

YOUR CRISIS OUR ACTION

Overview of Waltham Forest's Affordable Housing Plans

YOUR CRISIS OUR ACTION

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The New Local Plan

Introduction

Framework for delivering inclusive growth and investment for the benefit of all over the next 15 years.

Sets out what we need – such as new affordable homes, local jobs, and green and community infrastructure – and how/where we can deliver them to create vibrant 15 Minute Neighbourhoods.

Sets the high design standards we expect development in the borough to meet.

Part 1: growth strategy for the future of the borough and the planning policies against which planning applications will be assessed.



Part 2 : Site Allocations –the sites where we think development could come forward in the next 15 years and what we would expect to be delivered.



The New Local Plan

Overview












A PLAN FOR 15 MINUTE NEIGHBOURHOODS

<p>What Infrastructure is needed?</p> 	<p>Where are the most sustainable locations for new homes, jobs and other uses?</p>	<p>What do we need to protect?</p> 	<p>How do we ensure the right development is delivered in the right place, and that it is of the highest quality?</p>
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POLICY THEMES

Decent Homes for Everyone	Creating High Quality Places
Building a Resilient and Creative Economy	Active Travel , Transport & Digital Infrastructure
Promoting Culture and Creativity	Enhancing and Preserving our Heritage
Distinctive Town Centres and High Streets	Protecting and Enhancing the Environment
Social and Community Infrastructure	Addressing the Climate Emergency
Promoting Health and Well-being	Promoting Sustainable Waste Management

DELIVERY TARGETS AND INDICATORS TO MONITOR THE EFFECTIVENESS OF THE LOCAL PLAN

 <p>841 ha of Green Belt</p>	 <p>213 ha of MOL</p>	 <p>183 Playing fields</p>
	 <p>76 Parks</p>	 <p>55 Allotment sites</p>
 <p>117 statutory Listed Buildings</p>	 <p>14 Conservation Areas</p>	 <p>171 entries on the Local List</p>
 <p>1 Area of Special Character</p>	 <p>21 Archaeological Priority Zones</p>	 <p>5 Parks and Gardens of Local Historic Interest</p>

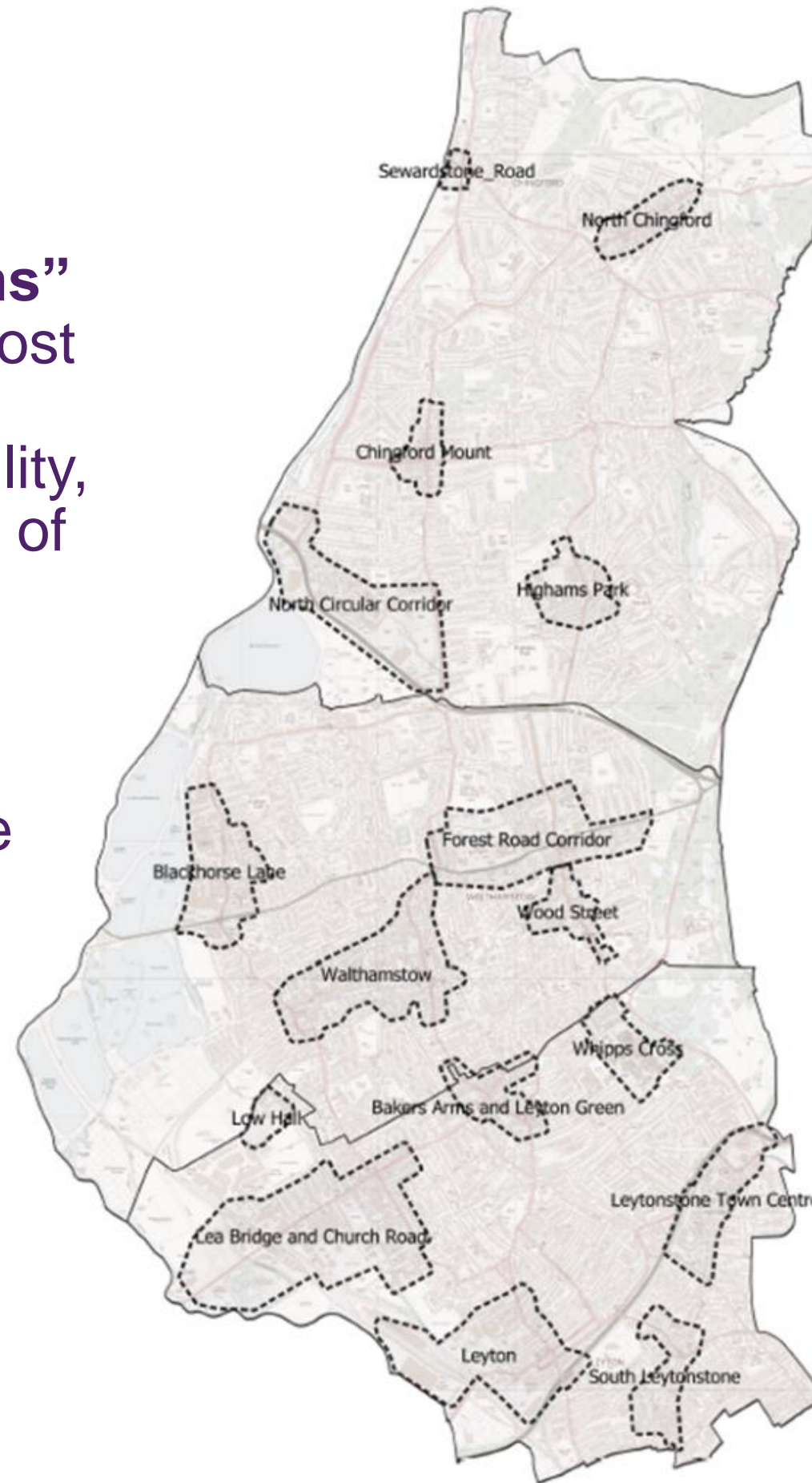
Spatial Strategy

The Local Plan identifies **16 “Strategic Locations”** across the borough. These are considered the most suitable locations for growth, informed by considerations such as public transport accessibility, existing or planned infrastructure, and availability of previously developed land.

The Local Plan promotes a “**character –led intensification**” approach to development in all locations, including strategic locations, and in line with national government planning reform

Currently, there are 75 site allocations in LP2:

- 31 in the south of the borough
- 23 in the central area of the borough
- 21 in the north of the borough



NORTH

5 Strategic Locations
3,849 new homes
1,950 new jobs

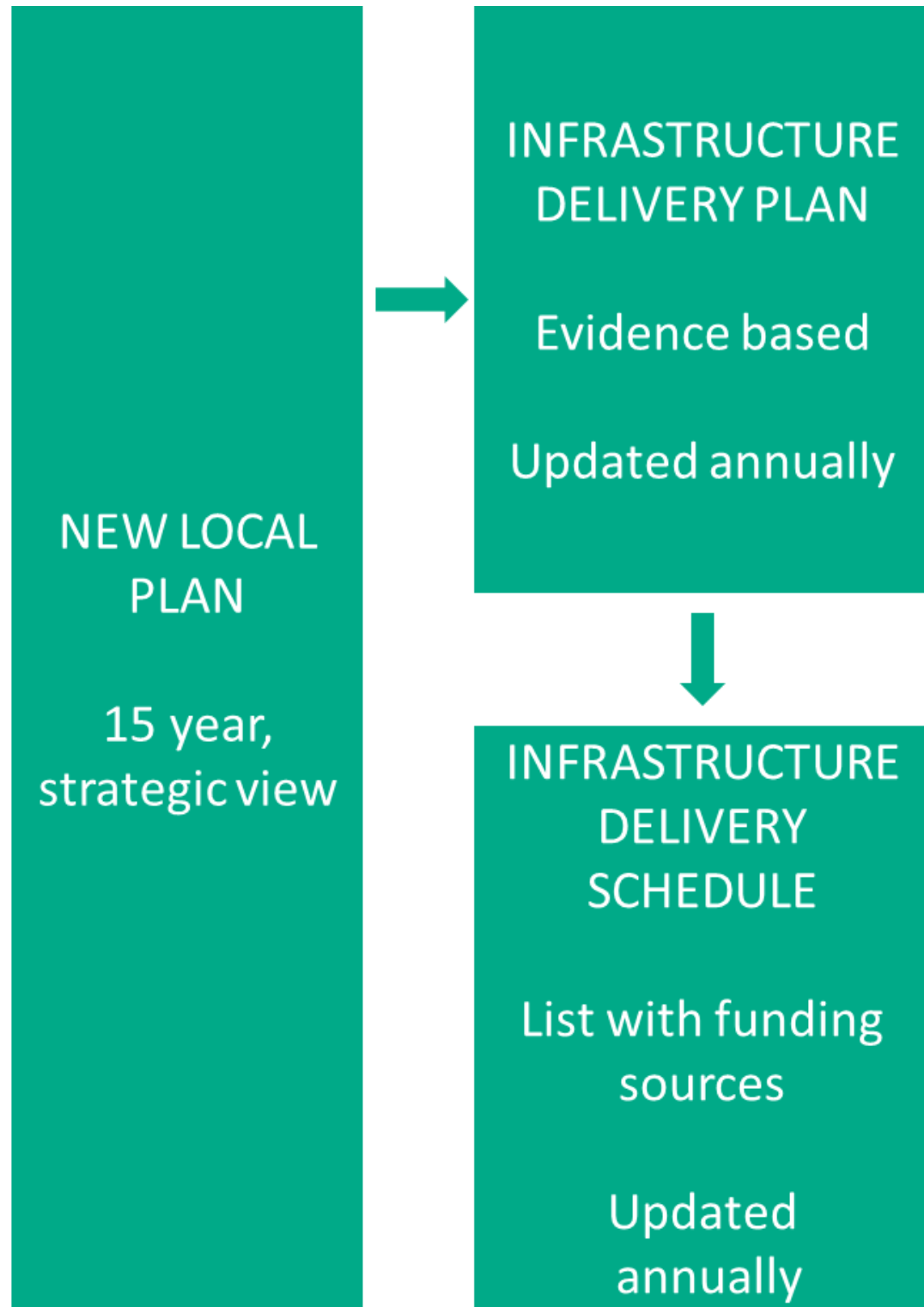
CENTRAL

4 Strategic Locations
9,900 new homes
1,600 new jobs

SOUTH

7 Strategic Locations
16,996 new homes
3,250 new jobs

Infrastructure



New health centres at Jazz Yard, Coronation Square and Sutherland Road



Walthamstow, Lea Bridge & Leyton Station enhancements

Housing Need and Capacity

Our objectively assessed housing need is 1,810 new homes per year.

- 2017 SHMA
- Informed by factors such as households in temporary accommodation/wider housing waiting list, affordability in borough, and population growth – these factors have become more acute in the years since.

Our housing capacity evidence shows we can deliver 1,800 homes per year – or 27,000 new homes over 15 years.

- London wide SHLAA
- Waltham Forest Growth Capacity Study
- Programme of masterplans, feasibility studies and Areas Frameworks.

London Plan

10 year (2019/20 -2028/29) minimum housing target for Waltham Forest of 12,640 new homes (1,264 per year)

- Prior to examination, the original target proposed in the London Plan was 1,800 per year.
- Local Plan stepped trajectory aligns with the London Plan until 2027/28

Stepped Local Plan Target over 15 years

Financial Year	2023/24 – 26/27	2027/28 – 28/29	2029/30 – 33/34	2034/35 – 37/38
Annual Requirement	1,264	1,504	2,404	1,504

Housing Trajectory



- Permissions – large sites
- Brownfield land register
- Permissions- small sites
- Small sites – windfall allowance
- Site allocations
- Stepped target

Housing Delivery by Council

Homes



c.3,770 new homes by 2030/31 through direct Council investment and use of Council surplus land, of which 50% will be affordable homes

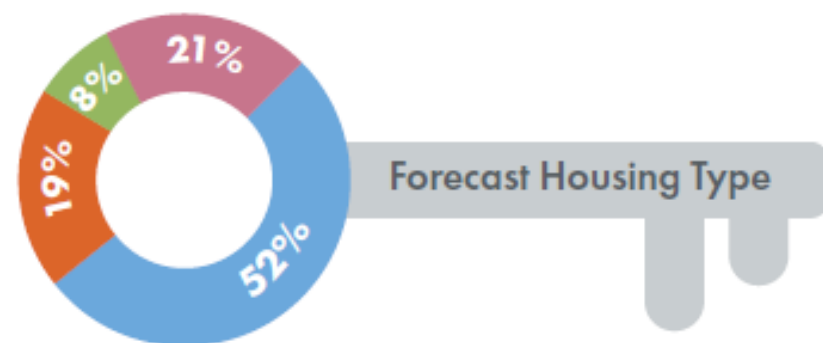
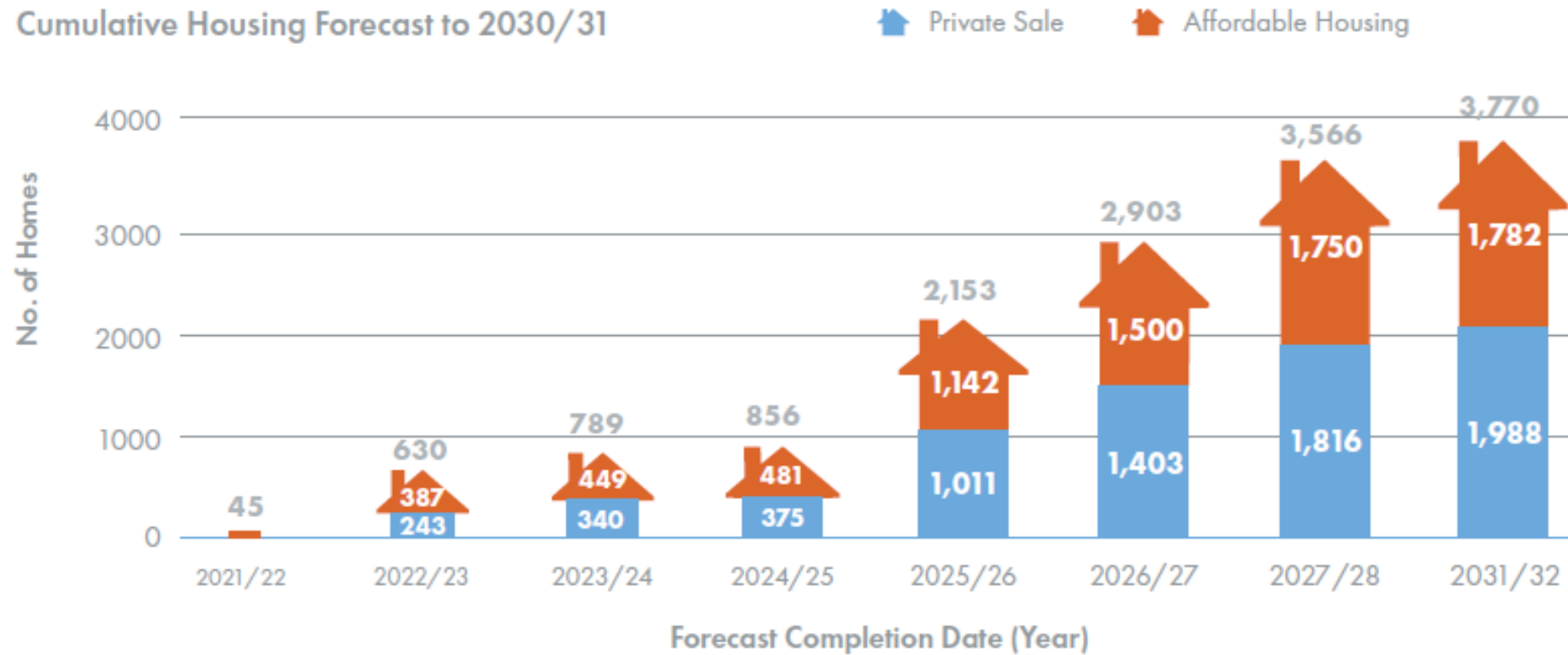
This includes:

710 social affordable rented homes

780 shared ownership homes

290 London affordable rented homes (and other types of affordable housing defined in planning applications)

Cumulative Housing Forecast to 2030/31



■ Affordable Rent ■ Private Sale
■ Shared Ownership ■ Social Affordable Rent

Employment Opportunities



Over **1,100** full-time equivalent (FTE) **local construction and supply-chain jobs**



Over **260** apprenticeships



More than **590** work placements for local people

Housing Delivery by Council



Fellowship Square



Coronation Square



Juniper House



Avenue Road Estate Regeneration



Families & Home Hub



Marlowe Road Estate Regeneration

Housing Pipeline

As of November 2022, **8,026 new homes** have planning permission (or a resolution to grant). Over half are already on site.

- 3,147 (40%) will be Affordable.
 - 1,316 (42% of total Affordable Homes) will be for low cost affordable rent, including:
 - 776 Social rent
 - 329 London Affordable Rent

This means a good proportion of Local Plan growth already has planning permission. Expected delivery from permissions for the 2026/27 financial year exceeds the target for the year, with 67% already started on site. Overall, 20% of the 27,000 new homes to be delivered over the Plan Period already have planning permission.

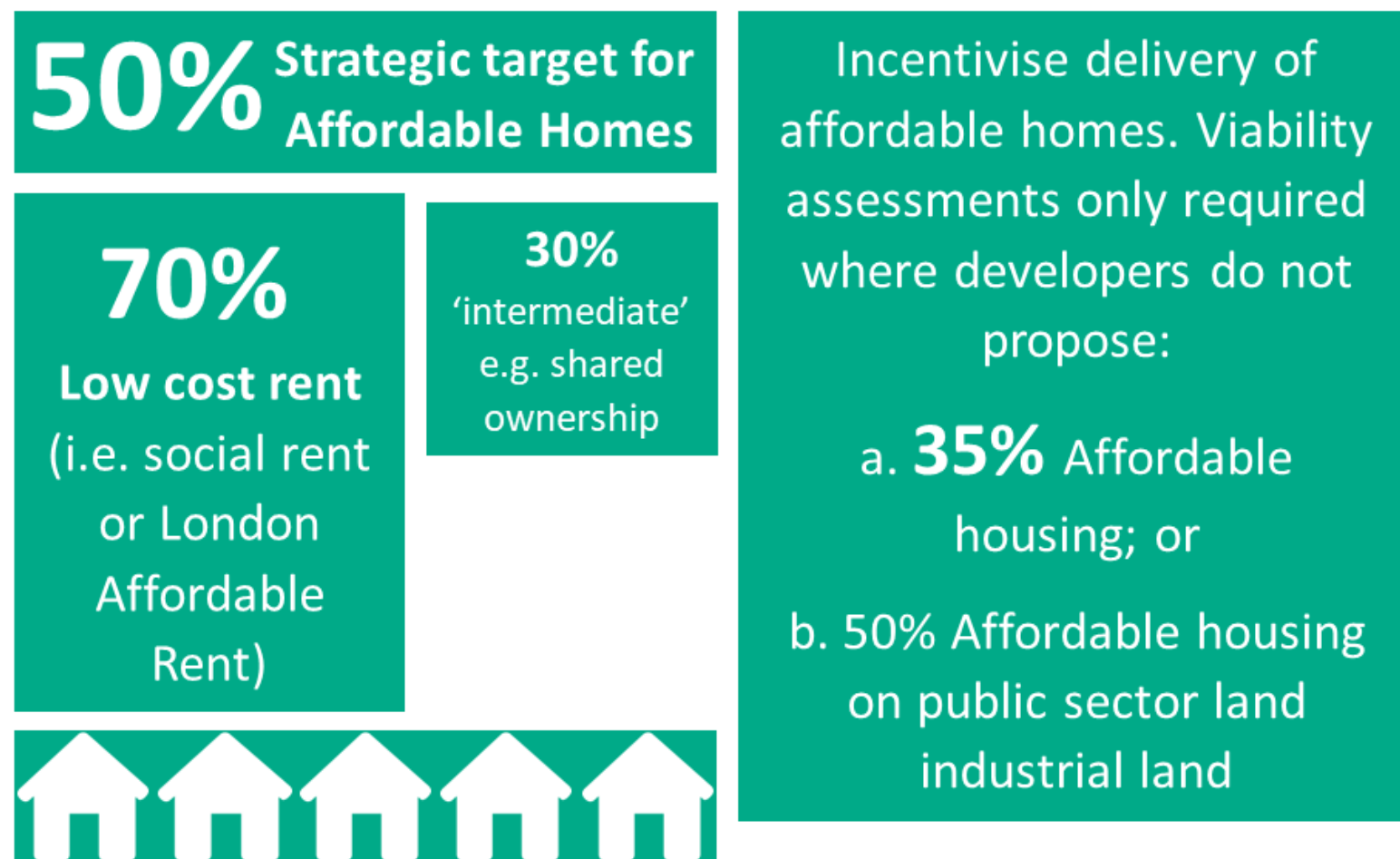
PIPELINE	Low Cost Rent			Intermediate			Market		Grand Total
	Affordable Rent*	London Affordable Rent	Social Rent	Affordable home ownership	Discount Market Rent	Intermediate	Market	Self-build	
Homes	211	329	776	3	116	1712	4876	3	
Total			1316			1831		4879	8026

Past Housing Delivery

Housing completions over the past 10 financial years.

Financial Year	LOW-COST RENT		INTERMEDIATE		MARKET		Grand Total	
	Affordable Rent	London Affordable Rent	Social Rent	Discount Market Rent	Intermediate	Market		
2012 - 2013			135			144	250	529
2013 - 2014	90		47			147	459	743
2014 - 2015	147		28			110	484	769
2015 - 2016	456					214	390	1060
2016 - 2017	162					145	805	1112
2017 - 2018	28		36			87	509	660
2018 - 2019	41		61			113	473	688
2019 - 2020	21	11	85			85	810	1012
2020 - 2021	73		20	105		36	1069	1303
2021 - 2022	133		37			213	630	1013
Total	1151	11	449	105		1294	5879	
Grand Total			1611			1399	5879	8889

Affordable Housing Policy



- Affordable housing required in all schemes with 10 or more new homes
- Threshold / fast track approach to viability, in line with London Plan
- Off-site affordable housing/ payment in lieu only in exceptional circumstances
- Seeking affordable housing contributions from other forms of housing – e.g. Build to Rent, Purpose Built Shared Housing and Purpose Built Student Housing - as in London Plan
- Genuinely affordable homes defined as Social Rent, London Affordable Rent, London Living Rent and London Shared Ownership.

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Housing Size Policy

Bedroom Size	1 bed	2 bed	3 bed plus
Preferred dwelling mix - Social Rent/ London Affordable Rent	20%	30%	50%
Preferred dwelling mix – Intermediate Rent	20%	40%	40%
Preferred dwelling mix – Intermediate Ownership	30%	50%	20%
Preferred dwelling mix - Ownership	20%	50%	30%

Approval of Family Sized Housing

	3 bed	4 bed
Whipps Cross	346	68
Lea Bridge Station Sites	77	10
Fellowship Square	69	4
Marlowe Road	146	12
Coronation Square	99	6
Juniper House	9	2



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BUILDING A RESILIENT AND CREATIVE ECONOMY

Waltham Forest needs:

52,000 sqm new employment floor space
(approximately 8,100 jobs)

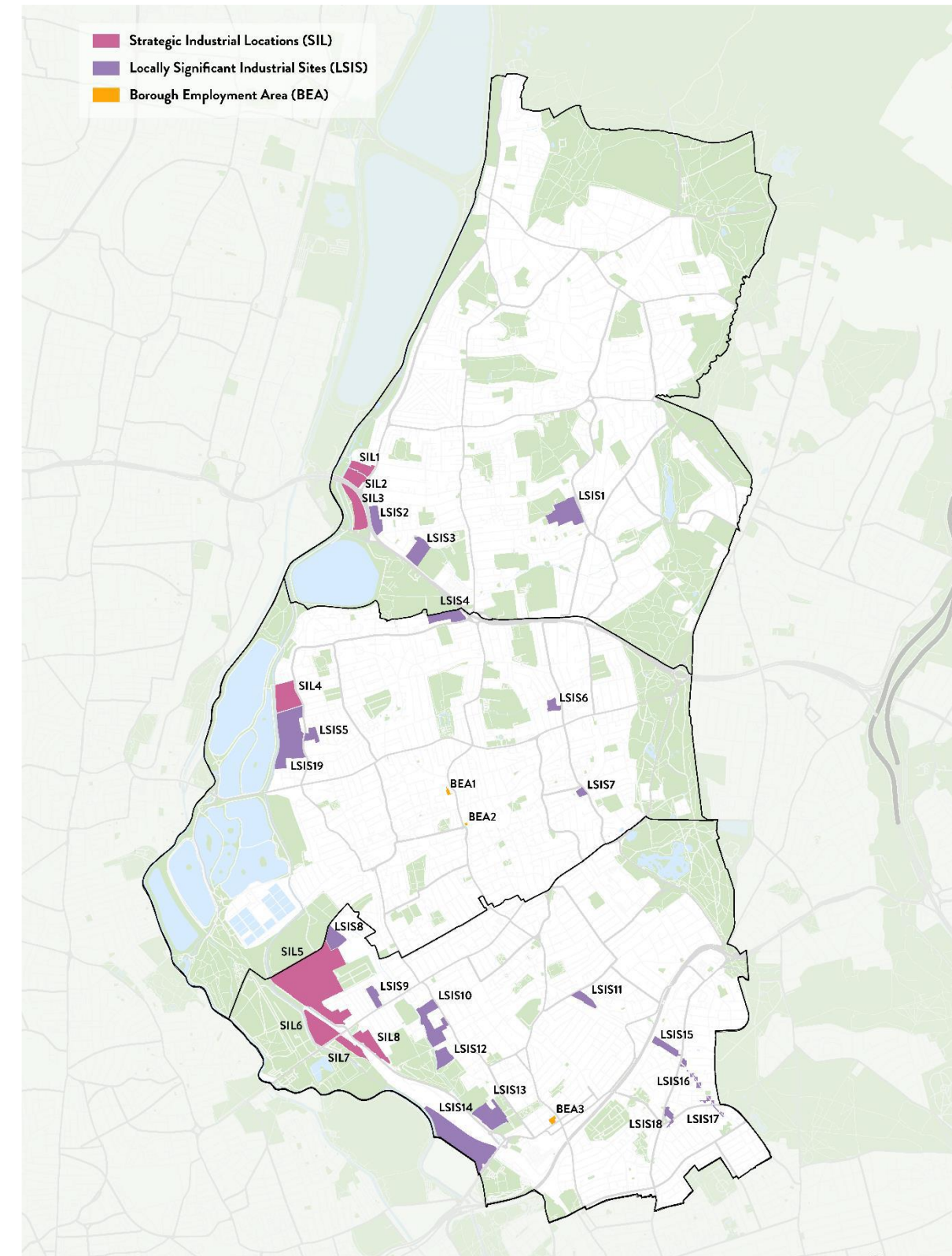
18,848 sqm office floor space

36,604 sqm of distribution floor space

Protect designated Employment Sites

Affordable workspaces, provided at rents below the market rate

LOCAL jobs, skills, training and procurement opportunities



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ACTIVE TRAVEL & TRANSPORT

Promoting Sustainable Transport



Walking



Cycling



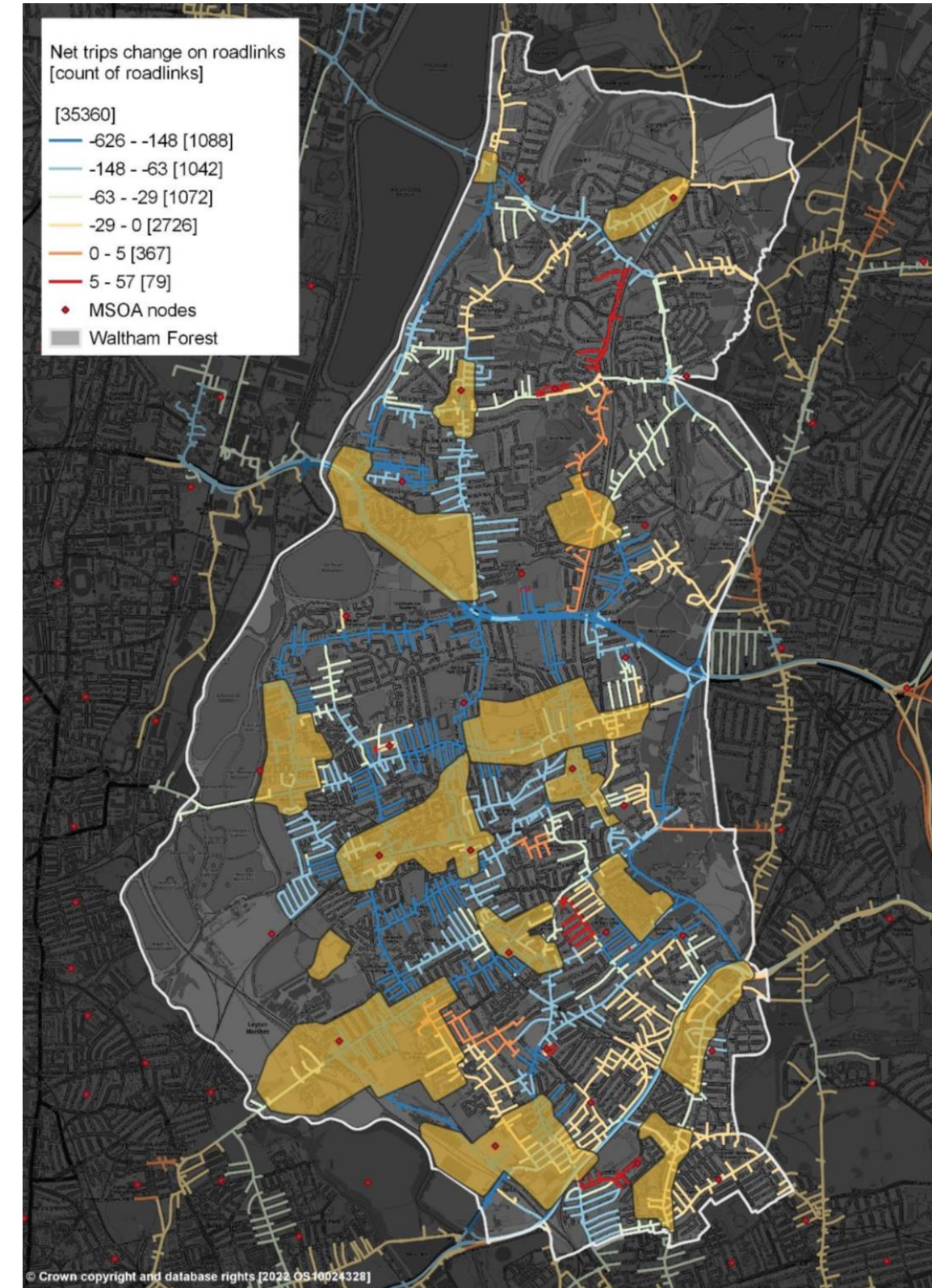
EV charging points

Construction Logistic Plans

Service Management Plans

CAR FREE DEVELOPMENT

ALL new residential developments should be car-free.
 In less well-connected areas, a Transport Assessment could justify the need for car parking.
 Blue Badge car parking should be provided for all developments



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CREATING HIGH QUALITY PLACES

High Quality Design for ALL development:

Local **context, character** and **distinctiveness**.

Visually attractive **architecture** and **landscaping**.

High quality, durable and sustainable **materials**.

Inclusive and safe **public realm** and connections into **surrounding streets**.

Minimum space standards for amenity space.

Attractive and usable green spaces and well integrated tree planting.

Respond to **climate emergency**

Tall Buildings defined as: **10** storeys or taller.

ONLY in appropriate locations, subject to assessment of:

- Visual** Impacts
- Environmental** Impacts
- Functional** Impacts
- Cumulative** Impacts



WHY TALL BUILDINGS?

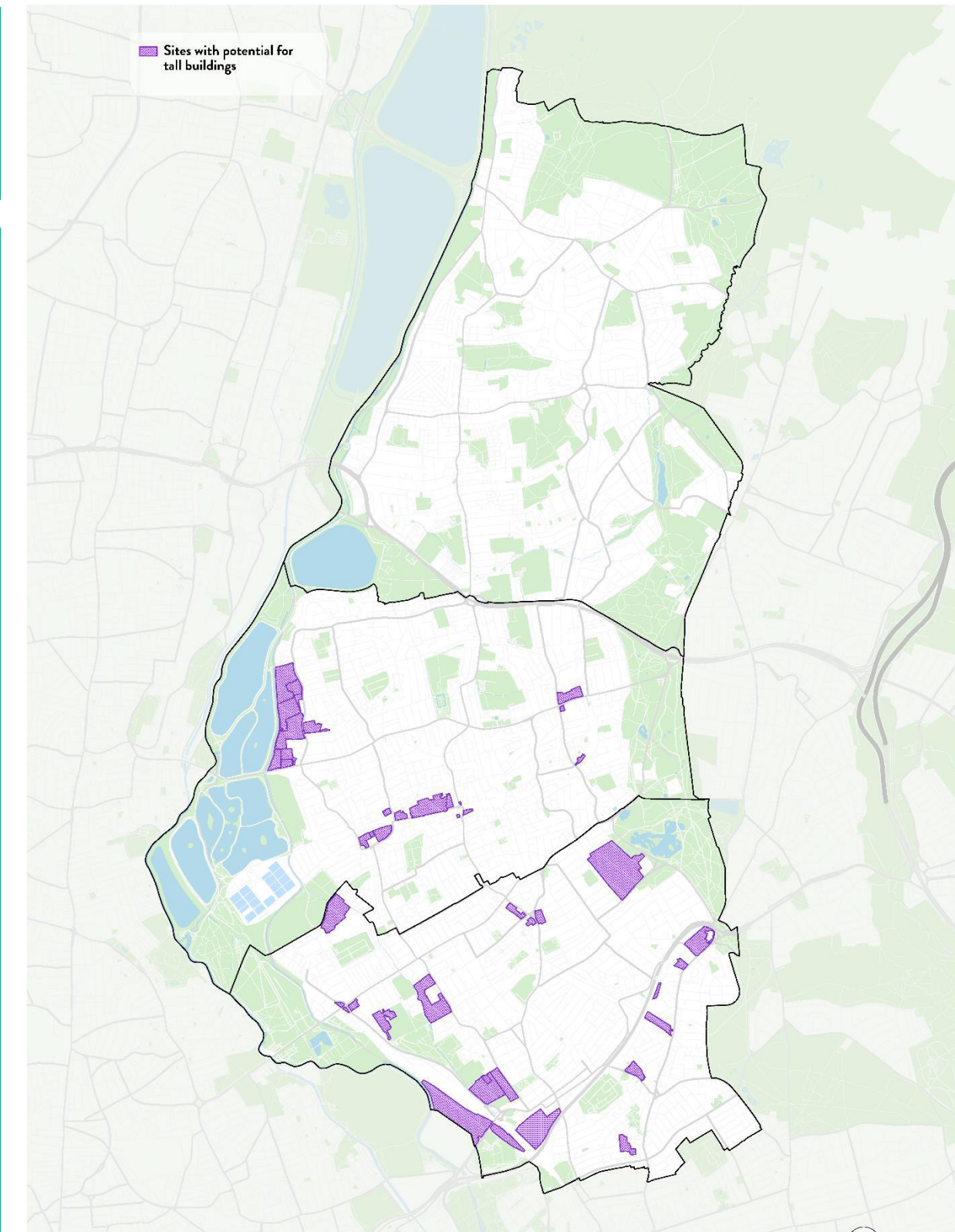
In the right places, with exemplary architectural quality, tall buildings can make a positive contribution to the character and skyline of the borough. They can also help to optimise the use of land and deliver the housing, jobs and other uses we need without putting pressure on our green spaces and other amenities.

CHARACTER LED INTENSIFICATION

Reinforcement: applicable to sites/areas with robust and desirable character where only modest intensification would be appropriate

Transition: applicable to sites/areas where considerable intensification could be justified, whilst ensuring coherence and quality

Transformation: applicable to sites/areas with a fragmented urban grain, where a high quality, transformative approach to intensification can be justified



Exemplar Design

ACHIEVING A STEP CHANGE IN DESIGN QUALITY & GREENING



Exemplar Design

HUMAN VALUE

comfort / health /
privacy / safety

SOCIAL VALUE

neighbourliness / local
character / connectivity /
inclusivity

ENVIRONMENTAL VALUE

net zero carbon / trees &
biodiversity

FINANCIAL VALUE

whole life cost / resource
efficient / value creation



Lea Bridge Station Sites



Lea Bridge Gas Works



Forest Road



Blackhorse Lane SIL

Exemplar Design

DEVELOPMENT PERFORMANCE AGREEMENTS

