

## **Land at Spruce Hills Road - Summary Guidance**

### **Planning:**

The site is not allocated for any particular type of development and is surplus to the vendor's educational requirements. For planning purposes the site could be classified as a 'windfall'.

On behalf of Waltham Forest College Nathaniel Litchfield and Partners proposed an 18 unit scheme drawn up by the Richard Hopkinson Architects. This was not well received by the planning officer due to excessive scale and height (see planning officers letter dated 28<sup>th</sup> July 2015).

A 14 unit scheme was then proposed and received a more positive response (see planning officers email dated 28<sup>th</sup> October 2015)

Plans and views of the 14 unit scheme and corresponding planning officer's letter and email are available in the data room.

### **Flooding**

According to the Environment Agency's Flood Map, the site is in Flood Zone 1, which means that the risk of flooding from rivers and seas is less than 1 in 1000 in any year and is the lowest level of flood risk. Therefore, this does not pose a constraint to development.

### **Trees**

From the Arboricultural Solutions tree survey dated 5<sup>th</sup> June 2014, the site contains a mixture of tree species – London Plane, Silver Birch, Downy Birch, Rowan, Sycamore, Common beach and Wild Cherry. The survey found that all of these were in fair condition other than the wild cherry, which was in poor condition. The London Plane is subject to a Tree Preservation Order.

### **Title**

Please see all Title documents in the data room.

### **Core Strategy**

In accordance with the London Plan 2011, Waltham Forest is to accommodate 760 new homes annually. One of its strategic objectives (SO2) is to ensure a continuous supply of land and new homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst offering a range of housing choices which are of high quality and in the right places.

The Core Strategy shows Waltham Forest College and surrounding area as 'Other Site Opportunity Locations'.

13<sup>th</sup> November 2015