasible within the plan period, especially with the introduction of town centre uses.</p> <p>The allocation acknowledges the need to enhance the setting of the Walthamstow St James Conservation Area. Development would see significant positive effects on the vitality and viability of the town centre through the implementation of leisure and night-time economy uses. Increased connectivity of the site, especially with the adjacent St James Quarter site will encourage footfall north to the west of the town centre. A minor positive effect regarding maintaining employment levels is likely through specified appropriate town centre uses that could occupy a currently underutilised part of the town centre, however this will be low density employment.</p> <p>Development would improve the pedestrian environment, activating a space that currently facilitates crime and negatively impacts the perception of safety. Active commercial and residential frontages would provide natural surveillance along with town centre visitors activating the space in the day and night.</p> <p>Development would be required to provide servicing and delivery access from Cranbrook Mews, following an anti-clockwise direction that follows the same circulation as the buses. Analysis of the site shows this would allow existing and current uses to coexist whilst allowing the access to the rear of surrounding existing properties.</p>
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R19094	High Street Car Park																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	MP	MP	MP	MP	MP	N	N	SP	MP	MN	N	U	SP	SP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	SP	MP	MP	SP	SP	N	N	SP	SP	SP	MP	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, town centre uses, and enhanced public realm with biodiverse landscaping. Development of the site will replace the car park, contributing to fewer vehicular greenhouse gas emissions and improved air quality. The allocation presents significant positive effects in terms of the efficient use of land and buildings, contributing to: the 15 minute city principle and reducing car dependency as set out in LP1 Policy 60 'Promoting Sustainable Transport. Development of homes and town centre uses in this central town centre location, utilises existing surrounding facilities and contribute to town centre footfall and increased commercial choice. Development would enhance the character and setting of the Walthamstow St James Conservation Area, and the nearby designated heritage assets within it, including Mission Grove Primary School. The setting of Mission Grove Primary School will be significantly improved and development will respect the vista from the High Street to the school.</p> <p>Town centre uses will contribute to the viability of the town centre and will improve the public realm in which town centre visitors can enjoy. The town centre location which enjoys a PTAL rating of 5 allows the modest amount of town centre use floorspace to be highly accessible to workers. Development will be required to provide an active frontage, especially onto Mission Grove, increasing the natural surveillance and activity, benefiting pedestrian safety, especially related to students and parents of the adjacent primary school. Delivery and servicing access will be from Mission Grove to the north, which will be required to not impede on the safety of the proposed Play Street to be located where Mission Grove street meets the High Street.</p>																				

R19099	High Street Poundland																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MP	MP	N	N	MP	SP	MP	MN	N	N	SP	SP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	SP	MP	N	N	MP	SP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>In terms of housing, the site is capable of delivering a modest amount of homes in the Walthamstow Major town centre which will help to alleviate the pressure of housing supply in the area. The capacity of the site is set to deliver approximately 45 high quality, accessible, sustainable homes, including affordable housing. The allocation specifies the south-east corner of the site will be expected to be punctuated through a ground floor cultural/community use. This will facilitate community cohesion and contribute to the establishment of a Cultural Quarter and a night-time economy at the east end of Walthamstow High Street.</p> <p>The site has a PTAL score of 6a, meaning that residents in this area would be able to use public transport easily to access a range of goods and services as well as active travel to the town centre uses surrounding the site.</p> <p>Development would see the redevelopment of the car park to the rear of the site resulting in improved air quality through fewer vehicular trips. Although the site only has some groundwater flood risk, the development of the hard surfaced car park will reduce pluvial flood risk.</p>																				

Development would see the efficient use of land as the site is being developed on brownfield and will increase residential density as a part of mixed-use development. The current commercial use floorspace is dilapidated and of architecturally poor quality. Development would promote Walthamstow High Street from the east as a modern shopping and entertainment district.

There are no heritage assets on site however the Grade II listed Walthamstow Central Library is located opposite. The allocation requires proposals to preserve or enhance the significance, setting and key views of the nearby Grade II listed Walthamstow Central Library. Development would improve the setting of the Walthamstow Central Library and encourage increased footfall and exploration of this heritage asset.

The site sits within Walthamstow Major Centre and development here would have a positive impact on the viability and vitality of town centre due to the increase of footfall which would come from residents who would move into these homes and bolster local business. A range of particularly suitable town centre uses are promoted in the allocation including retail, café/restaurant, workspace, entertainment and cultural and community uses. Particular focus on elevating the site as one that can contribute to the establishment of a Cultural Quarter will significantly enhance the town centre's appeal and diversify away from predominantly retail use. The location of the site is an excellent employment location with a wide variety of public transport connections and surrounding facilities for workers. The allocation makes clear the any development will need to ensure proposals account for the reprovision of market storage facilities and for provisions of stallholders so the important market element of the High Street can still operate effectively. The site's town centre uses will look to enhance and complement the centre's existing offer and create more employment opportunities in a variety of town centre use jobs.

The allocation specifies that proposals will need to provide a well-designed active commercial, ground-floor frontage on to Walthamstow High Street and Cleveland Park Avenue, ensuring that this relates positively to the surrounding context. This along with development of the car park will reduce the places in which crime can prosper. Consideration of the impact on local distinctiveness has led the allocation to specify that any design should mitigate any potential harm to the sensitive edges that bound the site to the north and east, which include residential uses. This can be accomplished through the stepping down of the massing toward The Scene building on Cleveland Park Avenue, so as to avoid overshadowing and an undue sense of enclosure on Cleveland Park Avenue.

R19096	Walthamstow Selborne Road Station Entrance																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	SP	N	N	N	N	MP	MP	N	N	N	SP	SP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	N	MP	MP	SP	MP	MP	MP	MP	MP	MP	N	N	N	SP	SP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of workspace and other town centre uses, a new integrated Underground and bus station entrance and improvements to the public transport interchange, new public realm and accessible, biodiverse green open space.</p> <p>Development would have a significantly positive effect on enhancing access to goods and services. The location outside Walthamstow Station Selborne Road entrance would provide good access to goods and employment for users of the rail network, town centre visitors and new workers that occupy the site.</p> <p>The allocation presents a significantly positive effect for the efficient use of land by allocating workspace and retail uses in this vacant town centre site. Development of town centre uses here would activate this disused tract of land and contribute to incorporating step free access to Walthamstow Central Station. The allocated workspace would have a significantly positive effect on locating employment uses in an appropriate location, taking advantage of the high PTAL rating outside a key station.</p> <p>There would also be significant positive effects on boosting town centre viability and vitality through providing town centre uses in the east of Walthamstow Town Centre, which is currently lacking around the station currently. Development would provide some commercial active frontages, contributing to a sense of safety and would improve the streetscape and act as a marker building, enhancing wayfinding to Walthamstow Central Station. This is considered to have a minor positive effect on enhancing local distinctiveness.</p>																				

R19102	Central House (University of Portsmouth)																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	SP	MP	MN	MN	N	MN	SP	MP	MN	MP	N	MP	N	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	SP	MP	MP	MP	MP	MP	SP	MP	N	MP	N	MP	N	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of a higher education institution and Purpose-Built Student Accommodation (PBSA), new and enhanced public realm with biodiverse landscaping.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality.</p> <p>The permitted scheme (ref. 183632) would support the student population for the University of Portsmouth through teaching facilities and accommodation. Development will address the pluvial flood risk on site and improve the relationship with the street. The allocation takes advantage of the appropriate location near Walthamstow Central Station and town centre for a student population.</p>																				

R19125	204-206 High Street and Walthamstow Westbury Road Job Centre																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	MP	MP	N	MP	MP	N	N	SP	MP	MN	N	N	SP	MP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	SP	MP	N	N	N	SP	MP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of the job centre and related services, and provide new homes and other town centre uses, new and enhanced public realm and accessible, biodiverse green open space.</p> <p>The allocation presents a positive effect on the efficient use of land by contributing housing supply in a well connected town centre location, reprovding the job centre in a more modern building, reducing car parking and enhancing the public realm. Town centre viability and vitality will be significantly enhanced through new town centre floorspace which is encouraged to support the evening and night time economy. The reprovision of the job centre will have significantly positive effects on employment levels in the borough by providing a exemplar designed facility which will continue to provide employment assistance to the borough's residents in a more inviting building and surrounding public realm. Active frontages on Walthamstow High Street and Westbury Road will provide natural surveillance on this currently poorly overlooked area of Walthamstow Town Centre, increasing safety, especially at night.</p>																				

North Circular

R19021	Sainsbury's Superstore, Chingford, and Adjacent Sites																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	MN	MN	MN	SN	SN	SP	MP	MN	MP	MN	MN	N	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	MP	MC	SP	MP	MP	SP	SP	N	SP	N	N	N	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of a suitably-sized supermarket, the hotel use and early years provision and provide new homes, other commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>Redevelopment of the site would deliver a significant number of homes that will contribute significantly to housing supply in the North Circular Strategic Location, providing high quality homes in the north of the Borough, which will include affordable homes. The development of an early years facility with high quality public realm, improving access to surrounding green space will have significantly positive effects on community cohesion for new and surrounding residents. The PTAL rating across the site ranges from 1b, 2 and 3. This has identified some public transport accessibility issues which could have a minor negative effect on access to goods and services. However, the reprovision of the supermarket, development of an early years facility and other main town centre uses will provide ample access to convenience goods and services. Along with active travel improvements along the River Ching and contributions to improvements to the Billet Roundabout underpass, a minor positive effect is now identified for access to goods and services.</p>																				

The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including implementing carbon sequestering greening to form an ecological buffer along the North Circular (A406) along with greening across the site that will contribute towards positive effects for air quality. The site sits within 8m of the River Ching which highlighted a potential significant negative effect on water quality. However, the allocation does not include industrial uses and therefore industrial run off is not a risk. Development will be required to enhance the integrity of the Ching Brook SINC, bolstering the water quality of the River Ching.

Heritage assets are located on site and outside the boundary to the west. The allocation however requires the setting of these assets to be retained and enhanced which will have a positive effect on preserving the historic environment. The site is not located in a town centre although the reprovision of the supermarket and other town centre uses are allocated. This was identified to have potential negative effects on town centre viability. However, the supermarket function is already established on site and any other town centre uses will need to demonstrate their appropriateness through the planning application process. The low PTAL here and significant number of new homes warrants access to goods and services and is not expected to have a negative effect on surrounding centres viability. A neutral effect is therefore assigned to SA objective 14. Active frontages and a range of commercial uses will increase natural surveillance, resulting in a positive effect for reducing crime. No tall buildings are proposed for the site but the creation of a character led intensification of a mixed use development will enhance the streetscape here and provide multiple uses for new and surrounding residents, contributing to a significantly positive effect for local distinctiveness.

R19022	Cork Tree Retail Park																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	MN	MN	MN	MN	SN	MP	MP	MN	N	N	N	MP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	N	MP	N	MP	MP	MP	MP	MP	SP	MP	N	MP	N	N	SP	SP	MP	MP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern storage and distribution uses and enhanced public realm with biodiverse landscaping.</p> <p>The site has a low PTAL rating of 1b but the inherent vehicular demands of the industrial function of the site does not cause undue issues to access. However, the allocation seeks to improve active travel to and from the site through enhanced active travel to from the site including improving the Hall Lane underpass and the underpass along the towpath under the North Circular (A406), ensuring that the segregated cycle path is maintained throughout construction and reprovided upon completion. This will result in minor positive effects for accessibility.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from increased industrial vehicular movements. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. New industrial uses will be less polluting and the allocation has identified specific interventions including greening of the site and its curtilage, including carbon sequestering greening along the A406 that will contribute towards positive effects for air quality.</p> <p>The site is not within 8 metres of the River Lea but is still in close proximity. There is potential for water quality to be negatively impacted from industrial functions. However, the allocation directs greening to the west of the site to act as a buffer and for development to contribute to the delivery of improvements to the River Lea</p>																				

and its habitat, to provide high quality amenity and enhance biodiversity. The whole site is within Flood Zone 3b and therefore the allocation alone results in a significantly negative effect to flooding and although inescapable, development can make improvements to the consequences of fluvial flooding. The allocation promotes the returning of some of the land to a functional floodplain. The site also experiences pluvial flood risk in the south. SuDS and appropriate design will help mitigate this risk. The industrial uses allocated are the most appropriate for a site with this level of flood risk as these are less vulnerable uses than residential uses. It is considered there will be a neutral effect overall.

The allocation promotes a significantly positive use of land. The flood risk would preclude any other use apart from industrial as being appropriate on this large site. Development would however create the chance to at least improve the pluvial flood risk. The site's size means it is an important site to deliver the 52,000sqm of employment floorspace with an ability to deliver around 50,000sqm. The site is within 200m of the Metropolitan Greenbelt. Although access to the greenbelt for industrial uses is not needed, the allocation directs improvements to the River Lea and the greenway that will improve access for surrounding residents.

Development will contribute significantly to employment levels in the Borough through industrial employment uses and although the site has low PTAL connectivity, the nature of industrial uses requires the need for vehicular transport. The location adjacent to the North Circular provides good vehicular access for industrial goods movements, creating a significant positive effect for Objectives SA15 and SA16.

R19023	Morrisons Supermarket and Car Park																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	MN	N	N	MN	MN	SP	MP	MN	MP	N	N	MN	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	SP	SP	MP	MP	SP	MP	MP	SP	MP	N	SP	N	N	N	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of a suitably sized supermarket and sports and leisure uses, provide new homes, community facilities, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The allocation has identified the ability for the site to deliver a significant number of homes at around 315 homes. The redevelopment of the leisure centre will contribute significantly to positive health and wellbeing outcomes. In order to maximise the benefits of health and wellbeing on site, the allocation makes reference to specific public realm and green space improvements, including enhanced pedestrian access to the River Ching SANG to the south-west and the Salisbury Hall Playing Field SANG to the south east.</p> <p>A modernised leisure centre, the creation of high quality new homes, and provision of a nursery within a biodiverse rich setting will provide a variety of formal and informal spaces for different demographics to gather, facilitating community cohesion.</p> <p>The site has a relatively low PTAL rating of 2 and 3. However, the reprovision of the supermarket and the allocation of the Sainsbury's Car Park and Adjacent Sites to the south of the site is a 9 minute walk/2 minute cycle/ 5 minute drive from the the site. This provides sustainable access to convenience retail for new and existing residents. The Morrisons site will benefit from active travel improvements in light of TfL funding restrictions regarding increased bus connections. These will come in</p>																				

the form of a new cycle and pedestrian connectivity through the site, linking Burnside Avenue with the River Ching SANG and along the southern boundary as well as wider connectivity to The Chingford Mount Road Neighbourhood Centre.

The site is relatively large at 3.57 hectares, occupied mostly by a car park. Comprehensive redevelopment of the site including would likely have a negative impact on localised air quality during construction but will contribute significantly to improved air quality in the medium to long term through development of the car park and reduced vehicular trips. Development provides an opportunity to significantly enhance greening and biodiversity throughout the site, through the provision of tree planting focusing in particular on the north and west of the site and enhancement of the surrounding SANGs and SINCS.

Development could have the potential to negatively affect the water quality of the River Ching. However, the allocation specifies that development is set back from the river and demonstrate no adverse impacts on the river to the southwest of the site, including access and servicing as well as looking to protect and enhance the integrity of the Ching Brook SINC to the south west of the site, and the associated Green Corridor, by appropriately designing and siting buildings and green space.

The residential, leisure and community uses allocated for do not pose a significant risk of industrial waste run off. As well as protecting the water quality of the River Ching, the river poses a fluvial flood risk in the south west corner of the site. The SFRA has concluded it is appropriate for the developable boundary to be set back in the south west corner and vulnerable uses such as residential should not be located in this part of the site. The allocation also makes reference to mitigating existing pluvial flood risk to the southwest of the site through appropriate design, including sustainable drainage systems (SuDS) will also occur where appropriate. The allocation therefore mitigates both fluvial and pluvial flood risk, whilst enhancing biodiverse greening within the flood risk area. The site is also located south of storm water tanks, with the allocation being specific that any development should not impact on the continued operational use of these storm water tanks.

The site is brownfield land and currently predominantly occupied by car parking. An increase in residential density, improved leisure use and new community uses provides facilities that will contribute towards healthy and sociable communities. The site is located just over 200m from greenbelt land to the west. Although there will be no immediate impact on greenbelt land, development could increase connections to the greenbelt. The allocation makes clear contributions towards SANGS to alleviate the harm on the EFSAC and enhancing the green corridor to the south will be required.

The redevelopment of the supermarket with housing, leisure and community use is not expected to negatively affect the viability and vitality of the South Chingford District Centre and Highams Park District Centre as the supermarket use is already established and new residents will increase footfall to these centres. The adjacent Sainsbury's site allocation to the south is allocated for the reprovided supermarket, ensuring appropriate access and choice to convenience retail is maintained in the west of the Borough.

Active residential ground-floor frontage on to Morrison Avenue, ensuring that this relates positively to the surrounding context will provide overlooking onto the green space to the south, increasing the sense of safety for visitors to the SANG.

Local distinctiveness will be enhanced through the creation of a community here. The allocation is cognisant of the surrounding uses which contribute to the leisure and health of North Circular Strategic Location in particular. This is why the allocation specifies that new residential uses do not negatively impact upon the effective operation of the adjacent Goals Chingford. The design of homes should mitigate the impact of noise and light emitted from the Goals Chingford in line with the Agent of Change principle.

R19034	North Circular Industrial Area																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	MN	MN	MN	MN	SN	SP	MP	MN	N	N	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	N	MP	N	MP	MP	MP	MP	MP	SP	MP	N	MP	N	N	SP	SP	N	MP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.</p> <p>The site is not specifically allocated for housing but it is possible this could come forward in line with an industrial masterplan approach.</p> <p>The site has a low PTAL rating of 0 but the inherent vehicular demands of the industrial function of the site does not cause undue issues to access. However, the allocation seeks to improve active travel to and from the site through enhanced active travel to from the site including improving the Hall Lane underpass and the underpass along the towpath under the North Circular (A406), ensuring that the segregated cycle path is maintained throughout construction and reprovided upon completion. This will result in minor positive effects for accessibility.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from increased industrial vehicular movements. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. New industrial uses will be less polluting and the allocation has identified specific interventions including greening of the site and its curtilage, including carbon sequestering greening along the A406 that will contribute towards positive effects for air quality.</p> <p>The site is not within 8 metres of the River Lea but is still in close proximity. There is potential for water quality to be negatively impacted from industrial functions. However, the allocation directs greening to the west of the site to act as a buffer and for development to contribute to the delivery of improvements to the River Lea</p>																				

and its habitat, to provide high quality amenity and enhance biodiversity. The whole site is within Flood Zone 2 and partly within Flood Zone 3 and therefore the allocation alone results in a significantly negative effect to flooding and although inescapable, development can make improvements to the consequences of fluvial flooding. The allocation promotes the returning of some of the land to a functional floodplain. The site also experiences pluvial flood risk in the north. SuDS and appropriate design will help mitigate this risk. The industrial uses allocated are the most appropriate for a site with this level of flood risk as these are less vulnerable uses than residential uses.

The allocation promotes a significantly positive efficient use of land. The flood risk would preclude any other use apart from industrial as being appropriate on this large site. Development would however create the chance to at least improve the pluvial flood risk. The site's size means it is an important site to deliver the 52,000sqm of employment floorspace with an ability to deliver around at least 20,335sqm. The site is within 200m of the Metropolitan Greenbelt. Although access to the greenbelt for industrial uses is not needed, the allocation directs improvements to the River Lea and the greenway that will improve access for surrounding residents.

Development will contribute significantly to employment levels in the Borough through industrial employment uses and although the site has low PTAL connectivity, the nature of industrial uses requires the need for vehicular transport. The location adjacent to the North Circular provides good vehicular access for industrial goods movements, creating a significant positive effect for Objectives SA15 and SA16.

R19035	Justin Road / Trinity Way Industrial Area																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	MN	N	MN	MN	SN	MP	MP	MN	N	N	N	SP	SP	U	N	U	N	N
S Assessment 2: The SA Conclusion	N	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	SP	SP	N	MP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.</p> <p>The site has a low PTAL rating of 1b and 2 but the inherent vehicular demands of the industrial function of the site does not cause undue issues for access. The location adjacent to the North Circular (A406) makes the location of the site preferable to meet the significant demand for storage and distributary industrial uses. However, the allocation seeks to improve active travel to and from the site by delivering new pedestrian and cycling connectivity along the River Ching to create a new Suitable Alternative Green Space (SANG), as well as through the site, linking Greenham Crescent, the Sainsbury's, Chingford and adjacent sites and Morrisons, Chingford sites, and the footbridge over the North Circular. This is considered to have a minor positive effect on access to surrounding facilities and services.</p> <p>The location of the site adjacent to the North Circular means air quality could be improved. The allocation seeks to direct greening including carbon sequestering greening to act as a buffer between the site and A406 as well as enhancing greening to the north of the site by the River Ching. Minor positive effects are therefore expected on air quality. Development could have the potential to negatively affect the water quality of the River Ching. However, the allocation specifies that development is set back from the river and demonstrate no adverse impacts on the river to the north of the site, including access and servicing as well as looking to</p>																				

	<p>protect and enhance the integrity of the Ching Brook SINC and the associated Green Corridor, by appropriately designing and siting buildings and green space. The northern half of the site lies with Flood Zone 2 and 3 and pluvial flood risk is present in the north of the site which identified a significant negative effect to flood risk. However, the industrial function of the site negates any harm on vulnerable uses such as housing, which do not feature in the allocation. Development provides an opportunity to address the pluvial flood risk through SuDS, resulting in a minor positive effect for reducing flood risk.</p> <p>Intensification of this LSIS demonstrates a significantly positive efficient use of land by utilising existing industrial land to meet the employment needs of the Borough, particularly storage and distribution functions taking advantage of its proximity to the strategic road network. Although the allocation does not include any residential use, it is expected that development will contribute to walking routes along the River Ching to access the River Ching SANG. A minor positive effect is therefore found applicable to protecting the integrity of the EFSAC.</p> <p>Intensified industrial uses will have significant positive effects on boosting employment opportunities in this established industrial location.</p>
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R19126	Hall Lane Industrial Area																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	MN	MN	MN	MN	SN	MP	MP	MN	N	N	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	N	MP	N	MP	MP	MP	MP	MP	MP	MP	N	MP	N	N	SP	SP	N	MP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern storage and distribution uses and enhanced public realm with biodiverse landscaping.</p> <p>The site has a low PTAL rating of 1b but the inherent vehicular demands of the industrial function of the site does not create negative effects for access. However, the allocation seeks to improve active travel to and from the site through enhanced active travel to from the site including contributing to improving the Hall Lane underpass and the underpass along the towpath under the North Circular (A406), ensuring that the segregated cycle path is maintained throughout construction and reprovided upon completion. This will result in minor positive effects for accessibility.</p> <p>The nature of the industrial functions allocated may result in some negative effects on greenhouse gas emissions and air quality, at least at construction stage. However, development will be required to meet the most up to date sustainability standards as set out in LP1. The allocation makes significant reference to greening of the site and its curtilage, including carbon sequestering greening along the A406.</p> <p>The site is not within 8 metres of the River Lea but is still in close proximity. There is potential for water quality to be negatively impacted from industrial functions. However, the allocation directs greening to the west of the site to act as a buffer and for development to contribute to the delivery of improvements to the River Lea and its habitat, to provide high quality amenity and enhance biodiversity. Most of the site is within Flood Zone 3 and partly within Flood Zone 2. Therefore the allocation alone results in a significantly negative effect to flooding and although inescapable, development can make improvements to the consequences of fluvial</p>																				

	<p>flooding. The allocation promotes the returning of some of the land to a functional floodplain. The site also experiences pluvial flood risk in the south. SuDS and appropriate design will help mitigate this risk. The industrial uses allocated are the most appropriate for a site with this level of flood risk as these are less vulnerable uses than residential uses. It is considered there will be a neutral effect overall.</p> <p>The allocation promotes a significantly positive use of land. The flood risk would preclude any other use apart from industrial as being appropriate on this large site. Development would however create the chance to at least improve the pluvial flood risk. The site's size means it is an important site to deliver the 52,000sqm of employment floorspace needed in the Borough. The site is within 200m of the Metropolitan Greenbelt. Although access to the greenbelt for industrial uses is not imperative, the allocation directs improvements to the River Lea and the greenway that will improve access for surrounding resident</p> <p>Development will contribute significantly to employment levels in the Borough through industrial employment uses and although the site has low PTAL connectivity, the nature of industrial uses requires the need for vehicular transport. The location adjacent to the North Circular provides good vehicular access for industrial goods movements, creating a significant positive effect for Objectives SA15 and SA16.</p>
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Highams Park

R19039	Highams Park Industrial Area																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	N	N	MN	N	N	N	N	MP	MP	MN	N	N	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	MP	MP	SP	MP	MP	SP	MP	N	N	N	MP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new and enhanced public realm and accessible, biodiverse green open spaces, with the potential for the introduction of other uses subject to a two-stage industrial masterplan process.</p> <p>The allocation also recognises potential for housing on this site.</p> <p>The site has a low PTAL rating of 2 and 3 but the inherent vehicular demands of the industrial function of the site does not cause undue issues for access. The location adjacent to the B160 makes the location of the site able to meet the demands of industrial vehicular movements, although being at the edge of Highams Park Town Centre may see some negative impacts of an increase in HGVs here. However, development will contribute to new pedestrian and cycling connectivity through the site, linking Highams Park District Centre to the Aldriche Way Estate and Rolls Sports Ground.</p>																				

	<p>Intensification of this LSIS demonstrates a significantly positive efficient use of land by utilising existing industrial land to meet the employment needs of the Borough, particularly storage and distribution functions. Intensified industrial uses will have significant positive effects on boosting employment opportunities in this established industrial location.</p>
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R19078	472-510 Larkshall Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	N	MP	MP	N	N	SP	MP	MN	N	N	SP	SP	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	SP	MP	MP	SP	MP	MP	MP	MP	SP	MP	N	N	N	SP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of workspace to provide new homes, retail and other town centre uses, a new safe, accessible and step-free entrance to Highams Park Overground Station, new and enhanced public realm and accessible, biodiverse green open space.</p> <p>The site is capable of delivering 115 homes as consented in planning permission 203040, contributing significantly to housing supply. The site has a medium PTAL rating of 3. The allocation however seeks to increase the accessibility of the site and area through enhanced existing pedestrian and cycling connectivity through the site to Highams Park Overground Station and along Larkshall Road, including consideration of improved crossing facilities. Development will also contribute to step free access to Highams Park Station, increasing the connectivity of the site.</p> <p>The town centre location however ensures ample access to goods and services for new residents and workers. The allocation constitutes an efficient use of land by reprovinding workspace and providing new homes within an enhanced public realm which will contribute to town centre viability by providing spaces to dwell. This is expected, along with town centre uses to have a significantly positive effect on town centre viability of Highams Park District Centre. Reprovided, upgraded workspace in a town centre location will provide significantly positive effects on locating employment opportunities in appropriate locations. The diversification of</p>																				

	<p>employment opportunities will also contribute to sustaining healthy employment levels in the Borough. The site currently has a relatively inactive frontage on Larkshall Road. Development will activate this frontage making the pedestrian environment more engaging and safer.</p>
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R19101	The Regal Cinema																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	SP	N	N	N	N	N	MP	MP	MN	N	SP	SP	N	SP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	SP	MP	MP	MP	MP	MP	MP	MP	N	N	SP	SP	N	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of a cinema, new homes and enhanced public realm with biodiverse landscaping.</p> <p>Significantly positive effects on community cohesion have been identified through the reinstatement of the cinema, providing an important cultural asset to the community, benefiting all ages. Development will optimise the capacity of the site to deliver 30 high-quality, accessible, sustainable homes, including affordable housing, constituting an efficient use of land. Restoring and enhancing the significance, setting and key views of the Locally Listed Regal Cinema will greatly bolster the historic environment by taking a defunct building and restoring it to full use.</p> <p>The site sits within Highams Park District Centre which means that the area's shops and services will prosper from an increase in footfall from the new homes. The site will also offer a new cinema which will be the one of the few cinemas in the borough. This will act as a significant pull factor to the town centre and supports the evening/night time economy. The re-provision of the cinema will provide employment opportunities in the creative sector alongside other main town centre uses that enhance the centre's existing offer. Uses that are considered to be particularly suitable for this site include a café, bar and/or restaurant use linked to the cinema.</p>																				

Chingford Mount

R19024	Sainsbury's Hall Lane																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	MP	MP	MP	MP	N	N	SP	MP	MN	N	N	SP	MP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	SP	MP	MP	MP	MP	SP	MP	N	N	N	SP	MP	MP	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of a suitably sized supermarket and sports and leisure uses, provision of new homes, community facilities, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>Half the site is privately owned and half is council owned, requiring 50% affordable housing on at least half the site to meet fast track requirements, meeting housing needs. The allocation was found to need to specify the need for multi-level greening and play space, to maximise health and wellbeing benefits. The town centre location provides good access to goods and services for new residents and enhances the town centre offer for other users. The allocation also allows for reconfiguration of bus termini in Chingford Mount by facilitating a bus turning circle, freeing up space on Albert Crescent to see public realm improvements and continuing the effective operation of the bus network.</p> <p>The reduction in car parking will have a positive effect on local air quality and greenhouse gas emissions, supported by directed greening along Hall Lane. Analysis of the site has found positive effects will also be realised regarding pluvial flood risk by directing SuDS to the south-east corner of the site. The Placemaking Plan has considered the configuration of the site to address the flood risk whilst maximising space for public realm.</p>																				

	<p>The allocation has multiple benefits for the efficient use of land through intensification of housing in a well-connected location, along with modernised and reconfigured supermarket and town centre uses, enhanced public realm and bus infrastructure. The vitality and viability of the town centre will also be enhanced, providing spaces for town centre users to dwell.</p> <p>More pedestrian activity on the site along with active frontages, particularly onto Hall Lane will mitigate the opportunities for crime, especially around the perimeter of the site. The current servicing provision that runs along the perimeter of the site will be directed towards the western boundary, providing a safe separation of commercial waste and servicing, whilst maximising the site for public realm and housing. The allocation allows for the creation of an exemplar designed eastern gateway to the town centre, elevating the local distinctiveness of the area.</p>
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R19025	58 Hall Lane and the Marmion Centre																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	MP	MP	MP	N	N	N	MN	MP	MP	MN	N	N	SP	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	SP	MP	MP	MP	MP	MP	MP	MP	N	N	N	SP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of a moderate level of housing and will deliver re-provided improved community use, child friendly public realm design, creating a community hub.</p> <p>This development of this site will bring significant positive effects for social cohesion. The site has a PTAL rating of 4 with good access to goods and services being an edge of town centre location and access to goods and services via active travel is highly supported. The site requirements have addressed the need for cycle and pedestrian connections through the site linking Hall Lane and Marmion Avenue, as well as delivering new cycle and pedestrian links to Albert Crescent and more widely to Meridian Water, creating a significantly positive effect in relation to access to goods and services.</p> <p>Existing pluvial flood risk to the east of the site has been addressed through the direction of sustainable drainage systems (SuDS). Addressing the issue of pluvial flooding on site has changed the effect of flooding has from a minor negative to a minor positive effect. The delivery of new homes in a sustainable edge of centre location, re-provided community facility, enhanced public realm and improved permeability through the site all contribute to a significantly positive efficient use of land. A community facility at an edge of centre location will not compete with the town centre and will act as a pull factor to the area, supporting the vitality and viability of the town centre.</p>																				

	<p>The allocation will mitigate the opportunities for crime by instating an active frontage that contributes positively to high street activity and encourages people to occupy the enhanced public realm, increasing natural surveillance and having a minor positive effect on crime. Development of the site seeks to establish a western gateway to Chingford Mount Town Centre and the allocation now specifies the need for massing to step back from the boundary on the upper floors in order to preserve the residential amenity of surrounding existing properties which contributes to a minor positive effect on local distinctiveness.</p>
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R19026	Albert Corner																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	MP	MP	MP	MP	MP	N	MN	MP	MP	MN	N	N	SP	SP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	SP	SP	MP	MP	MP	MP	MP	MP	N	N	N	SP	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of retail and workspace and provide new homes, other town centre uses, and enhanced public realm with biodiverse landscaping.</p> <p>Redevelopment of the site will reduce the significant car parking within the Primary Shopping Area, having positive effects on vehicular greenhouse emissions and air quality. Development will allow improvements to the currently ecologically devoid site through urban greening, tree planting and provision of open space, in particular focusing on the provision of shared amenity space at podium level, further improving air quality. The development of more efficient buildings on site will lead to a significant positive effect on greenhouse emissions on this site.</p> <p>Community cohesion will be impacted positively from development of the site, through a mix of town centre uses that will be located adjacent to public realm improvements and connections at Albert Crescent. Development will facilitate contributions towards public realm improvements at Albert Crescent which will include play space.</p> <p>The site is located in Flood Zone 1 and currently has a large impermeable area due to the car park, any pluvial flood risks will be mitigated to the east and west of the site through the use of careful design, including sustainable drainage systems (SuDS) where appropriate. Development will see the efficient use of land due to the</p>																				

	<p>commercial uses on site being either substandard or vacant for a long period of time. Development will see the range of town centre uses broaden along with enhanced public realm in Chingford Mount Town Centre. The town centre location provides ease of access to existing goods and services.</p> <p>Development will significantly enhance the viability, vitality and vibrancy of the town centre through reprovided retail floorspace in addition to workspace and other main town centre uses. The convenience retail use (currently Iceland supermarket) will be reprovided alongside other main town centre uses that enhance the centre's existing offer. It is through the provision of new non-residential uses on this site that will significantly improve the employment offer on this site. New homes here will also bring a sense of continued activity here, especially at night time. A variety of employment opportunities for residents will occupy the site. Other uses that are considered to be particularly appropriate for this site include office provision, such as co-working space, food and beverage uses and comparison retail, which help to create a diversified offer of jobs.</p> <p>Active commercial ground-floor frontage will be provided on to New Road and Old Church Road, repairing significant stretches of inactive frontages, resulting in increased safety through natural surveillance in the day and night. The site holds a prominent position in the Chingford Mount District Centre and development would significantly contribute to the local distinctiveness of the town centre, PSA, and transport node.</p> <p>The redevelopment of the existing post-war buildings on this site will enable the delivery of a development that responds more effectively to its surroundings and repairing a key town centre frontage, therefore enhancing the local distinctiveness of the strategic location.</p>
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R19108	Templeton Avenue																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	N	N	N	MN	MP	MP	MN	N	N	MP	MP	MP	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	N	N	MP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, town centre uses and enhanced public realm with biodiverse landscaping.</p> <p>The allocation presents a positive effect on the efficient use of land by contributing to housing supply in a town centre location, providing new town centre uses. Pluvial flood risk was identified in the west of the site as having a potential negative effect on flood risk. However, development provides the opportunity to address this pluvial flood risk, including through SuDS, resulting in a minor positive effect for reducing flood risk. Town centre uses albeit not extensive are supported on this site providing a minor positive effect for town centre viability. This location is considered appropriate for such uses that provide employment. Active frontages on Old Church Road will provide natural surveillance, increasing safety, especially at night. Modern active frontages will contribute minor positive effects for the enhancement of local distinctiveness of the South Chingford District Centre.</p>																				

North Chingford

R19029	Chingford Library and Assembly Hall																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	SP	MP	N	N	N	N	MP	MP	SN	N	N	SP	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	SP	MP	MP	MP	MP	MP	MP	MP	N	N	MP	SP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of the library and flexible community/cultural uses, new homes, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The reprovision of the library and the flexible community/cultural use with specified enhanced public realm connected to the library will provide linked high quality indoor and outdoor space, contributing to a significant positive effect on community cohesion. The inclusion of additional town centre uses, specifically retail and food and beverage uses in a town centre location along with specified cycle improvements along Station Road and Chingford Green, optimises access to goods and services for new and surrounding residents will have a significantly positive effect on accessibility. The redeveloped library will be more energy efficient than the existing buildings. This, in combination with reduced car parking at the rear, the protection of TPOs and additional greening specifically in the north west of the site will contribute a minor positive effect on greenhouse gas emissions.</p> <p>Although the site is within Flood Zone 1 and has no pluvial flood risk, enhanced greening and reduction of the tarmacked car park will have a minor positive effect of alleviating flood risk.</p>																				

The site shows strong prioritisation of land through developing on an existing brownfield site and increasing residential density in the process. The site's current use of a library and assembly hall will be re-provided which means that these uses will not be lost and will be protected during development.

0.3% of the site is within 400m of the Epping Forest SAC. The site requirements have highlighted this and specific mitigation will be addressed through LP1 Policy 81 although this development. Development within 400m of the SAC requires SANGS and SAMMs payments to mitigate negative impact and urbanising effects from development.

Additional town centre uses along with enhanced community uses and public realm will see significantly positive effects on the town centre vitality and viability. This also consolidates employment uses in the more accessible areas in the north of the Borough and will provide a greater range of employment opportunities, albeit at a low density.

Enhanced active frontages onto Chingford Green and a more connected public realm will increase natural surveillance, will have a minor positive effect on reducing the likelihood of crime. The new development will enhance the local distinctiveness of the area, improving the architectural quality of the Library and Assembly Hall. Specific requirements have been added to the site allocations to ensure the historic environment is not harmed. In particular, development will be expected to step down towards Carbis Cottage and retention of the Millenium Heritage Mosaic --a tiled artwork consisting of twelve illustrations of famous places and people with a connection to Chingford. The mural is situated on the south elevation of the site, and will be protected during works and incorporated within the redevelopment of the site. Sensitive massing of the replacement buildings and a good response to the surrounding historic environment will have a minor positive effect.

R19030	North City Autos, Chingford																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	MP	MP	MN	N	N	N	N	MP	MP	SN	MP	MN	MP	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision new homes, town centre uses, and enhanced public realm with biodiverse landscaping. Assessment of the site found specific reference to improved cycle and pedestrian connections along Station Road will produce a significantly positive effect on sustainable travel, given the lower PTAL ratings here. The site provides an opportunity for the efficient use of land by contributing to housing supply in the north of the Borough and providing more inclusive town centre uses whilst also enhancing the eastern gateway to North Chingford Town Centre. Although within 400m of the EFSAC, enhanced connectivity along Station Road will be required to enhance access to the Chingford Green Pocket SANGS and to undertake a project level HRA focusing on mitigating urban effects. The delivery of these mitigating measures contribute to maintaining the ecological integrity of the EFSAC.</p> <p>Given the location in the Station Road Conservation Area, the allocation specifies the need to preserve or enhance the significance, setting and key views of the Station Road Conservation Area and the designated heritage assets within them, including the locally listed Masonic Hall. Development on this site provides an opportunity to enhance the setting of the Conservation Area and help activate the crossroads to the east. In order to maximise these benefits, commercial active</p>																				

	<p>frontages will occupy the ground floor and residential outlook will provide natural surveillance, also contributing to creating safer spaces. This will have a positive effect on reducing crime and improving local distinctiveness.</p>
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Sewardstone Road

R19027	Motorpoint, Sewardstone																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	MN	MP	N	MN	MN	SP	MP	SN	MP	N	MP	MN	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	MP	MP	SP	MP	MP	SP	SP	N	SP	N	SP	N	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, community facilities and other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>Redevelopment of the site would deliver the highest quantum of homes on any site within the Sewardstone Road Strategic Location, providing high quality homes in the north of the Borough, which will include affordable homes. The nearby Metropolitan Green Belt that abuts the site to the west is a key asset in facilitating good health and wellbeing in the area and for new residents. Access to the Green Belt and River Lea will be enhanced through strategic pedestrian and cycle infrastructure.</p> <p>Development will support community cohesion through a more diverse range of town centre uses open to a range of demographics. This includes retail, cafes and restaurants, and community uses. A new public realm within the site will bring much needed spaces for pedestrians to dwell, especially those using the Sewardstone Road Neighbourhood Centre. The site has a low PTAL rating of 1b due to currently limited public transport infrastructure and routes in the area. The allocation mitigates this through specification of a new north/south strategic cycling and pedestrian connection through the site that runs parallel to the River Lea, and wider</p>																				

connectivity to North Chingford District Town Centre, as well as east/west active travel connectivity along Kings Head Hill and Lee Valley Road. Infrastructure improvements including bus network improvements have been identified in the IDP. Promotion of public transport and active travel infrastructure will have positive effects for access to goods, services, and employment. The location of the site within the Sewardstone Road Neighbourhood Centre does allow for immediate access to goods and services, further bolstered by additional town centre uses allocated for the site.

In order to reduce greenhouse gas emissions and improve air quality, the allocation requires the retention of trees with TPOs in the centre of the site and other mature and/or established trees. Residential development will also be largely car free. Development will be required to deliver enhanced greening and biodiversity throughout the site, through the provision of urban greening and tree planting focusing in particular along north/south routes and the western boundary.

The site sits within 16m of the River Lea, meaning that water quality and resources could be affected. However, by ensuring a significantly wide buffer that includes enhancing the Green Corridor to the west of the site and appropriately designing and siting buildings and green space, this should mitigate any negative effects on water quality. The allocation acknowledges the importance of the adjacent Thames Water site, and that development must not impact the effective operation of this water infrastructure.

Located within Flood Zone 2, there is some risk of fluvial flooding. The site currently contains a large impermeable surface creating a higher risk of surface water flooding. Existing pluvial flood risk on the northern boundary of the site will be mitigated through appropriate design, including sustainable drainage systems (SuDS) where appropriate. The developable boundary also excludes development from taking place in the southwest corner of the site to mitigate fluvial flood risk.

The site occupies previously developed land, with the current use of this site being a car dealership. The implementation of new homes alongside community and other appropriate town centre uses shows strong efficiency of land use, especially considering the Neighbourhood Centre designation. Reducing car use in the Borough needs to be approached from multiple angles. Reducing car dominant uses along with improved active travel and public transport will contribute to this modal shift.

The site is currently within 400m of the Epping Forest Special area of conservation and within 200m of an SSSI site. Mitigation of the residential uplift is key for development to not affect the integrity of Epping Forest. This will be achieved through the completion of a project level HRA setting out details of the proposed measures that would mitigate for urban effects to ensure there are no adverse impact on the Epping Forest SAC. Enhancing of a green buffer between the site and the Chingford Reservoirs SSSI will provide mitigation of impacts from residential and commercial noise and light, resulting in a neutral effect.

The site is partly within the Sewardstone Road Neighbourhood centre, meaning that the development would result in an enhancement of the town centre uses offer and more residents in close proximity of the goods and services available in this neighbourhood centre, boosting commercial viability. The quantum of town centre uses equates to 2,350sqm which is below the 2,500sqm that meets the threshold for a Retail Impact Assessment. Commercial uses would be supported through multiple units to avoid large floorplate units that host large supermarkets which can divert footfall away from higher order centres.

Public transport and active travel improvements will improve the connectivity of the site for employees, however the quantum of commercial floorspace is not significant enough for the low current PTAL rating to cause issues of retention of staff and it is expected jobs will attract local residents.

Development will be required to implement well-designed active commercial ground-floor frontage on to Sewardstone Road and Lee Valley Road, that relates positively to the surrounding context, ensuring frontages are set back sufficiently from the road to enhance the public realm that supports Neighbourhood Centre vitality and viability. This will have benefits of activating the main streets and site in general to increase natural surveillance and thus safety. The allocation identifies the opportunity to intensify the site to deliver strategic needs, including housing but also creating and enhancing connections to surrounding green space for the benefit of all.

R19028	3 Lea Valley Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	MN	MN	MP	MP	SN	MP	N	MN	MN	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	MP	N	MP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, town centre uses, and enhanced public realm with biodiverse landscaping.</p> <p>The site has a low PTAL rating of 1b due to currently limited public transport infrastructure and routes in the area. The allocation mitigates this through specification of enhanced east/west active travel connectivity along Kings Head Hill and Lee Valley Road. Infrastructure improvements including bus network improvements have been identified in the IDP. Promotion of public transport and active travel infrastructure will have positive effects for access to goods, services, and employment. The location of the site within the Sewardstone Road Neighbourhood Centre does allow for immediate access to goods and services, further bolstered by additional town centre uses allocated for the site.</p> <p>Minor positive effects on greenhouse gas emissions and air quality will occur from a car free development that replaces the current car rental use, contributing towards a less car dominated society. The site sits within close proximity to the River Lea but not within a 16m buffer, meaning that water quality and resources could be affected. However, development of the scale allocated for will not have any direct effects on the river. The allocation requires the retention and enhancement of vegetation and green corridor to the west of the site and appropriately designing and siting buildings and green space. The allocation acknowledges the importance of the adjacent Thames Water site, and that development must not impact the effective operation of this water infrastructure.</p>																				

The site occupies previously developed land, with the current use of this site being a car rental service. The implementation of new homes alongside appropriate town centre uses shows strong efficiency of land use, especially considering the adjacent Neighbourhood Centre designation. Reducing car use in the Borough needs to be approached from multiple angles. Reducing car dominant uses along with improved active travel and public transport will contribute to this modal shift. The site is located within Flood Zone 1. However, the site currently contains a large impermeable surface creating a higher risk of surface water flooding. Existing pluvial flood risk to the south and southwest will be mitigated through appropriate design, including sustainable drainage systems (SuDS) where appropriate. The site is within 400m of Epping Forest which means that any development on this site may cause undue harm to the Epping Forest if not managed appropriately. The site is also within 50m of a SSSI which further emphasises the importance of protecting ecological sites in the borough through strong mitigation, such as undertaking a project level HRA setting out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest SAC.

The site is located just outside the northwestern boundary of the Sewardstone Road Neighbourhood centre. However, in order to support residential uplift in the Sewardstone Strategic Location a small amount of town centre use floorspace would help meet increased need for goods and services as well as activating the street here. The current commercial use provides low density employment which would be replaced with low density town centre use employment, which does not require commuting to the site for significant numbers of workers. Well designed active commercial ground-floor frontage on to Lee Valley Road will provide natural surveillance and footfall in this currently car dominated area, creating a safer pedestrian environment.

The site is not appropriate for a tall building. Development will contribute towards meeting housing needs as well as repairing a key frontage in the Sewardstone Road Neighbourhood Centre.

R19074	60 -74 Sewardstone Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	MP	MN	N	N	N	N	MP	MP	SN	MP	N	SP	N	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	MP	N	SP	N	MP	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces. Development of the site as per permission 220957 will improve the character of the area, relationship of the site with the enhanced public realm onto Sewardstone Road, and the quality of the town centre use floorspace that contributes to the viability and accessibility of the Sewardstone Road Neighbourhood Centre. The site has a low PTAL rating of 1b due to currently limited public transport infrastructure and routes in the area. The allocation mitigates this through specification of enhanced existing pedestrian and cycling connectivity along Sewardstone Road and Kings Head Hill. Infrastructure improvements including bus network improvements have been identified in the IDS. Promotion of public transport and active travel infrastructure will have positive effects for access to goods, services, and employment. The location of the site within the Sewardstone Road Neighbourhood Centre does allow for immediate access to goods and services, further bolstered by additional town centre uses allocated for the site.</p> <p>Greening of the site focusing in particular on Sewardstone Road and Laurel Gardens, although limited in the extensiveness will contribute slightly to improved biodiversity and air quality. New town centre uses will benefit the viability and vitality of the Sewardstone Road Neighbourhood Centre, especially with an improved public realm, creating a more inviting place to shop and spend leisure time. Creating a more pleasant public realm will help activate the wide pavement on Sewardstone Road, increasing footfall and therefore natural surveillance and safety. As previously mentioned, improvements to active travel and public transport will</p>																				

	<p>make the site more accessible for workers, however, at c.455sqm commercial floorspace, the employment density will be low thus likely to attract local workers who can access the site without a car. The new parade will also enhance local distinctiveness by contributing positively to the street scene.</p> <p>The site is within the Site is within 400m of EFSAC which will have some 'urban effects' on the EFSAC, however the relatively small scale of residential development will likely limit the impact. Proposals look to undertake a project level HRA setting out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest SAC.</p>
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Non Strategic Location sites

R19020	234 – 240 Billet Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	N	MP	MP	MP	MN	MP	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	SP	MP	MP	MP	MP	N	MP	N	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and enhanced public realm with biodiverse landscaping.</p> <p>The site has poor public transport connections with a PTAL rating of 2. Active travel infrastructure through the form of cycle parking would help facilitate sustainable transport to and from the site for new residents as per LP1. Existing pedestrian and cycling connectivity along Billet Road will be enhanced, ensuring that the stepped cycle track is maintained throughout construction and reprovided upon completion which will have a minor positive effect on accessibility. Redevelopment of the MOT garage to provide much needed housing will contribute to a reduction in car use across the Borough, resulting in a minor positive effect on air quality. Development will address the current impermeable tarmacked surface, improving pluvial flood risk. This presents an efficient use of land, with access to metropolitan greenbelt within 200m. An exemplar designed active frontage onto Billet Road will repair the street frontage, enhancing local distinctiveness and improving natural surveillance along the street, making a contribution to safety for pedestrians, including students from the adjacent William Morris School.</p>																				

R19033	Pear Tree House																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	MN	N	N	N	N	N	MP	MP	SN	MP	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	MP	N	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and enhanced public realm with biodiverse landscaping.</p> <p>The capacity of the site is set to deliver approximately 18 high quality, accessible, sustainable homes, including affordable housing which will have a positive effect on housing. Although the site is an assisted care facility, redevelopment of the site should make contributions to mitigate the loss of the community facility provision.</p> <p>The site has a PTAL score of 3, meaning that travel in this area is somewhat of a challenge using public transport. There will be enhancements to existing pedestrian and cycling connectivity along Gordon Road, linking to Forest Avenue that are within 5 minutes walk to Chingford Station and bus terminal.</p> <p>The allocation will provide new homes which will improve greenhouse gas emission due to improved energy standards, the site configuration and design seeks to retain trees with TPOs on the north and west boundaries and other mature and/or established trees which will improve greenhouse emissions and have a positive effect on air quality.</p> <p>The site is within 400m to Epping Forest and an SSSI site, to counteract any negative effects. A project level HRA should set out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest SAC.</p>																				

	<p>Improvements to connections will result in better connections with the North Chingford district centre. The site will provide well designed active residential ground-floor frontage on to Gordon Road. The site is too small in scale to have a large effect on waste management.</p>
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	<p>The site will be built to mitigate any potential harm to the sensitive edges that bound the site to the north, east and south, and have a minor positive effect on the character of the area including the residential gardens on Gordon Road and Crescent Road.</p>
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R19036	The Sidings Industrial Estate																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	N	N	N	N	N	N	N	N	MP	MP	MN	N	MN	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	N	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	SP	SP	MP	MP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.</p> <p>The allocation promotes intensification of a LSIS site to contribute at least 5,970sqm of industrial floorspace, having significantly positive effects on increasing employment levels in an appropriate LSIS location. Development will also create an active frontage onto Hainault Road creating a safer street environment. Connectivity to the site is good via public transport with a PTAL of 3 to 5.</p>																				

R19045	Lea Bridge Hotel Site																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	MP	MP	MP	N	N	SP	MP	MN	N	N	N	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	N	MP	MP	MP	MP	MP	SP	MP	N	N	N	MP	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The site will deliver around 100 homes, contributing significantly to housing supply. Located just to the west of Bakers Arms Town Centre, the site enjoys a PTAL rating of 5 resulting in there being a significant positive effect for access to goods and services. Being outside the town centre a potential negative effect was identified on the viability of the town centre. However, commercial provision will be of a scale that will not affect the viability of the town centre and will positively activate the frontage and complement the centre's offering.</p>																				

R19062	Norlington Road Industrial Area																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	N	N	N	N	N	SP	MP	MN	N	MN	N	SP	SP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	N	MP	MP	MP	MP	MP	SP	MP	N	N	N	N	SP	SP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes, enhanced public realm with biodiverse landscaping.</p> <p>The site has potential to deliver around 150 homes, contributing significantly to housing supply. The allocation promotes intensification of an industrial site to contribute at least 12,850sqm of industrial floorspace, having significantly positive effects on increasing employment levels in an appropriate location. Development will also create an active frontage onto Hainault Road and Norlington Road creating a safer street environment. Connectivity to the site is good via public transport and development will contribute to step free access at Leyton Midland Station, having a positive effect on accessibility. Any additional uses will be subject to a required Masterplan.</p>																				

R19073	Priory Court Estate																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	N	MN	MP	MP	MN	N	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	SP	SP	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision and, modernisation and improvement of the Multi Use Games Area (MUGA) and play area, and provision of new homes, new public realm and accessible, biodiverse green open spaces.</p> <p>The reprovision and improved MUGA and play area will provide key sport and recreational infrastructure that facilitates better health and wellbeing, especially for children. This will support existing and new residents on site and in the surrounding neighbourhood. The site has a low PTAL rating of 1b which identified a potential negative effect in relation to access to facilities and services. However, the allocation and permission 230851 require development to deliver new pedestrian and cycling connectivity through the site, extending Sherwood Close along its original alignment and realign key pedestrian and cycle routes away from Vermont House. This will improve permeability through the site, improving access to surrounding centres. The increase in homes at around 85 homes are not considered to create an overdemand for access to convenience retail. Surrounding dispersed shops are considered sufficient to meeting this demand.</p>																				

	<p>There is pluvial and groundwater flood risk on site, which highlighted a minor negative effect in relation to flood risk. The allocation directs SuDS to address the pluvial flood risk in the north of the site. Enhanced greening across the site will further alleviate this flood risk, resulting in a minor positive effect for flooding. An increase in active frontages will help improve safety and perceptions of safety in this location, having a minor positive effect on reducing crime. Exemplar design of residential infill will have positive effects to the sense of local distinctiveness with an improved public realm.</p>
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R19079	Larkswood Leisure Centre																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	MN	N	N	N	N	SP	MP	MN	N	N	N	N	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	SP	SP	SP	MP	SP	MP	MP	SP	SP	N	MP	N	N	N	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of the leisure centre and the early years facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces, including the designation and protection of Local Green Space.</p> <p>The site is capable of delivering around 280 homes, contributing significantly to housing supply. A reprovided leisure centre and early years facility will have a direct significant positive effect on health and wellbeing. The allocation also directs new high-quality public realm in the form of a linear park connecting the site with Larks Wood. The formal and informal recreation and meeting places will result in significant positive effects for bettering community cohesion. The PTAL rating of 2 highlighted potential negative effects for access to good and services. However, shops and services are located to the east and west of the site within 800m and with the enhancement of active travel infrastructure on New Road, it is expected access to goods and services will be sufficient, with a neutral effect being identified for SA Objective 4. Significant greening of the site and reduced car parking will have positive effects on reducing greenhouse gas emissions and improving air quality.</p> <p>The allocation realises a significantly positive effect for the efficient use of land. This is because of the ability to contribute significantly to housing supply, reducing car use and creating pedestrian focused public realm which will symbiotically benefit the leisure centre and early years facility.</p> <p>Larks Wood to the south of the site is designated as a SINC, Metropolitan Open Land and a SANG. The allocation recognises the need to protect the integrity of the SINC, which is why a semi natural buffer will be required between the developable site and the ancient woodland. Access to this amenity space and the wider</p>																				

	<p>woodland will however act as a high quality SANG, taking pressure off visitation to Epping Forest. This is expected to result in a neutral effect on protecting ecological integrity of the EFSAC and a positive effect on enhancing the quality and access to green space and MOL. Activating the site with new streets with residential and commercial active frontages will have a positive effect on reducing crime, increasing safety and contributing to local distinctiveness.</p>
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R19083	Ross Wyld Lodge
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The scheme is considered 'implemented' and as per permission 194037 has been found sound as part of the planning application process. A sustainability appraisal for this site is therefore not considered necessary.</p>

R19085	Temple Mills																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	U	N	N	N	MP	MP	N	SN	U	MP	MN	MP	N	N	MP	MP	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	SP	SP	SP	MP	MP	SP	MP	N	MP	N	N	MP	MP	MP	SP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the re-provision, improvement and modernisation of the bus depot and provide new homes, workspace, other town centre uses and new public realm and accessible, biodiverse green open spaces.</p> <p>The allocation is set to deliver around 700 homes, contributing significantly to housing supply. Development of housing here along with the other Leyton Mills sites will create a new neighbourhood. The allocation supported by the SPD will re-provide the bus depot so it is enabled to serve an electrified fleet, as well as a new Ruckholt Road station. Additional sustainable transport provision includes a central segregated cycle route on A106 Ruckholt Road/Eastway. These will encourage healthy travel, reduce carbon emissions, and have a positive effect on local air quality. The varied PTAL level here will see improvements through the development of Ruckholt Road station and significant active travel infrastructure and connections. Increased permeability of the site will enhance access to the higher PTAL areas. The site is currently dominated by a large tarmacked depot and car park. Redevelopment will change this area to a vibrant area that is largely car free. Car parking will be reduced from the current provision as per parking standards. Any loss of the few trees will be mitigated by the increase in greening of the site through BNG requirements. Development of new buildings will achieve exemplar design that will meet the most up to date sustainability standards, benefiting carbon reduction in the long term. The new station, re-provided bus depot, and central segregated cycle route on A106 Ruckholt Road/Eastway will encourage active travel and reduce carbon emissions. The benefits to air quality on site and off site from a modernised, sustainable bus fleet justifies a significantly positive impact.</p>																				

The site is in flood zone 2 and partly within Flood Zone 3. Any application requires detail to be provided early in the design and planning process that shows how proposals will mitigate against this fluvial flood risk in line with Policy 91 Managing Flood Risk. The inclusion of the site is justified in the exceptions test. The eastern part of the site is identified for enhanced greening to reduce water run-off, which is supported by Policy 77 Green Infrastructure and the Natural Environment. Development will significant intensification of the brownfield site which currently is covered by large areas of tarmacked car parking. The site will allow enhanced connections to be made between Leyton Town Centre and the other Leyton Mills sites. The intensification of the site for a mix of uses will also see extended and improved greening and biodiversity of the site creating a significantly positive impact on creating exemplar quality new neighbourhoods. The Eton Manor SANG directly to the south provides a significant quantity of open green space for new residents.

Development will create active frontages supported by the Leyton Mills SPD that specifies that new streets will have active edges and provide natural surveillance. This will create spaces that are and feel safe for all, including women and girls. Development here will form part of the creation of a new Leyton Mills neighbourhood. This will allow the opportunity to create a wayfinding landmark to aid navigation and accessibility to the area's green amenity offer of Lee Valley Regional Park and Queen Elizabeth Olympic Park having a positive impact on accessibility to the area and elevating the local distinctiveness.

The site has been identified as within the Zone of Interest for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Although all major development is expected to be 'future proofed' for connection to heat networks, this site is most likely to connect within the plan period, therefore considered to have a significantly positive effect for the sustainable use of energy.

R19087	Whitehouse Farm																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	N	N	MP	MP	SN	MP	N	N	N	N	U	N	U	MN	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	MP	N	N	N	N	MP	MP	N	MP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, enhanced public realm and accessible, biodiverse green open space.</p> <p>The site has poor connectivity via public transport with a PTAL rating of 1b, and although any residential development must seek to be car free, LP1 Appendix 1 states 'in the case of developments in less well-connected areas, a robust Transport Assessment must be provided to justify the need for any car parking spaces for new residents'. To mitigate this low PTAL rating, the IDS specifies that infrastructure improvements are planned to connect Sewardstone Rd/Kings Head Hill/Lea Valley Rd junction with the Enjoy Waltham Forest (Leyton to Chingford Cycle Route) at the A110/A1069 junction – linking with routes such as the London Loop, Epping Forest Centenary Walk and the footpath along the River Lee navigation. Although this does not impact the site directly, new residents would be able to benefit from enhanced connectivity close to the site. This neutralises the negative impact on the Epping Forest SAC.</p> <p>Sensitive development of the site would demonstrate an efficient use of land by utilising a poorly maintained and underutilised pieces of land to contribute towards much needed housing supply. The site does however directly abut Epping Forest and as such has a particular negative effect on the integrity of Epping Forest from increased visitation by new residents and 'urban effects' from the operation of the new homes. In order to mitigate such effects any proposal will be required to complete a project level HRA setting out details of the proposed measures that would somewhat contribute towards mitigating the urban effects to ensure there is no adverse impact on the Epping Forest SAC. The allocation specifies that an appropriate green buffer that is not amenity space of at least 15 metres must provide a</p>																				

	<p>biodiverse screen between the site and Epping Forest. Additionally, greening of the site will be instructed through Biodiversity Net Gain and Urban Greening Factor calculated prior to any unauthorised loss of trees.</p> <p>The local character of the area is one of low-density residential use in a setting bordering Epping Forest. Any development would have to be sensitive to this setting. Development will have a positive effect on the local distinctiveness of the site within Blandford Crescent by providing an active frontage onto Blandford Crescent.</p>
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R19088	Highams Court																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	N	MP	MP	MN	MN	MP	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	MP	N	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and new and enhanced public realm and accessible, biodiverse green open space.</p> <p>The site has poor public transport connections with a PTAL rating of 2. Active travel infrastructure through the form of cycle parking would help facilitate sustainable transport to and from the site for new residents as per LP1, this brings the sites effect on accessibility from a minor negative to neutral. The site contains a number of mature trees, especially those that front Larkshall Road. The SA has identified a potential negative effect in relation to biodiversity due to the disruption of significant biodiversity rich features on site. The allocation however would see an overall improvement and net gain of biodiversity, resulting in a minor positive effect for enhancing biodiversity.</p> <p>Development will be expected to retain the trees at the boundary and incorporate additional greening. New greening is also expected at the west of the site, screening the land to the west. Development will also create a clustering of trees to the north of the site. The significant greening of the site with have a positive effect on biodiversity and air quality.</p> <p>Redevelopment of the site to provide much needed housing will contribute to a reduction in car use across the Borough through car free development, resulting in improved air quality. Development will address the current impermeable tarmacked surface, improving pluvial flood risk. This presents an efficient use of land, with</p>																				

	<p>access to metropolitan open land within 200m. Development of the frontage onto Larkshall Road will repair the street scene, which will have a positive impact on local distinctiveness and improve natural surveillance onto the roundabout junction. This will have a positive effect on reducing crime.</p>
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R19100	Russell Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MP	N	N	N	N	MP	MP	MN	N	MN	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of workspace and provision of new homes, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The allocation promotes the efficient use of land through providing housing in a highly accessible location. This will also provide opportunities to enhance the surrounding public realm and increase greening. The site is adjacent to the Grade II listed Bakers Almshouses. The allocation specifies that development will be expected to preserve views out of the Bakers Almshouses courtyard, protecting the roofline and building silhouette, resulting in a neutral effect on the historic environment. Active frontages onto Russell Road will help address pedestrian safety and the perception of safety issues that are known to exist to the south of the site.</p> <p>The allocation requires the reprovision of employment floorspace either as office or light industrial uses albeit at a modest quantum. This will result in a minor positive effect for maintaining employment levels in the Borough.</p>																				

R19107	Aston Grange																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	MN	MN	N	N	MP	MP	MN	N	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	MP	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, enhanced public realm with biodiverse landscaping.</p> <p>Development of the site for new homes has been found sound by planning permission 230623. Development will have a minor positive effect on bolstering sustainable transport by enhancing the existing cycle path along Forest Road, providing more space for pedestrians and cyclists.</p> <p>The site was identified as being in an Air Quality Focus Area. A potential negative effect on air quality was therefore identified from development. However, it is considered development will have an overall positive effect on air quality in line with LP1 Policy 88 Air Pollution. Development will see a reduction in car use and the allocation has identified specific interventions including greening that will contribute towards positive effects for air quality.</p> <p>Development will see significantly positive effects on the efficient use of land due to it being previously developed brownfield land, which can contribute to housing supply in a sustainable location. The allocation has sought to preserve and enhance the significance, setting and key views of the Lloyd Park Conservation Area and the nearby designated heritage assets, including the Grade II* listed William Morris House, and will protect the historic environment. The scale of development will be in keeping with the surrounding context.</p>																				

	<p>The allocation will facilitate development providing a well designed active residential ground-floor frontage on to Forest Road, ensuring that this relates positively to the surrounding context. This will ensure natural surveillance on Forest Road is heightened.</p>
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R19114	Rowden Parade																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	N	N	N	N	MP	MP	MN	N	N	N	N	N	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	N	N	MP	MP	MP	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes and enhanced public realm with biodiverse landscaping.</p> <p>The allocation is for around 30 homes, contributing to housing supply in the north of the Borough. Enhanced greening of the site through tree planting, green space and green roofs, focusing in particular on residential amenity green space and tree planting fronting Chingford Mount Road, will contribute to improved air quality.</p> <p>The site has a lower PTAL rating of 3 due to public transport infrastructure currently being limited to local bus routes in the area. The allocation seeks to improve this through specification of enhanced North/South active travel connectivity along Chingford Mount Road . Infrastructure improvements including bus network improvements have been identified in the IDP. Promotion of public transport and active travel infrastructure will have positive effects for access to goods, services, and employment. The location of the site allows for quick access to goods and services, further bolstered by additional town centre uses allocated for the site.</p>																				

	<p>The allocation seeks to promote this stalled site and will result in an appropriate residential density and repairing of the street frontage, enhancing the character and distinctiveness of the Higham Station Avenue/A112 junction.</p>
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R19116	Montague Road Estate																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	SP	MP	MP	N	N	N	MN	SP	MP	MN	N	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	SP	MP	MP	MP	MP	MP	MP	SP	MP	N	SP	N	N	N	N	SP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the regeneration of the estate to provide new homes for existing tenants and new residents, new and enhanced public realm and accessible, biodiverse green open spaces. Redevelopment of this estate is subject to a ballot of existing tenants.</p> <p>Redevelopment will greatly improve the environment for residents, including green infrastructure that will have a minor positive effect on health and wellbeing. This will also have minor positive effects for local air quality which will also be improved from reduced car parking.</p> <p>The site experiences pluvial flood risk in the centre of the site. Development will be able to address this risk, with the gradient of the site that exacerbates this as well as the impermeable surface. SuDS will be directed to further mitigate this risk. The site is directly adjacent to Wanstead Flats greenspace. Access to this amenity green space will be enhanced. The current ground floor of the site is not an inviting place to dwell. Development will activate more of the site, therefore providing activity and natural surveillance which will reduce the likelihood of facilitating crime. This is expected to deliver significant positive effects in relation to crime. The site provides a unique opportunity to intensify the site for housing through tall buildings. The establishment of tall buildings here since the 1960s gives precedent to</p>																				

	redevelop at significant height. This will improve the local and long distance views of the site and has the ability to act as a landmark in the south east of the Borough.
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R19117	The Brambles																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	MP	MN	N	N	N	N	MP	MN	MN	N	MN	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	N	MP	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, community facilities, new and enhanced public realm and accessible, biodiverse green open space. Development would see the provision of a community use, which may take the form of a place of worship. This would result in positive effects for community cohesion, although if a place of worship this could limit the inclusivity of the use. However, LP1 policy will promote the multi use function of the space to be as inclusive as possible. The site has a moderate PTAL rating of 3. Access to and from the site will however be enhanced through improvements to existing pedestrian and cycling connectivity along Chingford Mount Road, resulting in improvements but for the purposes of the SA a neutral effect.</p> <p>The site is currently underutilised, with allocated homes and community use contributing to housing supply in the north of the Borough and providing an important formal meeting place for the community. Development would also improve the pedestrian environment on the narrow pavement on Chingford Mount Road. The SA has identified a potential negative effect in relation to biodiversity due to the disruption of significant biodiversity rich features on site. The allocation however would see an overall improvement and net gain of biodiversity, resulting in a minor positive effect for enhancing biodiversity.</p> <p>The Locally Listed building on site has fallen into disrepair. The allocation therefore directs development to explore the restoration of this historical asset, having a potential minor positive effect on the historic environment. This will also have a positive effect in relation to the local distinctiveness of the area, through character led redevelopment. Positive effects will also be realised in relation to crime, through the creation of an active community ground floor frontage onto Chingford Mount Road, providing a multi-generational community presence and increased natural surveillance.</p>																				

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R19118	London Academy of Sustainable Construction																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	SP	N	N	MP	N	MN	N	N	SP	MP	MN	N	N	MN	N	U	U	N	U	N	N
Assessment 2: The SA Conclusion	SP	MP	MP	MP	MP	MP	MP	MP	SP	MP	N	MP	N	N	MP	MP	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the relocation or reprovision of educational and community uses and to provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The site will deliver a around 160 new homes, resulting in a significantly positive effect for housing supply. The enhanced public realm and greening in and around the site will be beneficial to improving the ecological integrity of the site and its surroundings. Surrounding sites such as Cathall Leisure Centre. The site enjoys good access to local green space including Cathall Green, with connections to this enhanced, providing informal spaces for people to socialise, especially children. The implementation of site requirements into the allocation will therefore result in minor positive effects for health and community cohesion.</p> <p>The site will deliver enhanced greening and biodiversity throughout the site through the provision of tree planting and green space, focusing in particular on greening fronting Cathall Green. The reduction in car parking will also make a minor contribute to improved air quality. The site is located in Flood Zone 1 and currently has an impermeable surface area due to the car park which the implementation of small scale SUDS would improve the pluvial water flood risk of. This will result in a minor positive effect.</p> <p>The London Academy of Sustainable Construction is still in operation. However, development of homes and the relocation of the construction academy would present an efficient use of land. The location of the academy could be moved to an area such as Leyton Mills in order to be closer to the most significant</p>																				

development sites in the Borough. The allocation makes clear any relocation of the London Academy of Sustainable Construction is a prerequisite to development of the site, therefore resulting in a minor positive effect for the efficient use of land.

The allocation promotes a small convenience retail use on site of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres, which is suitable considering the lack of such retail centres within the vicinity of the area currently. Small scale convenience retail would also support the significant number of homes allocated on the adjacent Cathall Leisure Centre site.

Residential development could have a negative impact on employment levels in the Borough through the displacement of the existing construction education use. To mitigate this, development of the site will only be permitted if the reprovision of the London Academy of Sustainable Construction is secured on another appropriate site prior to development of this site. The reprovision of the London Academy of Sustainable Construction will be expected to be delivered within an area that will see significant growth such as Leyton Mills.

The site will provide well designed active ground-floor frontage on to Hollydown Way and Cathall Road, ensuring that this relates positively to the surrounding context and increases natural surveillance in a currently car dominated area. Development here would complement residential, community and leisure development allocated on surrounding Leytonstone sites. The allocation acknowledges the sensitive edges that bound the site to the southwest, which include a cemetery that abuts the boundary. It is therefore stipulated that any massing should step down towards the cemetery, to not unduly impact the setting of the cemetery.

R19119	Trumpington Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	N	N	MP	MN	MN	N	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, new and enhanced public realm and accessible, biodiverse green open spaces. This will contribute towards a generally positive effect on the site's ecological integrity.</p> <p>The allocation is for around 25 homes, that will have a positive effect contributing towards meeting housing supply. Development would see a more efficient use of land through densification of residential use in a residential area which positive effect on the efficient use of land. Repairing the street frontage on Trumpington Road and Ramsay Road. This will increase natural surveillance, which will have a positive effect on reducing crime and new development on site will be able to have a positive effect in contributing towards local distinctiveness. The SA has identified a potential negative effect in relation to biodiversity due to the disruption of significant biodiversity rich features on site. The allocation however would see an overall improvement and net gain of biodiversity, resulting in a minor positive effect for enhancing biodiversity.</p>																				

R19120	489-493 Grove Green Road																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MP	N	MN	N	N	MP	MP	MN	N	N	N	N	N	U	N	U	MP	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	SP	N	N	N	MP	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, new and enhanced public realm and accessible, biodiverse green open spaces.</p> <p>The site is located in an edge of centre location from Leytonstone Town centre and has a high PTAL score of 6a, which has a high access to goods and services. The accessibility will be minor positive effect created by enhancing existing pedestrian and cycling connectivity to the pedestrian bridge to the south of the site, connecting to Harold Road and Leytonstone Town Centre.</p> <p>Development of the site for housing will not worsen air quality and will be car free. However, the site currently has minimal green infrastructure, with development delivering enhanced greening and biodiversity throughout the site through the provision of tree planting, green space, and green roofs focusing in particular on implementing tree planting along the eastern border with the A12, to mitigate air pollution, through carbon sequestering trees. This will deliver minor a minor positive effect towards improving air quality and ecological integrity.</p> <p>The allocation will provide much needed housing in the area, utilising an underdeveloped site with opportunities to enhance the surrounding public realm and improve pedestrian safety at the west end of the bridge through providing active frontages facing the passage way, this has a positive effect on reducing crime in the area. Enhancement to pedestrian-focused public realm in the northern part of the site adjacent to the bus stop Z which includes green amenity, enhances biodiversity, and is accessible to all will improve the street scene on Grove Green Road.</p>																				

R19121	Chingford Horticultural Society and adjacent site																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	MP	MN	N	N	N	N	MP	MN	MN	N	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	SP	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	N	N	N	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the reprovision of community facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open space.</p> <p>The reprovision of more modern and accessible community facilities will positively impact community, providing services in a predominantly residential. Development would result in the greening along Larkshall Road, whilst potential negative effects on biodiversity were identified in relation to the impact on the Chingford to Walthamstow Railsides SINC that runs along the eastern boundary. The allocation suggests 10 homes is an appropriate quantum, maintaining the integrity of the mature trees in the SINC and allowing the SINC to be enhanced within the site.</p>																				

R19122	St Egberts																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	N	N	MP	MN	MN	N	N	N	N	N	U	N	N	N	N
Assessment 2: The SA Conclusion	MP	MP	N	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	N	N	MP	MP	N	SP	N
Mitigation measures and conclusions	<p>The allocation is for the provision of new homes, new and enhanced public realm and accessible, biodiverse green open space.</p> <p>The site will be optimised to deliver high quality, accessible, sustainable homes, including affordable housing. The site experiences transport connectivity issues with a PTAL score of 1b and 2. This limits access via public transport to goods, services and employment from and to the site. Proposals will deliver new strategic cycle and pedestrian connectivity through the site, linking St Egberts Way to Hungerdown. The minimal quantum of new homes will not have a significantly negatively impact on any new residents ability to meet there day to day needs. Development would constitute an efficient use of land through residential infill, redeveloping garages to meet housing need. This meets a pressing need in the Borough whilst reducing underutilised land that purports car dependency. The SA has identified a potential negative effect in relation to biodiversity due to the disruption of significant biodiversity rich features on site. The allocation however would see an overall improvement and net gain of biodiversity, resulting in a minor positive effect for enhancing biodiversity.</p> <p>The site is within the 400m ZOI of the EFSAC, in a location where the principle of development will have direct 'urban effects'. To counteract this, a project level Habitats Regulations Assessment (HRA) should be undertaken setting out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest Special Area of Conservation (SAC). Development would increase natural surveillance, especially onto St Egberts Way facing north and to the east, addressing the inactive areas here therefore increasing safety and have a positive effect of reducing crime in the area.</p>																				

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R19123	Ridgeway Hotel																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	MN	N	N	N	N	N	MP	MN	N	N	N	N	N	U	N	U	N	N
Assessment 2: The SA Conclusion	MP	MP	MP	MP	MP	MP	MP	MP	MP	MP	N	N	N	N	N	N	MP	MP	N	MP	N
Mitigation measures	The allocation is for the renovation of the existing building to provide new homes and enhanced public realm with biodiverse landscaping.																				

and conclusions	The site would make a small contribution to housing supply. The site is within a small row of terraced houses with a coherent building line along The Ridgeway. Any works would likely see the retention of the existing building and would constitute a change of use from hotel to conventional C3 with internal conversion.
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R19127	Folly Lane Traveller Site																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	N	N	N	SN	SP	N	MN	N	N	N	N	N	U	U	U	N	N
Assessment 2: The SA Conclusion	MP	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	N	N
Mitigation measures and conclusions	<p>The allocation is for the provision of additional pitches for Gypsies and Travellers to meet need.</p> <p>The allocation will help meet the specific housing needs for Gypsies and Travellers, having a positive effect on the different types of housing need. The west of the site is within Flood Zone 2 and therefore a significantly negative effect was identified in relation to fluvial flood risk flooding. The benefit of development is weighed up in the SFRA 'exceptions test'. Mitigation of flood risk will be directed by LP1 Policy 91. Intensification would take advantage of the established traveller site use here. The development density is low in the vicinity of the site with the addition of more having a positive effect on the efficient use of land.</p>																				

R19128	Hale Brinks North Traveller Site																				
SA Objectives	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21
	housing	Health	Community	Accessibility	Greenhouse emissions	Air quality	Water quality	Flooding	Efficient use of land/buildings	Biodiversity	Ecological integrity	Quality/access to greenbelt/MOL	Historic environment	Town Centre vitality/viability	Employment locations	Employment levels	Crime	Energy	Waste	Local Distinctiveness	Soil quality
Assessment 1	MP	N	N	N	N	N	N	SN	MP	MN	SN	N	N	N	N	N	U	U	U	N	N
Assessment 2: The SA Conclusion	MP	N	N	N	N	N	N	N	MP	N	N	N	N	N	N	N	N	N	N	N	N
Mitigation measures and conclusions	<p>The allocation is for the provision of additional pitches for Gypsies and Travellers to meet need.</p> <p>The allocation will help meet the specific housing needs for Gypsies and Travellers, having a positive effect on the different types of housing need. The west of the site is within Flood Zone 2 and therefore was identified as having a significantly negative effect in relation to fluvial flood risk. The benefit of development is weighed up in the SFRA 'exceptions test'. Mitigation of flood risk will be directed by LP1 Policy 91. The site is located within a SSSI and within 400m of Epping Forest, which could reasonably be expected to receive negative 'urban' effects on the integrity of natural habitats. However, with sufficient infrastructure required as part of a 'pitch' such as toilet and waste disposal will mitigate this risk. Intensification would take advantage of the established traveller site use here. The development density is low in the vicinity of the site with the addition of more pitches resulting in an efficient use of land.</p>																				

6 Potential Cumulative Effects of the Proposed Allocation Sites

Introduction

85. This section describes potential cumulative effects which may arise as a result of the Regulation 19 Site Allocations Document. These are presented as:
- Potential cumulative effects which could occur as a result of policies within the draft Site Allocations Document; and
 - Potential cumulative effects which could occur in combination with other plans and projects.
86. Potential cumulative effects most sites could contribute to:
1. A significant positive cumulative effect has been identified for SA1 (Meet local housing needs through the provision of a range of tenures and sizes of new dwellings) objective, resulting from all of the allocation sites which have been identified as having potential to provide 100 or more new homes. The combined delivery of sites could contribute to an overall significant positive effect with regards to meeting local housing needs and providing an improved range of tenures and sizes of new dwellings.
87. There is potential for a positive cumulative effect on enhancing biodiversity, through sites contributing locally to strategic connections, creating an enhanced network of green corridors across the borough, enabling biodiversity to thrive.
88. There is potential for positive cumulative effects for increasing community cohesion through the development of new community uses that will serve new residents as well as surrounding existing residents, both locally and – for larger provision – across the borough. The focus on enhancing the public realm so that there are more places for people to informally meet will also contribute to this positive cumulative effect.
89. There is potential for positive cumulative effects for the efficient use of land. This is realised in multiple ways. All sites are allocated on brownfield land and the attention to allocating sites that currently operate as car parks will have a positive cumulative effect on increasing the places in which pedestrians are welcome, reducing pluvial flood risk, particularly through the integration of SuDS, as well as to air quality through the reduction in the number of car-based trips based on the previous car-generating use through the implementation of car free developments and the better management of servicing and deliveries.
90. There is an opportunity for a positive cumulative effect from developments in the borough through the provision of particular types of employment space in employment designations including SIL, LSIS, BEA and Town Centres to allow for specific sectors to cluster and benefit from agglomeration effects.
91. A positive cumulative effect for improved walking and cycling infrastructure has been identified, across the spread of borough-wide site allocations. This is expected to facilitate modal shift to active travel.
92. There is potential for a positive cumulative effect on maintaining stable levels of employment across the borough from all development sites if they provide

employment generating uses. The magnitude of this positive effect is however influenced by the employment density these uses are likely to achieve and the macro-economic climate.

Potential Cumulative Effects with Other Plans and Projects

93. Potential cumulative effects were identified, assessed, and concluded in the Local Plan Part 1 Sustainability Appraisal, related to the overarching strategy. The findings are found applicable to Local Plan Part 2 which meets the Spatial Strategy and Strategic Objectives found sound in Local Plan Part 1.

7 Mitigation and Enhancement Measures

94. This section details mitigation measures identified to offset uncertain and significant negative effects of the proposed site allocations. The mitigation measures through LP1 policies and the site requirements are explained in Figure 10. Figure 10 also provides explanation of the assumptions made when assessing the allocations against the SA Objectives. Where negative or uncertain effects have been identified in the site assessments, the assessment tables and Figure 10 should be read together for information on how mitigation is found to be effective.
95. Enhancement measures have also been put forward in the assessments of the proposed site allocations where opportunities exist to improve the performance of sites where potential minor positive or neutral effects have been identified.
96. In addition to the measures put forward in Figure 10, the site assessment tables identify in 'assessment 2' where the site requirements in line with LP1 policy are considered to mitigate any potential negative effects identified as part of site analysis in 'assessment 1'. The application of the following LP1 policies provide mitigation in relation to the SA objectives:

Policy 3 Infrastructure for Growth

Policy 5 Management of Growth

Policy 13 Delivering Genuinely Affordable Housing

Policy 15 Housing Size and Mix

Policy 25 Safeguarding and Managing Change in Strategic Industrial Locations

Policy 26 Safeguarding and Managing Change in Locally Significant Industrial Sites

Policy 29 Industrial Masterplan Approach

Policy 35 Promoting Culture and Creativity

Policy 46 Social and Community Infrastructure

Policy 48 Promoting Healthy Communities

Policy 49 Health Impact Assessments

Policy 50 Noise, Vibration and Light Pollution

Policy 54 Tall Buildings

Policy 55 Building Heights

Policy 57 Amenity

Policy 58 Making Places Safer and Designing Out Crime

Policy 60 Promoting Sustainable Transport

Policy 61 Active Travel

Policy 62 Public Transport

Policy 63 Development and Transport Impacts

Policy 65 Construction Logistic Plans

Policy 66 Managing Vehicle Traffic

Policy 67 Electric Vehicles

Policy 70 Designated Heritage Assets

Policy 71 Listed Buildings

Policy 72 Conservation Areas

Policy 73 Archaeological Assets and Archaeological Priority Areas

Policy 74 Non-Designated Heritage Assets

Policy 75 Locally Listed Heritage Assets

Policy 77 Green Infrastructure and the Natural Environment

Policy 78 Parks, Open Spaces and Recreation

Policy 79 Biodiversity and Geodiversity

Policy 80 Trees

Policy 81 Epping Forest and the Epping Forest Special Area of Conservation

Policy 82 The Lee Valley Regional Park

Policy 83 Protecting and Enhancing Waterways and River Corridors

Policy 84 Food Growing and Allotments

Policy 85 A Zero Carbon Borough

Policy 86 Decentralised Energy

Policy 87 Sustainable Design and Construction

Policy 88 Air Pollution

Policy 89 Water Quality and Water Resources

Policy 91 Managing Flood Risk

Policy 93 Waste Management

Policy 94 Infrastructure and Developer Contributions

Figure 10. Assessment assumptions, application of LP1 Policy and mitigation			
SA Objective	SA description	What assumptions have been made and how LP1 addresses the SA objectives	Relevant LP1 Policy
SA1	Meet local housing needs through the provision of a range of tenures and sizes of new dwellings	Local Plan Part 1 sets a housing target of 27,000 homes to be delivered by 2035. LP1 also address housing need in terms of affordable housing requirements and tenure mix. LP2 sets out the sites that will deliver housing, with a significant positive score where the scale of housing, i.e. over 100 homes, will contribute significantly to meeting the 27,000 homes by 2035. Sites that are expected to deliver below 100 homes, generally have a minor positive effect assigned to reflect the more modest contribution to housing supply.	Policy 12 Increasing Housing Supply Policy 13 Delivering Genuinely Affordable Housing Policy 14 Affordable Housing Tenure Policy 15 Housing Size and Mix Policy 16 Accessible and Adaptable Housing
SA2	Improve standard of health and wellbeing of those who live and work in the Borough	Site allocations can impact health and wellbeing in a variety of ways. Fundamentally, appropriate access to health centres has been considered, although the provision of health facilities is informed by need, identified by the NHS. Therefore, not having a health centre within 800m walking distance (a distance defined by the Chartered Institution of Highways and Transportation (CIHT), Planning for Walking, April 2015) does not necessarily constitute a negative effect on health and wellbeing. Increasing and/or improving active travel connections to health centres has been considered as well as connections to leisure centres that facilitate healthier lifestyles. More holistically, the provision of green space and natural habitats has biophilic benefits to human health and wellbeing which has been extensively considered in site requirements and placemaking plans. If allocations provide a direct use linked to health and wellbeing such as a health centre, leisure centre, or community centres then a	Policy 48 Promoting Healthy Communities Policy 49 Health Impact Assessments Policy 56 Residential Space Standards Policy 16 Accessible and Adaptable Housing Policy 50 Noise, Vibration and Light Pollution Policy 94 Infrastructure and Developer Contributions

		<p>significant positive effect is generally assigned. The Council is wary not to distort the magnitude of effects through scoring. An example of this, is that a site that will deliver only housing is understood as being a contributing factor to better health and wellbeing from well designed, secure housing. However, this is generally not scored as a positive effect alone in the assessment as good quality housing as a fundamental component of a healthy society is a given. The SA instead focuses on what can directly impact health and wellbeing beyond this. LP1 policies will ensure development provides a good standard of living in relation to the amenity of residents. Policy 48 'Promoting Healthy Communities' specifically, seeks to promote the creation of healthy and sustainable places and communities. The site allocations seek to set out specific requirements that meet the objectives of Policy 48.</p>	
SA3	<p>Improve community cohesion and reduce inequalities through the provision of community facilities to meet local cultural, educational, recreational and social needs</p>	<p>Community cohesion can be impacted through land use and placemaking principles. The site allocations have considered how to maximise social cohesion through the implementation of types and location of amenity space, types of land uses required or encouraged, and the siting and enhancement of the public realm. If the allocation specifies community uses or uses that have a direct impact on formal social mixing such as libraries or nurseries, a significantly positive score is generally assigned. If the allocation facilitates informal mixing through uses such as shops or an enhanced environment, then a minor positive or neutral score is generally assigned, depending on the scale or influence of the allocation. If an allocation does</p>	<p>Policy 46 Social and Community Infrastructure Policy 94 Infrastructure and Developer Contributions, Policy 78 Parks, Open Spaces and Recreation Policy 35 Promoting Culture and Creativity</p>

		neither, this is generally considered to have a neutral effect of community cohesion.	
SA4	Improve opportunities for access to local services, facilities and employment through an integrated sustainable transport system, reducing car use for all journey lengths	<p>Access to local goods and services, facilities and employment can be largely measured by PTAL ratings. This focuses on the public transport connectivity of an area. The lower the PTAL score, the more negative the effects on SA4 are likely to be in 'Assessment 1'.</p> <p>However, as per LP1 paragraph 21.24, all residential development will be sought to be car free. Appendix 1 of LP1 sets out the parking standards applicable to a range of non residential uses. It is accepted that car parking standards seek to significantly reduce the levels of private car travel. LP1 Policy 60 Promoting Sustainable Transport, and Policy 61 Active Travel will ensure that development promotes and enhances the use of active travel modes. The LP2 site requirements therefore provides additional detail on where new or enhanced connections would be best placed to maximise sustainable connections to surrounding services and facilities. Where such enhancements are considered to notably improve access to and from the site this has been reflected in the 'Assessment 2' scoring. In some cases, it has been necessary to reference the need to enhance connections to public transport or improve access to public transport via financial contributions, and/or develop sites in a way that does not preclude new public transport infrastructure being delivered in the future. The positive effects of these specific references to improved accessibility have also been reflected in the 'Assessment 2' scoring. Where allocations include town centre uses, especially retail or where such uses are within the vicinity of a site, this has also been considered to have a positive effect on access to goods, services and facilities. Town Centre uses have</p>	<p>Policy 60 Promoting Sustainable Transport Policy 61 Active Travel Policy 62 Public Transport Policy 63 Development and Transport Impacts Policy 64 Deliveries, Freight and Servicing Policy 65 Construction Logistic Plans (CLPs) Policy 66 Managing Vehicle Traffic Policy 67 Electric Vehicles (EV)</p>

		been included in allocations where this would provide access to daily goods and services for new residents if existing provision is lacking.	
SA5	Reduce greenhouse gas emissions and promote low carbon growth	LP1 Policy 85 'A Zero Carbon Borough' will instruct the energy efficiency of development and therefore greenhouse gas emissions. Other policies such as Policy 86 Decentralised Energy, Policy 87 Sustainable Design and Construction, Policy 65 Construction Logistic Plans (CLPs) also contribute to the reduction in greenhouse gas emissions. The site allocations contribute significantly to decreases in greenhouse gas emissions through the redevelopment of energy intensive commercial development and/or the reduction in car use, especially on sites that currently contain significant car parking. Other factors that contribute to reduced greenhouse gas emissions is the implementation of greening that absorb carbon dioxide from the air. The scoring of the SA in relation to Objective SA5 therefore focuses on the scale of car parking reduction, the implementation of green infrastructure and the likely greenhouse gas emissions from the allocated uses. SA18 Objective will address the energy source sustainability.	Policy 87 Sustainable Design and Construction Policy 85 A Zero Carbon Borough Policy 65 Construction Logistic Plans (CLPs)
SA6	Improve air quality	Air quality at a local level can reasonably be expected to experience adverse effects from the construction phase of development. However, given this is an unavoidable consequence of development and a short-term impact, this has not impacted the scoring of the SA. Furthermore, Policy 87 'Sustainable Design and Construction' requires London Plan and associated guidance to be followed to mitigate impacts on air quality from construction. The site allocations have considered the appropriate implementation of Policy 88 'Air Pollution' objectives through site requirements and placemaking principles that direct the siting of	Policy 80 Trees Policy 88 Air Pollution Policy 60 Promoting Sustainable Transport Policy 63 Development and Transport Impacts Policy 66 Managing Vehicle Traffic

		vulnerable uses away from areas of most severe air pollution, as well as the siting of trees and vegetation to act as a buffer to areas of high air pollution. The reduction in car parking or changing existing uses away from car facilitating uses has also influenced the scoring of Objective SA6. Efforts have been made to score the significance of effect based on the magnitude of what the allocated development would achieve and the context of where the site is located.	
SA7	Improve water quality in rivers and groundwater and ensure the efficient use of water resources	Where rivers and watercourses are within or adjacent to a site, Policy 83 Protecting and Enhancing Waterways and River Corridors will be utilised. Analysis has been undertaken to determine whether sites sit within an 8m buffer of a main or ordinary water course. Where site allocations have been identified to intersect or abut such buffers, site requirements and placemaking principles have been added to allocations to ensure the integrity of the watercourses and their biodiversity is not compromised as well as access for remediation works, through the appropriate set back of development from these watercourses. Additional consideration through site workshops has explored the appropriate siting of buildings and uses in relation to the buffers and potential for such buffers to act as biodiversity and recreational spaces. The 'Assessment 2' scoring has therefore scored positively or neutral where site requirements acknowledge the buffers, and capacity testing of the allocated uses has demonstrated these quanta can be appropriately sited away from the buffer.	Policy 83 Protecting and Enhancing Waterways and River Corridors
SA8	Reduce the risk of flooding and improve resilience to climate change	The Level 2 Strategic Flood Risk Assessment (SFRA) has identified the risk of flooding from all sources and ranked the sites in relation to lowest to highest risk from flooding. The creation of the site allocations specifically interrogated the SFRA to guide site	Policy 91 Managing Flood Risk

		<p>requirements, placemaking principles and flood risk mitigation. Where this is not possible, reference has been made to the sequential approach taken to the siting of buildings, directing the most vulnerable uses away from the areas of highest risk. For example, where development would redevelop a car park, this has been assumed to have a positive effect on pluvial flooding through the creation of more permeable surfaces through greening and SuDS. Where sites have fluvial flood risk from being in Flood Zone 2 or 3, 'Assessment 1' scoring has identified negative effects for flood risk. 'Assessment 2' scoring has acknowledged the application of Policy 91 'Managing Flood Risk' will result in development needing to mitigate this risk at application stage. The SA defers to the SFRA for brevity which considers the wider sustainability benefits of development as set out in the 'exceptions test'. Where groundwater flood risk is present this has not influenced the scoring of SA Objective 8.</p>	
SA9	Ensure the efficient use of land and buildings	<p>All site allocations have been created to meet the 16 different Strategic Objectives stipulated in LP1. Policy 6 'Ensuring Good Growth' requires proposals to make efficient use of land. All allocations have been found to present an efficient use of land, primarily by addressing the land use needs set out in LP1. The site allocations have been assessed to determine the magnitude of this efficient use of land, with mixed use development that addresses current issues with a site such as flood risk or poor public realm being found to have significant positive effects.</p>	<p>Policy 6 Ensuring Good Growth Policy 12 Increasing Housing Supply Policy 25 Safeguarding and Managing Change in Strategic Industrial Locations Policy 26 Safeguarding and Managing Change in Locally Significant Industrial Sites Policy 27 Safeguarding and Managing Change in Borough Employment Areas Policy 28 - Approach to Non-Designated Employment Land Policy 29 - Industrial Masterplan Approach Policy 30 - Co-Location Design Principles Policy 31 - Workspaces Policy 32 - Affordable Workspace</p>

			Policy 34 - Railway Arches
SA10	Conserve and enhance biodiversity and the natural environment, improving resilience to climate change	Policy 77 Green Infrastructure and the Natural Environment and Policy 79 Biodiversity and Geodiversity provide policy mechanisms through the Biodiversity Net Gain and Urban Greening Factor to ensure a net gain of biodiversity on sites. No allocations are located on greenfield land although some have existing biodiversity that would be disrupted or lost. The SA recognises the negative effect for biodiversity where it is lost or disrupted significantly, although no site is considered to pose a significantly negative effect to biodiversity. The allocations have been found to largely have positive effects on enhancing biodiversity, through greening of sites and enhancement of biodiversity rich environments. Where biodiversity corridors, SINC corridors, trees and trees with TPOs and other natural land or features has been identified, the allocation, through capacity testing and analysis of the site has resulted in allocations being created to protect as much mature biodiversity as possible.	
SA11	Protect the ecological integrity of SSSI and Natura 2000 sites	All residential allocations have been identified to have a negative impact on the Epping Forest Special Area of Conservation in 'Assessment 1'. All industrial allocations have also identified a potential negative effect but from air quality as opposed to recreational or urban effects. It has been accepted that this negative impact will be offset by LP1 Policy 81 through contributions to SANGS and SAMMS. Where the site is within 400m of the EFSAC, Policy 81 will also apply to mitigate these harms through a project level HRA. Potential negative effects could still arise from overdevelopment within 400m of the SAC. The SA has been conducted to reflect the fact that Policy 81 has	Policy 81 Epping Forest and the Epping Forest Special Area of Conservation Policy 77 Green Infrastructure and the Natural Environment

		<p>been considered effective mitigation. Therefore, residential development within the 6.2km zone of influence of the EFSAC has been scored minor negatively in 'Assessment 1' and neutral in 'Assessment 2'. Residential development within 400m of the EFSAC has been scored significantly negative in 'Assessment 1' and minor negatively in 'Assessment 2'. Given the standard mitigation within Policy 81, standardised scoring of the SA is most appropriate to ensure consistency of the effect, especially in the absence of a project level HRA that will be determined at application stage.</p> <p>Where the site is directly adjacent to a SSSI, RAMSAR or SINCS site, this has been taken into account in the sustainability assessment and commented on accordingly. Site requirements have been added in this case to reiterate the need to protect and enhance the integrity of these environmental designations by appropriately siting buildings and green space.</p>	
SA12	Maintain and enhance the quality of the green belt and open space areas	<p>No allocations are located on greenbelt or MOL land. Some sites are within 200m of greenbelt and MOL land. The SA therefore considers the protection of the greenbelt and MOL but also importantly the accessibility to these green assets and how this could be enhanced, especially where significant numbers of homes are planned. The SANGS strategy also becomes relevant where SANGS overlap with greenbelt and MOL land. Access should be enhanced to these areas of greenbelt and MOL. Policy 78 Parks, Open Spaces and Recreation, Policy 79 Biodiversity and Geodiversity, and Policy 82 The Lee Valley Regional Park address enhancing access and protecting and enhancing the ecological integrity of these spaces. The SA has considered where sites are</p>	<p>Policy 78 Parks, Open Spaces and Recreation Policy 79 Biodiversity and Geodiversity Policy 82 The Lee Valley Regional Park Policy 81 Epping Forest and the Epping Forest Special Area of Conservation,</p>

		<p>in close proximity to greenbelt or MOL and has generally scored this as having a positive effect. Where sites are not in close proximity, a neutral effect has generally been arrived at. Site analysis and design workshopping has sought to identify where active travel infrastructure can be provided or enhanced. This will have multiple benefits, including improving access to greenbelt and MOL. This may influence the magnitude of effect in the SA scoring.</p>	
SA13	<p>Conserve and enhance the historic environment</p>	<p>Various allocations have listed and locally listed heritage assets within and/or adjacent to the sites as well as being in and adjacent to conservation areas. Policy 70 Designated Heritage Assets, Policy 71 Listed Buildings, Policy 72 Conservation Areas, Policy 74 Non-Designated Heritage Assets, Policy 75 Locally Listed Heritage Assets, and Policy 76 Highams Area of Special Character, require development to ultimately conserve and enhance the Borough's network of culturally diverse, inclusive, and sustainable neighbourhoods, and celebrate their locally distinctive character and heritage. However, it is reasonable to assume some negative impacts could occur from some allocated sites, especially where the scale of development is significant. Site requirements have therefore been necessary in some instances to mitigate this harm through specific references to siting and design principles to mitigate harm on the historic environment, such as setbacks, massing and the elevation of the historical asset's significance. Policy 53 'Delivering High Quality Design' requires development to achieve exemplar quality of design, architecture, and landscaping. The SA has therefore generally found allocations to have a positive effect on the historic environment where heritage assets are to be retained</p>	<p>Policy 73 Archaeological Assets and Archaeological Priority Areas Policy 70 Designated Heritage Assets Policy 71 Listed Buildings Policy 72 Conservation Areas Policy 74 Non-Designated Heritage Assets Policy 75 Locally Listed Heritage Assets,</p>

		on site or exist off site, which has been emphasised by specific site requirements.	
SA14	Maintain and enhance the vitality and viability of the borough's town centres	Site allocations can impact retail centres in a variety of ways and at differing magnitudes. Where site allocations deviate from policy in terms of allocating retail or main town centre use floorspace, especially significant floorspace over 2500sqm in edge or out of centre locations, justification for the need for main town centre uses in out of centre locations has been considered. Site requirements have also often stipulated the type of main town centre uses that would be appropriate and the consideration needed to not unduly affect the viability and vitality of surrounding centres. It may also be the case that sites within centres have not been allocated for any main town centre commercial uses. 'Assessment 1' of the SA has highlighted this and consideration of changing the allocation has been made.	Policy 40 Revitalisation, Adaptation and Regeneration in Designated Centres and Parades Policy 38 Hierarchy of Centres Policy 39 New Retail, Office and Leisure Developments Policy 40 Revitalisation, Adaptation and Regeneration in Designated Centres and Parades Policy 44 Evening and Night-Time Economy Uses Policy 45 Shopfronts and Signage
SA15	Improve the local economy by enabling employment developments in appropriate places	Employment uses are generally directed to SIL, LSIS, BEA and Town Centres. Policy 26 Safeguarding and Managing Change in Locally Significant Industrial Sites (LSIS), Policy 24 Supporting Economic Growth and Jobs, Policy 64 Deliveries, Freight and Servicing, and Policy 65 Construction Logistic Plans (CLPs) set out the uses that are appropriate for each location. Where allocations seek a diversified range of uses on a site with existing employment use, which requires reprovision, analysis of the site has been conducted and site requirements have been included to ensure the compatibility of different uses and the importance for effective operation of the employment use. Where sites are within areas of low PTAL, consideration has been given as to how to maximise active travel to and from the site as well as identifying specific transport infrastructure improvements that enhance the location	Policy 24 Supporting Economic Growth and Jobs, Policy 28 Approach to Non-Designated Employment Land Policy 33 Local Jobs, Skills, Training and Procurement, Policy 37 Blackhorse Lane Creative Enterprise Zone, Policy 40 Revitalisation, Adaptation and Regeneration in Designated Centres and Parades

		and access to these employment sites (i.e. step free station access and new stations like Ruckholt Road).	
SA16	Maintain stable levels of employment in the Borough	Many uses contribute to employment levels in the Borough but at varying densities. This has been reflected in the SA with the magnitude of positive effects. Sites that propose new employment floorspace will further contribute to employment levels in the Borough. Specific reference to the appropriate type of employment use on site is made in the site requirements where necessary. The agent of change principle has also been highlighted in some instances to elevate the importance of and engagement with this policy to prolong the effective operation of employment generating uses.	Policy 33 Local Jobs, Skills, Training and Procurement, Policy 25 Safeguarding and Managing Change in Strategic Industrial Locations Policy 26 Safeguarding and Managing Change in Locally Significant Industrial Sites Policy 27 Safeguarding and Managing Change in Borough Employment Areas Policy 28 Approach to Non-Designated Employment Land,
SA17	Reduce crime and the fear of crime	Addressing crime will ultimately utilise Policy 58 'Making Places Safer and Designing Out Crime'. The planning application process will draw out the specific needs and considerations related to crime on specific sites. The areas/sites in which crime is prevalent is subject to change, especially over the plan period. Site allocations therefore have limited ability to address the specific issues related to crime. However, principles such as active frontages and natural surveillance feature in site requirements on many sites to create developments that do not facilitate crime through the perception of inactivity and act positively with the surrounding context. The placemaking plans have also considered the layout of sites and the improvement of existing features such as alleyways, to create safer places. Where crime is known to be prevalent and sites have features that can facilitate crime, the SA has reflected the improvements to safety development will bring.	Policy 58 Making Places Safer and Designing Out Crime Policy 53 Delivering High Quality Design Policy 57 Amenity
SA18	Conserve energy	Energy efficiency will be addressed through Policy 85 A Zero Carbon Borough and Policy 86 Decentralised	Policy 86 Decentralised Energy

		Energy. The SA focuses on the ability to connect to a district heat network. Although Policy 86 requires all major development to either connect to an existing district heating network or be able to connect in the future, the realistic time this will be achieved in is largely unknown. Work has been undertaken to define the 'Zones of Interest' that will be established for development and connection to heat networks within the plan period. These zones are defined as the Blackhorse Lane [WF2], Argall Avenue Industrial Area [WF6] and Leyton & Temple Mills [WF1]. Site allocations within these zones are therefore assumed to have a significantly positive effect on SA18. Outside of these zones, a neutral effect is generally found reasonable in 'Assessment 2'.	
SA19	Prevent production of waste, improve resource efficiency and increase recycling and recovery	The approach to waste management is addressed in Policy 93 Waste Management. The granularity of how this works in practice can only be dealt with effectively through the planning application process. The LP2 SA is only able to comment on objective SA19 where development has a direct effect on waste facilities. Placemaking plans and site requirements suggest where the servicing access should be located to ensure safe and appropriate waste collection, however this rarely influences objective SA19. 'Assessment 2' therefore generally understands the effect to be neutral.	Policy 93 Waste Management
SA20	Maintain and improve local distinctiveness	Sites have been assigned an intensification approach as per Policy 8 'Character Led Intensification'. This will guide the appropriate scale of development on sites. Policy 54 Tall Buildings, Policy 55 Building Heights, Policy 53 Delivering High Quality Design also provide detail on appropriate heights and design principles. Where tall buildings are supported, the site allocations	Policy 54 Tall Buildings, Policy 55 Building Heights Policy 53 Delivering High Quality Design

		<p>specify where on the site these are most appropriately located. Where applicable reference to massing and the relationship to the surrounding context is made to ensure local distinctiveness is enhanced, this has been reflected in the Site Assessments. The SA also considers allocations ability to either harm or enhance local distinctiveness, albeit at a high level that cannot foresee specific design of development.</p>	
SA21	<p>Ensure the protection of soil quality and geological resources</p>	<p>Policy 79 seeks to protect and enhance biodiversity and geodiversity resources as well as sites of geological interest. The SA has focused on the effect of the allocations on Locally Important Geological Sites.</p>	<p>Policy 79 Biodiversity and Geodiversity</p>

Infrastructure

97. The infrastructure delivery plan (IDP) is a 'live' document that details the infrastructure required in order to deliver the growth planned for within the Local Plan. The IDP brings together a range of data from infrastructure providers in order to help ensure that the right infrastructure is identified to meet a range of needs. This can be categorised as:

- **Physical Infrastructure**

Transport, Energy, Water, Waste and Digital Communications

- **Social & Community Infrastructure**

Health, Education & Childcare facilities, Burial Space, Culture and Green & Blue infrastructure such as sport pitches, playgrounds and our forest, river and reservoirs.

- **Green & Blue Infrastructure**

Parks & Open Space, Play & Sports, Rivers and reservoirs, Biodiversity, Epping Forest SAC.

98. Many of these projects also have relevance as mitigation to effects in relation to the SA objectives. The SA acknowledges the limitations of the IDP in acting as mitigation due to the uncertain nature of funding and timing. The Borough's population and its needs are constantly changing, and it is impossible to predict the future with certainty. However, it is appropriate to factor in the IDP when assessing the longer-term effects on sites. The IDP identifies the key projects required to support the Borough's sustainable growth and development to 2035 and its delivery is supported by the allocating of sites for development.

99. The main five IDP projects that benefit the Borough as a whole, contributing to mitigating negative effects or bettering effects identified in this SA include:

Whipps Cross Hospital: Whipps Cross Hospital is a Barts Health asset which has 585 inpatient beds, 17 critical care beds, dialysis stations & offers various types of outpatient services. It has a total occupied floor area of 84,769 sqm.

Ruckholt Road Station: Delivery of a new station with two entrances to support redevelopment plans for New Leyton. It includes a new bridge between Ruckholt Road and Marshall Road.

Complete Borough Step Free Access (SFA): The Council has an aspiration to deliver Step Free Access to all stations in the borough by 2041 and is committed to working with TfL to unlock funding opportunities from TfL/DfT, as well as Developer Contributions around stations and across the borough.

Enjoy Waltham Forest Programme - Aimed to transform the borough into a cycling and walking friendly environment. This includes the creation of modal filters, new cycle lanes, and improved public spaces.

Provide **Suitable Alternative Natural Green Spaces (SANGs)**, with an aim to reduce visitor and recreational pressure.

8 Proposed Monitoring Arrangements

100. The SEA Regulations require monitoring of the significant environmental effects of implementing the Waltham Forest Local Plan parts 1 and 2. Monitoring should cover the significant economic and social effects, as well as the environmental ones.
101. The requirements of the SEA Regulations focus on monitoring the significant negative and unforeseen effects of the plan.
102. LP1 includes a Monitoring Strategy which will be reported on through the Authority Monitoring Report (AMR). The outcome of the monitoring process will inform whether or not the Local Plan should be reviewed. At this stage, two primary areas of risk have been identified:
- Insufficient sites coming forward for housing and/or employment development due to difficulties in land assembly and development viability, the consequence of which being that housing and employment delivery fall behind the projected trajectory and the Borough fails or is likely to fail to meet its Objectively Assessed Needs for housing and employment.
 - Infrastructure delivery, either in the form of on-site delivery or financial contributions to support off-site, is insufficient to deliver the provision of critical infrastructure, without which, development cannot proceed.
103. Appendix 3 of the LP1 'Monitoring Indicators and Targets' sets out the performance indicators and targets by which the progress of the plan will be monitored. All of the LP1 indicators set out within Appendix 3 of LP1 will provide information in relation to the sustainability effects of the plan including housing, employment development and jobs delivery and maintaining greenbelt. Via planning conditions, the London Borough of Waltham Forest will also be ensuring that development proposals demonstrate biodiversity net gain using the Natural England Biodiversity metric (or agreed equivalent), and for developments of 10 units and above, developers will be encouraged to exceed the Urban Greening Factor target scoring set out in Policy G6 of the London Plan. Biodiversity improvements will therefore be monitored in this way.
104. Enhancement of open space will be monitored through the delivery of the emerging 'Green and Blue Spaces SPD' and air quality within the Borough is monitored on an ongoing basis.
105. In monitoring outcomes, a proactive approach will be used by the Council. Where necessary, new indicators will be created and obsolete indicators will be deleted or amended to meet changing circumstances in the way data is collated.

9 Next steps

106. This SA Report is being published for consultation alongside the Regulation 19 version of the Draft Site Allocations Document (LP2).

- Following consultation on both this report and the Site Allocations Document, comments received on both the plan and this SA Report will be submitted to the Planning Inspectorate, acting on behalf of the Secretary of State, for Examination in Public.

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107. The SEA Regulations require monitoring of the significant environmental effects of implementing the Site Allocations Document (LP2). SA monitoring will cover the significant economic and social effects, as well as the environmental ones. A proposed monitoring schedule will be included within the adoption statement which will be published as soon as possible after the Site Allocations Document (LP2) is adopted. The proposed monitoring schedule will focus specifically on the monitoring of any residual significant negative or uncertain effects.