

Results of Issues & Options Survey Questionnaire Number 4: New Housing Development in the Highams Park Neighbourhood Plan Area

ISSUE 1: NEW HOUSING IN THE AREA IS OFTEN OUT OF CHARACTER WITH EXISTING HOUSING IN THE SURROUNDING AREA			
Agree	185	77.08%	
Disagree	16	6.67%	
Have no strong opinion	39	16.25%	
Total	240	100.00%	
OPTIONS FOR ISSUE 1:			
Option 1:	7	2.92%	No additional controls needed in the plan. Allow existing Council procedures to continue.
Option 2:	202	84.17%	Highams Park should have more specific policies to guide new building development designs. The policies should include descriptions of existing areas general characteristics (including heights, road setbacks, etc.) and require that new and home extensions and other buildings take account of these.
Option 3:	17	7.08%	We have a housing crisis – more homes are needed than traditional local character designs can provide.
Option 4:	14	5.83%	Other (Please give details of your alternative suggestion in the box below):
Total	240	100.00%	

Respondents Comments on ISSUE 1: NEW HOUSING IN THE AREA IS OFTEN OUT OF CHARACTER WITH EXISTING HOUSING IN THE SURROUNDING AREA		
Response	Comments:	HPPG Remarks/Action
Agree	Highams Park infrastructure can simply not cope with any more homes.	New development contributes to the provision of “social infrastructure” through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Have no strong opinion	It needs to be a combination of the 2nd and 3rd options. We definitely needs to be more housing but the guidelines need to be clear as to what is and isn't permissible.	Noted
Agree	Option 2 with additional controls to ensure that the buildings use materials and finishes that continue to look good for an extended period of time. Too many weather and stain rapidly and look terrible within a year or so of being built.	We will be developing “Character Assessments” for specific areas within the Highams Park Plan area. These will be help guide any new development.

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Agree	Agree with option 2 but want to stress that it is mainly because current housing being built in WF is small, crowded and not in the least suitable for families. It is vital that housing plans should include future requirements. There are plenty of flats in the borough, houses are needed.	The mix of housing will be considered as part of the policies of the Highams Park Plan
Agree	Option 2 with the added point that tradition low rise developments can house more people per hectare than high rise so it is counterproductive as well as short sighted in terms of social cohesion to build high rise residential blocks.	Noted
Agree	I don't mind good modern and original design mixed with traditional	Noted
Have no strong opinion	I agree with both 2 and 3. I want more homes for everyone, especially low income families. However, I don't want to see any of the nicest roads ruined. I think there seems to be a lot of brownfield sites in highams park like round tescos and you could build nice 2 - 4 story flats there?	Noted
Have no strong opinion	No matter what option is adopted, it is important that developers and planners are required to ensure local facilities keep up. This would include adequate parking provision (min 1 car per household off street) and ensuring school places are going to be available to meet increase population demands.	Parking will be one element of the Plan policies. New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Agree	also the look of whole roads of character properties that are being ruined by huge satellite dishes on the front of pretty victorian terraces when they can easily be places on back walls - just with a little more effort form the installers.	Consider as a policy option
Agree	We should be careful not to let new builds take away the good characteristics of peoples homes that are already there. i.e Light from tall buildings blocking gardens, high windows overlooking gardens, oercrowding streets causings problems with parking And any new build should have infrastructure to support it, Hopsitals, doctors, schools pharmacys. More houses mean more people so we need more services to support that. Not everyone can go to whipps cross - its already struggling	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Agree	A combination of points 2-3 sensitive to both concerns.	Noted
Agree	People living in Highams Park will have a feel for and understanding of the area in ways that architects and town planners will not. It makes sense for the Plan to create structures that ensure all planning proposals are subject to scrutiny by local people. I don't think this should be narrowly protectionist - new housing development is to be welcomed but requires intelligent, collaborative planning with local communities.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development.
Have no strong opinion	As option 2 But the council need to direct that the developments are sustainable and proper checks need to be made to ensure that last minute economies wreck the impact of sustainability. houses not only should be more heat efficient but also capable of adapting to changes in energy sourcing that will be climate beneficial	Compliance with sustainability standards is a requirement of the Building Control process.
Agree	no more housing	Noted

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Have no strong opinion	I don't have a problem with the appearance of new housing, it's the speed and volume that causes concern.	Noted
Have no strong opinion	Between Options 2 and 3 - homes are indeed needed, but some streets are particularly important to the look / feel of the area and should be further protected as described in Option 2.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development.
Agree	I have witnessed what Redbridge believes is a way of addressing the shortage of housing by providing high rise {in excess of four stories] monstrosities which bring with them more problems than they solve. I do not wish to see this in Highams Park.	Noted
Agree	No additional controls needed. But ensure that there is sufficient of street parking.	Parking will be one element of the Plan policies.
Agree	I strongly believe in keeping developments and extensions within the character of surrounding properties and not letting ugly concrete extensions exceed building regulations, as is the case next to my house where I have a huge grey ugly concrete wall!	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development
Agree	I don't think new development has been as awry as to have 4-5 storey flats in rows of Edwardian houses - possibly just the one in the Avenue on the corner of Falmouth? I think we should be open to new designs as the mixed character of housing is what makes the area attractive, and in their day some of the old designs were new! Having a mix of types of property gives a mixed community which is healthy. The present predominance of properties over 70 years old gives the area a lot of poorly insulated houses and very few homes for people currently occupying 4 bed roomed houses to downsize to, ie 2-3 bedroom more modern, well insulated homes with small gardens, which are easy to care for.	Noted

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ISSUE 2: CENSUS DATA SUGGESTS WE NEED MORE HOMES FOR FIRST TIME BUYERS FROM HIGHAMS PARK			
Agree	124	51.67%	
Disagree	46	19.17%	
No strong opinion	70	29.17%	
Total	240	100.00%	
OPTIONS FOR ISSUE 2:			
Option 1:	45	18.75%	No additional controls needed in the plan. Allow existing Council procedures to continue.
Option 2:	182	75.83%	Should we try and include a policy to prioritise a proportion of suitable new homes in developments for people from Highams Park who are buying for the first time.
Option 3:	13	5.42%	Other (Please give details of your alternative suggestion in the box below):
Total	240	100.00%	

Respondents Comments on ISSUE 2: CENSUS DATA SUGGESTS WE NEED MORE HOMES FOR FIRST TIME BUYERS FROM HIGHAMS PARK		
Response	Comments:	HPPG Remarks/Action
Disagree	Highams Park infrastructure can simply not cope with any more homes.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Disagree	Highams park is over crowded already and it is becoming more and more crowded so there is no need to convert our open areas or green areas to house developments. We should keep Highams park as it is.	Noted
Disagree	Perhaps our borough should be overseeing any new property being built rather than housing associations from other boroughs building here. Having said that - the worst developments have been sanctioned by Waltham Forest - e.g. the multi-storeyed St. Patrick's Court (Off Oak Hill) and the tower block at the back of Tesco's. Both buildings are totally unsuitable for Highams Park's skyline.	Noted. A policy on existing and proposed new tall buildings will be considered
Agree	Why people from haringey and not highams park. Because they want the less desirable people out of the expensive haringey houses we get them here ! What's wrong with the highams park residents children being able to get on the property ladder ?	Noted

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No strong opinion	Part Option 2 and part for want of a better word affordable housing. Affordable to who. We should set what is a reasonable rent for people on lower wage bracket and set rents at that price not based some ridiculous national average which includes high wages out of the majority of peoples reach.	Noted
Disagree	While expensive, property in Higham's Park is a lot more affordable than the vast majority of London. Any additional controls would need to be imposed London wide to prevent uneven population redistribution.	Price/Rent controls are not allowed in the UK and would require primary Government legislation. This is not therefore something that Highams Park Plan has the power to address.
Disagree	Waltham Forest residents should be prioritised over Haringey Council. New builds should be built in Haringet for haringey residents	Noted
Agree	Yes send like a good idea.	Noted
Agree	Ensure that a variety of housing types are developed to provide suitable accommodation at a range of different prices and tenures.	Noted
Disagree	If affordable houses are built in the Highams Park area they are not built for the people of Highams Park. If it is private development then the houses will be sold to first come first serve and to those with the most money. If it is council housing then it's open to AI and sundry including people from outside the London Borough of Waltham Forest!!!!!!?	The allocation of Council or housing Association property is not something the Highams Park Plan has any power over.
No strong opinion	Most people these days don't expect to buy their first home where they grew up or where they are already renting in London. I had to move away and have only just returned as I had to buy my first home somewhere more affordable. I don't think this is unreasonable and I never would have expected to be able to buy in this area for my first home. Clearly though it would be nice if there are several people who meet the criteria for buying a home, especially through schemes such as help to buy, that local people would be higher up the priority list in the criteria scale.	Noted
Agree	Yes, this is very important. Generation Rent is a troubling phenomenon and it is right for the Plan to advocate for new developments that prioritise residents who cannot afford to get on the property ladder. It will also be positive to create a forum/support framework for engaging with households impacted by the housing crisis. For example, where young families continue to live with parents because excluded from independent housing by inflated houses prices.	Noted
Agree	Houses need to be affordable. Achieving this is no mean feat since housing needs to remain affordable when it changes hands.	Noted
Disagree	no more housing	Noted
Agree	This area is a victim of its own success with regards to property. There is a wide range of properties available which is considerably cheaper than that available in areas like Islington, Hackney and the other up and coming residential areas. It would be helpful to prioritise a proportion of suitable new homes including types that could accommodate one person. I speak as a family who still has a 40 year old living at home who cannot afford to live elsewhere.	Noted

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Agree	I would add to number 2 that where owners submit plans to extend their properties, these should be rejected to enable the properties to remain in the lower price bracket of the existing size and be more affordable.	Noted
No strong opinion	Moving through the housing ladder (starter flat/home, on to larger small family home and upwards) cannot realistically be hyper local in London. There should be a priority system for borough residents with provision planned and priority defined at the borough level.	Noted
Agree	I am afraid that market conditions will dictate housing policy and trying to fix the market will result in more rather than fewer problems.	Noted
Agree	If you want to keep the character of an area then it is essential that the indigenous population are given an opportunity to obtain suitable housing.	Noted
No strong opinion	The prices in Highams Park are lower than many adjoining areas and there are a number of flats and lower cost houses around the area, especially given the new development near Tesco. The difficulty with saying that first time buyer homes should be given priority, is that the response will be to build flats. It may be better to consider prioritising downsize homes as before to release some of the family homes, enabling more movement.	Noted

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ISSUE 3: CENSUS DATA SUGGESTS WE NEED MORE HOMES FOR PEOPLE DOWNSIZING AND THE ELDERLY			
Agree	131	54.58%	
Disagree	43	17.92%	
No strong opinion	66	27.50%	
Total	240	100.00%	
OPTIONS FOR ISSUE 3:			
Option 1:	48	20.00%	No additional controls needed in the plan. Allow existing Council procedures to continue.
Option 2:	178	74.17%	Policies should encourage good quality new homes suitable for people downsizing and the elderly that may include space for live-in carers prioritised close to Highams Park centre amenities and public transport.
Option 3:	14	5.83%	Other (Please give details of your alternative suggestion in the box below):
Total	240	100.00%	

Respondents Comments on ISSUE 3: CENSUS DATA SUGGESTS WE NEED MORE HOMES FOR PEOPLE DOWNSIZING AND THE ELDERLY		
Response	Comments:	HPPG Remarks/Action
No strong opinion	Highams Park infrastructure can simply not cope with any more homes.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Disagree	No new development necessary.	Noted
Disagree	First I have heard of this - and where would these units be built?	Noted
Disagree	From my personal experience, those downsizing wish to move out of the area to follow children and grandchildren. I have known 4 older/elderly couples in my street who have not wished to stay in Highams Park. .	Noted
Agree	I feel that one of the main problems we have in H.Pk /local area is that the market is overall unable to provide suitable properties for first time buyers unless homes from downsizing elderly folk can be converted into say two self contained flats. and are marketable at acceptable prices. It is well know that in certain parts of H.Pk are not within reach of the first time buyer. "Infills" command a premium and there are not many such places left in the area. The Stadium estate is probably the last of the large projects in the area and the Tesco site is complete as far as I know. Commercial	Noted

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	development appears to be buying up any potential available land ie the two new car showrooms just off the Billet into the Chingford Road.	
Agree	This issue of downsizing also includes people who have grown children still living with them. There is a shortage of accommodation for single people to rent on a secure long term basis as house prices are much too expensive to contemplate.	Noted
Disagree	If by 'down-sizing' they are referring to the size of flats currently being built then it is a categorical NO. Having viewed several new flats in WF, I wouldn't put a rabbit in them, never mind a human being.	Noted
No strong opinion	Option 2, but with a very strong opinion that this must be done VOLUNTARILY not through taxation or charges, and done with great care and consideration to residents. Not everyone wants to leave their life home.	Noted
No strong opinion	I'm not sure we have the space for this in Highams Park, but if we do then yes I suppose it would be good for elderly residents!	Noted
Disagree	I agree with this statement and also the previous answers that I have already given in this questionnaire but the problem seems to be that there is very little undeveloped land around this area in which to build any type of new housing.	Noted
Disagree	There is still no guarantee downsizing will help the people of Highams Park. It upsets older people that have put money and effort into their house and once the children have flown can enjoy the benefits.	Noted
Agree	Yes, this is a very positive suggestion which invites a different approach to town planning from one which is shaped by purely commercial considerations.	Noted
Agree	Downsizing is seen as a bad deal where the profits are siphoned off into an unaccountable black hole. Downsizers are concerned to be able to provide for their latter years. This issue needs Council attention and reliable assurances for older people.	Noted
Disagree	This would be an option worth considering however downsizing in terms of economic gain for the people concerned is a bit of a fallacy. Often the 'purpose built' accommodation is overpriced, undersized and provides no outside space.	Noted
Disagree	We do not have space for new homes, and we do not have the infrastructure to support more people coming into Highams Park. The Tesco development has overcrowded the area, and their cars are dominating residents parking places. It is more difficult to get a doctors' appointment. Schools catchment areas are smaller as the demand for pupil places increases.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Disagree	The plan should reflect demographic trends and forecasts, allowing for a variety of housing types to match the population.	Noted
Agree	Option 2 should be extended to include incentives to encourage people to downsize and an info campaign to encourage a change in mindset. Without these two elements there is little chance of the policy as described being successful.	Noted
Agree	I don't understand the question	Noted

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Disagree	Downsizing will have minimal impact on housing. As for the long term care of elderly people with live in carers close to public amenities is beyond comprehension. We can't provide resources now so why should this nonsense be taken seriously. Both 1&2 are infantile.	Noted
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ISSUE 4: NEW HOMES BEING SQUEEZED ON TO SMALL SITES IS INCREASING HOUSING DENSITY AND CHANGING THE OVERALL FEEL OF THE AREA (SUCH AS GARAGES SITES)			
Agree	182	75.83%	
Disagree	13	5.42%	
No strong opinion	45	18.75%	
Total	240	100.00%	
OPTIONS FOR ISSUE 4:			
Option 1:	7	2.92%	No additional controls needed in the plan. Allow existing Council procedures to continue.
Option 2:	81	33.75%	We should seek to discourage homes being built on these small sites.
Option 3:	128	53.33%	We should have policies to allow new building as long as it is in character with the adjacent general area.
Option 4:	9	3.75%	We have a housing crisis – we should be encouraging as many new homes onto these small sites as possible.
Option 5:	15	6.25%	Other (Please give details of your alternative suggestion in the box below):
Total	240	100.00%	

Respondents Comments on ISSUE 4: NEW HOMES BEING SQUEEZED ON TO SMALL SITES SUCH AS GARAGES IS INCREASING HOUSING DENSITY AND CHANGING THE OVERALL FEEL OF THE AREA		
Response	Comments:	HPPG Remarks/Action
Agree	No new house developments in Highams park.	Noted
No strong opinion	Better to build on existing developed area than green space.	Noted
Agree	We need a minimum size as Parker Morris standards. Most developers will go for the minimum size they can get away with. Many new developments in lower range have tiny rooms. Yes we have a housing crisis but badly designed housing only creates / exasperates social problems. Its not just about ticking boxes to achieve a minimum number.	Minimum standards are required by the London Plan which governs all new housing built in London.
Agree	What is being proposed to be built should be quality over quantity.	We will be developing “Character Assessments” for specific areas within the Highams Park Plan area. These will be help guide any new development
Agree	This has sometimes created additional problems with paarking spaces	Noted

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Agree	The main priority should be suitable housing. Modern is fine as long as it is of the appropriate type.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development
No strong opinion	Option 3 with Issue 3 in mind would make good use of some small sites.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development
Disagree	Decaying and unsafe garages benefit no one. By all means remove these to provide additional necessary housing, but developers must be forced to include adequate parking provision, at a minimum of one space per household, with any new development.	Parking will be one element of the Plan policies.
Agree	They bring with them additional problems with huge disruption to existing house occupiers and lack of parking causing residents many problems.	Parking will be one element of the Plan policies.
Agree	2 and 3 options together	Noted
Agree	Use this kind of land for suitable size homes not just as many that can be squeezed in	Noted
Agree	I also strongly agree with option 2 above that "beds in sheds" type developments should NOT be allowed.	Noted
Agree	Greater consideration should be paid to design of homes and creating a sense of community.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development
Agree	As in your previous question, there is a need for smaller homes for those looking to downsize. Near to my house there is a tiny site that has been made into three crammed terraced houses that are not in keeping with the area. That would have been the perfect space for one or two bungalows, and indeed this is what is provided along the rest of that road with the exception of two new housing developments. I think a policy that encourages small sites to be used for those downsizing over retirement age would be perfect as they wouldn't unduly increase the number of cars in the road for example, and help to keep older people in an area with which they are familiar and a part of the community which is vital for them.	Noted. Will be considered as a policy
Disagree	The statement on the previous page is too general. The relaxing of planning controls by central government has been a mistake, I believe, because it weakens protections within resident communities. I'd like to see greater powers devolved to structures created at local level. If the Plan is working towards the adoption of shared principles these will serve as a safeguard, for achieving greater influence over decisions taken for the area.	Noted

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No strong opinion	Again, it may be regrettable that homes are squeezed onto small sites, but it may be necessary - a mixture of Options 3 and 4.	Noted
Agree	Suitable where derelict land not currently maintained	Noted
Agree	Consideration needs to be given for sites that can be used for business and employment opportunities for residents, not turn every site into housing.	Noted. We will also be including policies regarding the protection of land and buildings for employment use.
Agree	The fact of a housing crisis does not preclude the construction of well designed homes. Why should people be expected to live in sub-standard accommodation?	Minimum standards are required by the London Plan which governs all new housing built in London.
Agree	Option three should be expanded to allow apartment accommodation that is in character with the adjacent area to be delivered. Don't forget that a garage site is never really of aesthetic value!	Noted
Agree	We should encourage the building of new housing as long as it takes into account nearby residents with regards to parking densities which have had no consideration with recent developments causing havoc for local residents.	Parking will be one element of the Plan policies.
Agree	Building on small sites are partly brown field and partly green field. However both designations are a form of ribbon development.	"Ribbon" development is the expansion of existing settlements along highways and other corridors extending away from them.
Disagree	Building on garage sites are usually ex-council garages and these can be a focus for antisocial behaviour and are rarely used for car-parking - more often for storage. So removing them and providing a small development seems a good option to me.	Noted

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Respondents Comments on Other issues raised relating to the character of new housing that should be built and where	
	HPPG Remarks/action:
High Density housing is not only not in character with the area but does not bring with it (even with Section 106 money) sufficient resources to serve the occupants of new housing - schools, doctors, dentists, etc. High Density and small-site housing also typically does not provide parking or green-space.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest. Parking will be one element of the Plan policies.
It is clear that we have a growing population, and I can see that more homes are needed. But, seeing as residents do have a say in our local area and therefore we can be a little self-serving in this matter, I would vote for keeping our area as a small part of London that is not totally built up. I can appreciate that this view is a bit "not in my back yard", but there are very few pockets of space in our city, and if I have a say it would be to retain this one. We are working hard to re-build the type of community that has been lost, and I think that has social benefits for our children that are not financially quantifiable.	Noted
New houses should be in keeping with the area.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will help guide any new development
More provision of school and health services needed. So far, Despite much new housing, no additional infrastructure has been built.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
High rise buildings would be inappropriate but good design, not always traditional, is the important thing. Parking is an issue with more housing and paving over front gardens is extremely sad!	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest. Parking will be one element of the Plan policies.
Modern housing is generally smaller due to demand and size of the country being so small. The quality and planning of the development should be high and follow the model of other cities that do this well, i.e. Vancouver.	Minimum standards are required by the London Plan which governs all new housing built in London.

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<p>All green spaces and woods should be protected and not built on. The character of new housing should blend in with existing housing. There is a housing crisis but that does not mean Highams Park should be ruined by heavily increasing housing density. Government policies which attract business and families to other areas of the U.K is what is required. The siting of major business and state headquarters outside the SouthEast is necessary. We should resist pressure to build new developments.</p>	<p>We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development</p>
<p>As always some of the proposed sites are in areas where parking is already a major problem close to schools, health centre etc. It seems short sighted to remove garages or an area designated for parking to then exacerbate the problem with extra housing, The balance between fulfilling the economic pragmatism with aesthetic considerations is a challenge and longer term local , and wider , plans coupled with national demographic changes need highly skilled and motivated plans. To ensure the essential character of Highams Park remains</p>	<p>Noted</p>
<p>I believe that for the 21st century, we need 21st century architecture, not some mock period housing, it should be cutting edge. A mixture of young/old/singles/families is vital for an active, thriving community. Appropriate housing needs to be available. Current new building does not seem to cater for families.</p>	<p>Noted</p>
<p>Also the issue of rents being very high and many people on lower wages are not able to afford to rent in Highams Park, more affordable rented homes are also needed</p>	<p>Noted. The level of Affordable Homes provided in any new development is a matter for Waltham Forest Council</p>
<p>Any new housing with permission should reflect surrounding buildings and be inconspicuous in the area.</p>	<p>We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development</p>
<p>My response to the questionnaire regarding business development included creating mixed communities of business and residential increasing the potential for new homes and therefore reducing the pressure on other sites</p>	<p>Noted</p>
<p>In past high rise developments that stick out like sore thumbs (eg the one right by Forest land, off Oak Hill) have been allowed. NOTHING like that should be allowed in future. Having lived in an area in W London where too high a proportion and density of social re-housing was allowed and antisocial behaviour and crime consequently became a serious problem, I would always say that to keep it a pleasant area to live in a balance of housing is vital.</p>	<p>Noted</p>
<p>We live in a house on the site of a garage and as it was quite small it enabled us to buy a house in highams park. I think that if there are proper planning controls and the housing is in character with the street it is ok.</p>	<p>Noted</p>
<p>Promoting assistance by the council to make use of redundant shops and the disused space above should be provided and assistance for converting into residential use.</p>	<p>Noted</p>
<p>The style of housing if completely new builds should be a modern twist on the surrounding area not a faux pastiche of it - which ends up looking cheap and naff. exciting architecture not rabbit hutches, sustainable building with energy saving built in not</p>	<p>We will be developing "Character Assessments" for</p>

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cheap structural materials. http://www.lilac.coop/ ecologically sound!!	specific areas within the Highams Park Plan area. These will help guide any new development.
low rise to maintain the airy feel of the area and also adequate parking spaces	Parking will be one element of the Plan policies.
The social experiment of mixed developments has failed. Neither social housing tenants nor buyers are comfortable with juxtapositioning.	Noted
Higher density and contemporary designs which respond to the local context could be accommodated in the centre of Highams Park. The questions saying 'perception that people cannot find suitable homes' is not correct. The majority of people probably can find suitable homes. It is various significant minorities, ie YOUNG first time buyers looking for more basic smaller AFFORDABLE property, and older people wanting to stay in the area looking for High QUALITY smaller properties close to amenities. According to the census data the proportion these two minorities in our HP population is falling - thus by definition they are less represented to respond to this questionnaire or to make their views known to the rest of the population!	Noted
I think it would be great to try to encourage new or innovative design, particularly if it supported a more environmental approach to house building. We should not be stuck in the past - indeed, it is very much the mix of housing design that makes Highams Park an interesting area to live.	Noted
We need to make sure that brown sites are being developed in the best way possible - instead of the light industrial site that has been badly redeveloped, there could have been a mix housing / commercial instead of what commercial has been put there. It is such a waste of space with the parking lots and such. It could have been great mixed use but that has been completely squandered! Stop people building on tiny sites or green spaces, and instead redevelop commercial / appropriate light industrial sites to include residential housing.	Noted
I am concerned that, in order to increase the stock, the actual size of the accommodation is being reduced - I feel that at all times the industry standard should be maintained (although I do not know what that is), as shoebox living is not good for the soul.	Minimum standards are required by the London Plan which governs all new housing built in London.
I think there is a tendency from some groups of people to resist change and demand that the area needs to stay as it is. Well designed modern architecture can add value to an area and we should encourage innovative and creative design in the same way we encourage personal creativity and the arts festival is a good example of this. Not everyone wants to live in a place that refuses to change and adapt but equally small, box 1 bed apartments might not be what HP needs.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will help guide any new development.
House building should be balanced with the available amenities of the area; ie, schools, shopping, recreation. A dramatic increase of housing building works can adversely affect the character of the area. Changing it potentially for the worse. Also, the design and style of the developments have to be in sympathy with the existing period character. Modern builds have a place, but have to be of comparable quality. Difficult when budgets are tight.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure

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	<p>Levy. This funding is collected by Waltham Forest.</p> <p>We will be developing “Character Assessments” for specific areas within the Highams Park Plan area. These will be help guide any new development.</p>
Crisis or not for all focus the quality and look of homes should be considered, nice homes encourage better community	<p>We will be developing “Character Assessments” for specific areas within the Highams Park Plan area. These will be help guide any new development.</p>
New housing in Highams Park should be built to the highest sustainability standards and should be resilient to climate change impacts	Noted
Any new housing should fit in with the character of existing housing.	<p>We will be developing “Character Assessments” for specific areas within the Highams Park Plan area. These will be help guide any new development.</p>
Much is made of Walthamstow Village which has retained a lot of character. Part of Highams Park was developed as the Highams Park Garden Village and it would be lovely to see something made of this.	<p>We will be developing “Character Assessments” for specific areas within the Highams Park Plan area. These will be help guide any new development.</p>
Pathetic building on all these small areas. Rebuild some nasty places, but keep building just makes for denser population without thought to infrastructure. Whereas I hope with the larger developments there is some thought. That is the Walthamstow dogs, Friday Hill House, Highams Park station car park and the Tesco development, to name a few in Highams Park and Chingford.	Noted
I am concerned that recent relaxation of planning controls will result in new buildings and extensions will be out of keeping with existing design and character of period properties in HP. Maybe the HP plan could insist on this in any new planning applications.	<p>We will be developing “Character Assessments” for specific areas within the Highams Park Plan area. These will be help guide any new development.</p>
The cost of local housing is an issue and affordable housing needs to be built even if it is out of character.	Noted
to stop selling of properties for letting so local and people that are really homeless have a chance. instead of outsiders making a profit. thats why no houses and also sheltered houses for elderly. which would free up bigger places.	Noted

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The massive increase in residents with no apparent additional funding in schools, dentists, doctors etc...	New development contributes to the provision of “social infrastructure” through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Housing should seek to make use of brownfield or derelict sites where these are available.	Noted
Stay away from the green on Holly Crescent.	Noted
I am concerned that there is a drive towards to the return of high rise housing, Highams Green, Dog track site etc. Did we not learn our lessons from the housing estates in the 60s and 70s which became areas of crime and as such many of which have since been pulled down and replaced with low rise housing.	Noted
Any development should include off street parking.	Parking will be one element of the Plan policies.
I think Highams Park has reached saturation point the e whole character of the place has been ruined since Tesco was allowed to be built. We now have articulated lorries trundling through our residential roads snarled up traffic all around the level crossing	Noted
New housing must have adequate parking as part of the development	Parking will be one element of the Plan policies.
There do not seem to be many spaces within Highams Park in which housing development could take place. I would not want to lose the open spaces or the wooded areas!	Noted
The Plan should try and ensure that the new housing is of a suitable standard, size and is as sustainable as possible so that they are as cheap as possible to heat and light reducing costs for the new owners/tenants. They should not be tiny places that feel claustrophobic.	We will be developing “Character Assessments” for specific areas within the Highams Park Plan area. These will be help guide any new development. Minimum standards are required by the London Plan which governs all new housing built in London.
It is important that new housing takes facilities such as transport, education and health into consideration. Newcomers to the area are likely to be young, including couples, which means that there will be a need for school places. Thought should also be given to the impact of more cars and the ability of the overground and bus services to cope. Many residents travel to work via Walthamstow Central, which is grossly overcrowded, and, to my mind, unsafe during the rush hour.	New development contributes to the provision of “social infrastructure” through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest
Identifying local resources or plans for with all new builds	Noted
Personally, I think blocks of flats are unsightly. We fell in love with Highams Park because of the period properties and hope that new builds reflect that character. Specifically, the redeveloped design for the Shelz site is an eyesore. It's very 1970's blah architecture and I do hope that they could come up with something nicer.	We will be developing “Character Assessments” for specific areas within the

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	Highams Park Plan area. These will be help guide any new development.
Parking continues to be an issue and needs to be considered when looking at planning proposals	Parking will be one element of the Plan policies.
Any new buildings should be in architectural harmony with our existing homes.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development.
The laws on extensions are too lax: height extensions and ground floor extensions are proving a fractious issue, negating living standards, nuisance to neighbours and an eyesore. I for example can't have solar panels because the sun is cut out by my neighbours height extension. The council cuts down trees but allow these extensions to cut out the light and impose a far greater imposition. Elsewhere rear extensions (and height extensions) intrude upon the privacy 'freedoms' of neighbours.	Noted
I think that wherever they build they should take into consideration the style of the street as a whole, and that it should all blend in.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development.
Housing density and 'look and feel' can both be accommodated with sensible and sympathetic designs. You cannot get more closer than a terraced row of houses and we have many of these. However, low to medium rise properties are what is needed to provide homes for the current demand where there are lots of single people needing a roof over their head.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development.
none	
I think it is the density of the population that leads to social problems. I have seen in Walthamstow that Children's play areas are to be built on in areas of existing flats. This will increase the population density and reduce the recreational facilities for families. I'm sure this will lead to future social problems and a low quality of life for people living there. I realise that there is immense pressure from central government to create more living accommodation, but I worry that councils look for options that offer a low quality of life for the people who will live there, and are creating problems for the future.	Noted

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ISSUE 5: THERE ARE INSUFFICIENT CONTROLS OVER WHAT TYPE OF HOUSING IS BEING BUILT IN HIGHAMS PARK AND WHERE IT IS LOCATED			
Agree	146	60.83%	Please complete the tables on the next page
Disagree	13	5.42%	
No strong opinion	81	33.75%	
Total	240	100.00%	

WHAT SORT OF HOUSING SHOULD BE BUILT IN HIGHAMS PARK?						
	In Town Centre		2-10 mins Walk from Town Centre		More Than 10 mins walk from Town Centre	
Buildings of more than three storeys						
None	142	75.13%	134	74.03%	121	68.75%
Some	38	20.11%	43	23.76%	51	28.98%
Mostly	9	4.76%	4	2.21%	4	2.27%
Apartments 1 bedroom						
None	37	20.11%	42	23.60%	46	26.90%
Some	130	70.65%	128	71.91%	117	68.42%
Mostly	17	9.24%	8	4.49%	8	4.68%
Apartments 2 & 3 bedrooms & larger						
None	33	17.84%	32	17.49%	33	18.33%
Some	126	68.11%	133	72.68%	129	71.67%
Mostly	26	14.05%	18	9.84%	18	10.00%
Houses Small 1 & 2 bedrooms						
None	42	22.46%	28	15.14%	24	13.11%
Some	124	66.31%	125	67.57%	130	71.04%
Mostly	21	11.23%	32	17.30%	29	15.85%
Houses Medium 2 & 3 bedrooms						
None	43	23.24%	23	12.30%	14	7.29%
Some	99	53.51%	106	56.68%	106	55.21%
Mostly	43	23.24%	58	31.02%	72	37.50%

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Houses Large 4 bedrooms +						
None	97	56.07%	71	41.04%	43	23.37%
Some	66	38.15%	82	47.40%	107	58.15%
Mostly	10	5.78%	20	11.56%	34	18.48%

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Respondents Comments on Other issues raised or suggestions relating to the type of new housing that should be built and where		
Response	Comments:	HPPG Remarks/Action
Agree	Highams Park infrastructure can simply not cope with any more homes.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest
Agree	I found it difficult to think of anywhere that actual houses could be built in any part of Highams Park. Low rise blocks of good design would be the best of the housing choices. (Reluctant for any buildings of course)	Noted
Disagree	New quality homes need to be built for everyone, more homes would mean more affordability, in theory anyway.	Noted
Agree	I think all new sizeable (over10 units) housing developments should be put on hold until the impact of the Walthamstow Stadium and the Kimberly Road developments have been assessed.. Combined there are approx 600? new households on our doorstep.	Noted
Agree	No more social housing, ownership would be preferred.	The mix of home tenures forms part of National, London and Waltham Forest level Development Plans
Agree	The building of semi'/detached 4 bedroom houses would be out of the reach of the first time buyer	Noted
Agree	Parking provision essential. What about school and health provision?	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest. Parking will be one element of the Plan policies.
Agree	A continuation of mixed family housing suitable for our community we believe is essential, and the maintenance of strong local small shop outlets. Our area is most fortunate to be so close to the forest providing healthy and delightful activities essential to balanced well being and health .	Noted
Agree	all apartments should have some outside space - be it a garden or decent balcony - not a Juliet balcony. Room sizes not too small.	Minimum standards are required by the London Plan which governs all new housing built in London.

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Agree	I think the type of new housing near the station should reflect the fact that the station is straight through to Liverpool Street & therefore attractive to working people. The residents of Beech Hall Road near the station do not want commuters parking outside their houses as an example.	Noted
Agree	Highams Park centre - open space should be left alone & not built on. No properties within 10 min walk to station should be built - its hard enough to get a school place/doctors appt/parking space as it is we should protect all spaces and resist ALL new building/conversions into living space.	Noted
Agree	Any housing built must be supported by services such as medical centres and schools, luncheon clubs and community facilities/ meeting places which may also need to be built and funded. Local shopping areas and bus services may need to be extended.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
No strong opinion	Any viable plan must ensure that access to facilities such as nurseries, libraries and healthcare are increased alongside any additional residential spacing. Parking is also a major issue. Driving down any road in the area demonstrates that any new development must include off road parking provision, and even 1 space per household is likely to mean additional cars parking on existing streets.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest. Parking will be one element of the Plan policies.
Agree	ecologically sound http://www.lilac.coop/ http://zerocarbonhousebirmingham.org.uk/gallery/	Noted
No strong opinion	parking spaces	Parking will be one element of the Plan policies.
No strong opinion	Highams park is a small area and there isn't enough infrastructure to support any major increased growth. The area has grown massively in the past 20 years yet the number of schools and surgeries remain the same.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Agree	Highams Park is already crowded enough with a huge number of new homes having been built in recent years. No new GP or school places have been provided. I don't think there is room for any more housing of any kind.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.

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Agree	Treat all homes with the same thoughts that you would like to live in	Noted
Agree	More four bed and bigger houses needed to accommodate modern family living!	Noted
No strong opinion	Local schools for local children. THE CHILDREN ON THE STREET DIDNT GET INTO THEIR LOCAL SCHOOL BUT SCHOOLS FURTHER AWAY. Madness! If the local school is over subscribed then we need another local good /outstanding school This is because of over development in the area. Its too much.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Agree	The issue of car parking in relation to new housing is always usually inadequate and this needs to be insisted upon at the outline planning stage or we will have problems in nearby streets as we have seen already with Highams Green residents parking in nearby streets.	Parking will be one element of the Plan policies.
Agree	I think all planning wants to be developed by gaining an understanding of local needs as well as wider social needs within the borough.	Noted
Agree	more 1 bedroom houses for single people, shouldn't be for those that have more children to get houses. small warden control places protect elderly that should allow them to take there pets that have been with them for most of there life, companions and get them active. save in long run on the nhs	Noted
Agree	Where would you place the bungalows or accommodation particularly for older people who want to downsize? These should be near the centre or very near a bus stop. Families may be interested in distance to Highams Park School rather than distance to the Millennium Clock.	Noted
Agree	The Plan must agree that local small "greens" are protected from development	Noted
Agree	I am against housing estates which include high rise blocks. You never hear anyone say a particular street has issues or problems but will always hear about estates having problems. In my experience this is because these become areas where crime or fear of crime rises and groups of youths gather causing fear of crime.	Noted
Agree	Adequate parking should be provided in the vicinity of the developments.	Parking will be one element of the Plan policies.
Agree	No more houses or flats!	Noted
No strong opinion	The HP plan must ensure adequate school places for new housing,particularly if the housing mix provides mostly for families. Additional land or sites will be required for school expansion / new schools. This issue should NOT be dealt with separately from identifying sites for housing. In similar vein , there may well be issues in terms of sites for Clinics/ surgeries.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
No strong opinion	The whole of Highams Park is moving to a mix of houses and flats. As the prices rise more houses will become subject to development into flats, so there do need to be restrictions on the number of flats as we will quickly more to a high percentage renting area and lose the family feel of young families and older families. We need to retain a good range of ages!	There is already a policy in place as part of the Waltham Forest Local Plan to resist

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		the conversion of family homes into smaller units.
Disagree	The council should encourage housing schemes which exclude motor vehicles and allows a safer, greener environment for children, the elderly, pedestrians and cyclists. If people want parking in their front gardens they can move elsewhere.	Noted
Agree	I'm not a fan of flats and feel a small house arrangement is preferable.	Noted
Agree	There is a complete paucity of accommodation for elderly dossiers in Highams Park. Help with turning larger houses into suitable accommodation for older people who aren't necessarily in need of special accommodation could be one route.	Noted
Agree	Architects CAN be persons of vision. Let's have a series of plans that we can view, especially when we are presented with a questionnaire such as this	Noted
Agree	Our hopes will be for the future of Highams Park to be an area where both young and more established families continue to live side by side, supported by our excellent schools, medical care and churches enjoying the gifts of our surrounding forest. And the transport to the city from Highams Park enables ease of access for work and cultural pursuits. And our shopping precinct continues to offer key local shopping opportunities and access for all ages. Our coffee bars and restaurants to remain open. All of these facilities are valued and are part of Highams Park. Making it what it is now, and why it should be both preserved and developed with great care for future generations.	Noted
Agree	Space should be sacrosanct - only build on brownfield sites.	Noted
Agree	none	
No strong opinion	It is a question of who makes the decision not what type of housing stock is available.	Noted
Agree	A mixture of housing type gives a mixed community.	Noted

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OPTIONS FOR ISSUE 6:			
Option 1:	8	3.33%	No action needed. Allow Council policies on parking in new developments to apply
Option 2:	178	74.17%	Parking spaces in new development should reflect the type of dwelling and where it is located in Highams Park. Please complete the tables on the next page
Option 3:	44	18.33%	More parking spaces encourage more cars into the area. Potential purchasers who own, or wish to own, a car should not consider buying a dwelling that has no parking space.
Option 4:	10	4.17%	Other (Please give details of your alternative suggestion in the box below):
Total	240	100.00%	

HOW MANY PARKING SPACES DO YOU THINK SHOULD BE PROVIDED BY DWELLING TYPE?							
	In Town Centre		2-10 mins Walk from Town Centre		More Than 10 mins walk from		
Apartments 1 bedroom							
None	42	24.28%	35	20.47%	27	15.70%	
Shared	45	26.01%	47	27.49%	47	27.33%	
One	77	44.51%	82	47.95%	88	51.16%	
Two	9	5.20%	7	4.09%	10	5.81%	
More than two	0	0.00%	0	0.00%	0	0.00%	
Apartments 2 & 3 bedrooms & larger							
None	25	14.45%	17	10.06%	17	9.94%	
Shared	30	17.34%	32	18.93%	26	15.20%	
One	80	46.24%	82	48.52%	79	46.20%	
Two	37	21.39%	36	21.30%	47	27.49%	
More than two	1	0.58%	2	1.18%	2	1.17%	
Houses Small 1 & 2 bedrooms							
None	22	12.64%	13	7.65%	8	4.65%	
Shared	27	15.52%	28	16.47%	24	13.95%	
One	91	52.30%	93	54.71%	97	56.40%	
Two	34	19.54%	35	20.59%	42	24.42%	
More than two	0	0.00%	1	0.59%	1	0.58%	
Houses Medium 2 & 3 bedrooms							
None	17	9.77%	10	5.95%	6	3.49%	

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Shared	11	6.32%	11	6.55%	10	5.81%
One	79	45.40%	76	45.24%	74	43.02%
Two	61	35.06%	65	38.69%	73	42.44%
More than two	6	3.45%	6	3.57%	9	5.23%
Houses Large 4 bedrooms +						
None	22	12.79%	15	8.98%	14	8.19%
Shared	9	5.23%	7	4.19%	7	4.09%
One	46	26.74%	43	25.75%	38	22.22%
Two	70	40.70%	74	44.31%	80	46.78%
More than two	25	14.53%	28	16.77%	32	18.71%

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Respondents Comments on Other issues raised relating to parking provision in new developments		
Response	Comments:	HPPG Remarks/Action
Disagree	Highams Park infrastructure can simply not cope with any more homes.	New development contributes to the provision of "social infrastructure" through S106 Agreements and the Community Infrastructure Levy. This funding is collected by Waltham Forest.
Disagree	Highs so Park is incredibly well served by public transport. If we want a liveable 'village' community we should be actively encouraging active travel (walking and cycling) and perhaps car sharing clubs. Parked cars are a blight on the street scene and delay all road users adding to the shocking air quality.	Noted
Agree	Really miss front gardens which enhance any street. Paving/tarmac front gardens to make 'garage forecourt' look horrible ruining the look of a street and are detrimental to the environment. I realise cars must go somewhere but at what cost?	Noted. WF Council already has a policy to require sustainable drainage where gardens are paved.
Disagree	driving should be discouraged, public transport should be improved.	Noted
Agree	I feel unable to give a reasoned answer to Table 5/6 on the basis that our roads are so "clogged up" already and any new large scale parking provision could impede traffic flow which is bad enough as it is at present.	Noted
Agree	I think often with these kind of issues many people adopt a 'not on my doorstep' approach but at the end of the day London does have a housing crisis so new accommodation has to be built. The key thing is that the new developments are architecturely sound and will age well, rather than being ultra modern.	We will be developing "Character Assessments" for specific areas within the Highams Park Plan area. These will be help guide any new development.
Agree	Electric sockets for hybrid cars	Noted
Agree	It is obvious that WF council does not like cars and has spent a fortune in the last few years making sure that traffic in the borough has as difficult a time as is possible getting around when the money could have been better spent. That aside it is also unrealistic to think that people will not buy a car because they don't have a parking space. HP is ideally located for people who work anywhere along the A406, A13, M11 or M25 - none of which are easily accessible by public transport, so for them a car would be essential.	Noted
Agree	No new building and no new parking spaces in Highams Park please! Instead concentrate on improving the existing parking issues!	Noted
Disagree	Air pollution is a life-limiting problem in London. Car use should be discouraged. Indeed car access in Central London is now down to less than 35%.	Noted
Agree	It is ridiculous to say that because we are near a station we do not need cars. Neither the trains nor the bus routes allow me to lead my life as I wish to. People are not willing to forgo cars and if parking space is not provided they will simply park wherever they can and parking will become an even greater social problem of the future.	Noted

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Agree	People don't have cars to get to the local town centre. Every household should be provided with parking, without exception. Even if the resident does not drive, they may still receive regular visitors or at home care support that means a vehicle is regularly present.	Noted
Agree	greener builds please.	Noted
Agree	No CPZ	CPZs are not an issue the Highams Park Plan has any power over
No strong opinion	There should be a more clearly stated link between the proximity to the station and the availability of parking. What about the fiasco that was the borough's over selling of parking permit in the Highams Green area. Consequently people purchased with the preconceived of plenty of parking. The borough dept selling permits should be better in tune with the real situation.	Noted
Agree	I would think that the current lack of parking spaces for new developments comes from a government PLANNING POLICY GUIDANCE. It is meant to encourage people to walk/cycle, or use public transport.	Noted. Parking policy for Waltham Forest is set by Waltham Forest Council
No strong opinion	Any new housing developments in the central area of Highams park should provide sufficient parking facilities. Otherwise there will be an overspill onto existing surrounding area near the rail station. This is already stretched to capacity as there are no parking controls in place for commuters further afield using the rail station. If there was sufficient available parking for rail commuters then the pressure on new builds to have parking would not be so great.	Noted
Disagree	We need a step change in the reliance on car ownership and use. The only car parking that should be allowed is that required for people with disabilities.	Noted
Agree	A CPZ is NOT the answer to parking problems in Highams Park, it is a stealth tax on residents.	CPZs are not an issue the Highams Park Plan has any power over
Agree	Maybe the lower level car park at Tescos could have some commuter parking spaces allocated to take the pressure off adjoining streets and the small station car park?	Noted
Disagree	I am sure there are lessons to be learnt from the Tesco/Highams Green development. After completing this questionnaire, I now think that the Plan should have had a role in advocating for local young families with housing needs and for prioritising elders thinking to downsize. How might the lessons best be captured/introduced into future planning?	Noted
Agree	people living in cities should be persuaded to have fewer cars.	Noted
Disagree	Cycle parking needs to be covered and secure both in the new housing areas and where people wish to cycle to - e.g. Library, station, shopping areas. The zip car or similar is an excellent alternative for people who do not need to use a car on a daily basis.	Noted
Agree	In earlier section had responded re views on what new developments would be suitable by area. For the parking section have answered the tables based on if developments were going ahead anyway (i.e. irrespective of our response in earlier section). Importantly if for new developments parking is provided then this should only be if we have integrated parking solution to address parking problems for current residents (and visitors) in town centre.	Noted

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Agree	Station parking is the main problem, this needs to be addressed by the council and / or TFL	Noted
Agree	The answer to this would NOT be CPZ or permit parking.	CPZs are not an issue the Highams Park Plan has any power over
Agree	We have enough properties already without sufficient parking. We don't need any more.	Noted
Agree	Parking in the area overall has become chronic given the number of drivers who drive here to park long term.	Noted
Agree	Can we consider making good footpath links to help make walking journeys easier for people and so build a close feel and less dependency on cars? How many people drive to Tescos because they can't carry to shopping? Can we have a trolley delivery system of some sort? The shopping trolleys are not robust enough to wheel in the streets, but maybe a more substantial trolley could be hired?	Noted
Agree	Until such time as the car pool options have increased and public transport becomes cheaper, there still needs to be parking for most residents. If a property owner has a space but no car, then they should be encouraged to 'rent out' their space to any neighbour who needs additional spaces to clear space on the roads.	Noted. Consider for a local project
Disagree	Housing is essential. People need shelter. They do not need cars. Walking and cycling are good for you. Driving will just give you a bad back.	Noted
Agree	Jacks Farm way and all the surrounding area where parking is a failure of the council. This needs to be addressed to give residents some enjoyment of the area and their properties.	Noted
Agree	Perhaps we should work on a car park to accommodate all the teachers/commuters.	Noted
Agree	How can we prevent people having more vehicles than parking spaces. i.e. more than 4 which includes commercial vehicles? Tesco's has brought pollution, congestion and mistrust to Highams Park. What happened to the promised Health Centre? And why destroy the centuries old trees? GREED Residents should be discouraged from owning more vehicles than they can park in/on their property. The parking of fleets of vans and commercial vehicles should be banned in residential streets. Highams Park is now full. Stop building and improve what we have, Doctors, schools etc are unable to cope.	Noted
Agree	A lot depends on what is happening to the Tesco site in Highams Park, an enormous unneeded development whose only benefit to local residents is the large car park it provides. Make sure there is adequate parking with new developments, particularly for elderly or disabled users.	Noted
Agree	We live in an environment of community. Sadly, lately, we are experiencing an influx of BULLIES in our road, who have no respect for the existing "code" adopted by existing residents	Noted
Disagree	New car parking on the basis of the following remit: Limit the number of cars for any household to 2 and improve-encourage public transport. Encourage car sharing. and free public transport passes - all transport (for mums with kids, children under 18, students, workers earning less than£20,000, nurses, unemployed).Except where usage is absolutely necessary ie disabled, journey of more than twenty miles on a regular basis.	Noted
Disagree	Where I have answered "No strong opinion" this is based on a lack of knowledge or evidence on my part rather than being undecided on a particular point. I appreciate it is difficult to make a survey simple yet arranged to canvas meaningful results. For example, I believe, but am not 100%, that new developments require a minimum of one, off-road parking space per property. However I could	Noted

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	be wrong. Hence it would help when asking questions about policies to make it clear what current planning regulations are, or if there are none that are relevant.	
Agree	Parking should be built in within the development and not encroach on the road or other areas.	Noted