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From: **HighamsPark Plan** <highamparkplan@gmail.com>

Date: Wed, 29 Apr 2020 at 17:53

Subject: Consultation on 480 to 510 Larkshall Road

To: William Day <William.day@becg.com>

Dear Mr. Day,

Thank you for inviting residents of Highams Park to comment on your outline proposals for the redevelopment of 480-510 Larkshall Road (James Yard).

Please find below some initial comments and questions on your proposal from the committee of the Highams Park Planning Group.

1. Whilst we welcome the proposal for a new town centre entrance to Highams Park Station and a new community facility, we believe these proposals are a huge over-development of the site.

2. Nine storeys is too high and will completely dominate the town centre and the existing characterful station building. The other buildings in the immediate vicinity of the site are a maximum of four storeys which we believe should be used as a benchmark for the height of other developments, so as not to destroy the character of the centre of Highams Park.

The higher elevations of the development should be at the 480 Larkshall Road end of the site, so as to reduce the impact on the town centre and station.

3. The development does not respect the scale, height mass or design of the surrounding streets or spaces and does not complement the distinct character and appearance of the area.

4. What proportion of the housing units will be affordable?

5. What is the proposed mix of unit sizes between, 1, 2 and 3 bedroom?

6. With regards to the new station entrance into the town centre:

- a. Has this been agreed (or discussed) in principle with TfL?
- b. Will TfL be prepared to staff an additional entrance to the station?
- c. Will the new station entrance provide single level access to the street?

7. What is the size and nature of the proposed community facility; is it in addition to the community open space shown in the drawings?

8. How many car parking spaces, if any, will be provided?

9. Where will delivery, refuse collection and emergency vehicles, etc access the site?

10. Do the plans provide access for vehicles to service the building to the rear of your site which does not form part of your development?

11. A planning application has already been submitted for redevelopment of the building to the rear of your site by Sherry Green Homes; which runs from the existing exit into Larkshall Road down to the southern end of the canopy on the Chingford bound platform. We believe that development of this site and your site should be coordinated between Atlantis and Sherry Green Homes to optimise usage of the available space and to provide coherence in design and style.

12. Highams Park already has an abundance of shops and we are not convinced that additional retail space is required; this space may be better suited to offices or shared space to replace the offices in the existing building, as this is likely to offer more local employment.

13. We should also like to see illustration of how the development will look when viewed from the east side of The Avenue (from in front of McRae's Estate Agents and from in front of Hale End Library)

14. We also have concerns about the reduction of natural light and privacy on the dwellings on The Avenue side of the railway line; and also the impact on the station garden and the overall feel of the station for commuters. The station currently has a very open and welcoming feel and this ambience will be significantly affected. We should like to see illustrations of how natural sunlight on these areas will be reduced by the development.

The Highams Park Planning Group appreciates that there is a need for additional housing in Waltham Forest and supports development that is in accordance with the policies in the Highams Park Neighbourhood Development Plan (the HP Plan),

as approved by local residents in a referendum on 5th March 2020 . The HP Plan will now form part of Council planning policy and be used in determining planning applications.

Note: with regards to points 2 ,3, 4 and 5 above we suggest that you pay particular attention to Policy Sets 5 and 6 of the HP Plan and Character Assessment 9 in Appendix 3 thereto.

You can view a copy of the HP Plan and find out more on this link: <https://highampark.london/featured/hp-plan-approved-by-council-cabinet-on-23rd-april/>.

We hope that you find the above feedback useful and look forward to hearing from you.

Best regards

Gordon Turpin
Chair - Highams Park Planning Group

Find out more about the Highams Park Planning Group at www.highamparkplan.org.

Keep up to date with what's going on in Highams Park with the Highams Park Portal www.highampark.london