

# Local Development Framework

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london



# Preferred Options Core Strategy

January 2010



**Waltham Forest**  
It's happening here



**Waltham Forest**

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<p>Dokumenti apo përmbledhja e tij mund të sigurohen në gjuhë tjera, shtyp të madh, Braille, audiokasetë apo i përkthyer sipas kërkesës. Nëse ju keni nevojë për këto shërbime, ju lusim na kontaktoni në adresën e dhënë më poshtë.</p>	<p>આ અહેવાલ કે એનું સંક્ષેપ બીજી ભાષાઓમાં, મોટા અક્ષરોમાં, બ્રેઈલમાં, ઓડિયો ટેપ પર અથવા ભાષાંતર સેવા દ્વારા ઉપલબ્ધ થઈ શકે છે. જો તમને આ સેવાની જરૂર લાગે, તો કૃપા કરીને અમને નીચેના સરનામે સંપર્ક કરો.</p>
<p>يمكن توفير هذه الوثيقة أو ملخصها بلغات أخرى أو بالطبعة الكبيرة أو بلغة بريل أو على الشريط. ويمكن توفير خدمة ترجمة عند الطلب. وإذا لاحتجت منالاً من هذه الخدمات الرجاء الاتصال معنا على العنوان المذكور أدناه.</p>	<p>यह पर्चा या इसका संक्षेप अन्य भाषाओं में, बड़े अक्षरों में या सुनने वाली टेप पर माँग कर लिया जा सकता है, और अन्य भाषाओं में अनुवाद की सुविधा भी मिल सकती है। यदि आपको इन सुविधाओं की जरूरत है तो कृपया निम्नलिखित पते पर हमारे साथ संपर्क करें।</p>
<p>অনুরোধক্রমে এই ডকুমেন্ট অথবা এর সারসর্ম অন্যান্য ভাষায়, বড় ছাপার অক্ষরে, ব্রেইল বা অডিওকাসেটে, অডিও টেইপ বা বাজিয়ে শোনার কেসেটে অথবা অনুবাদ করে দেয়ার ব্যবস্থা করা যাবে। আপনার যদি এসব সেবাসমূহের প্রয়োজন হয়, তাহলে অনুগ্রহ করে আমাদের সাথে নীচের ঠিকানায় যোগাযোগ করুন।</p>	<p>ਇਹ ਪਰਚਾ ਜਾਂ ਇਹਦਾ ਸੁਲਾਸਾ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ, ਜਾਂ ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ, ਅਤੇ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ ਤਰਜਮਾ ਕਰਨ ਦੀ ਸਹੂਲਤ ਵੀ ਮਿਲ ਸਕਦੀ ਹੈ। ਜੇ ਇਹਨਾਂ ਸਹੂਲਤਾਂ ਦੀ ਜ਼ਰੂਰਤ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।</p>
<p>我們可以按照您的要求向您提供此文件或其摘要的母語譯本、大字印刷版本、盲文版本、錄音帶或者提供其他翻譯服務。如果您需要以上服務，請通過以下的地址與我們取得聯繫。</p>	<p>İstekte bulunursanız, bu broşürü ya da broşürün özetinin Türkçesini size gönderebiliriz. Ayrıca broşürün iri harfli baskısı, görme engelliler için parmak ucuyla okunabilen Braille alfabetiyle yazılmış kabartma şekli ve ses kaseti de olup istek üzerine broşürün özetini sözlü olarak da size Türkçe okuyabiliriz. Bu hizmetlerden yararlanmak için aşağıda yazılı adresten bize ulaşabilirsiniz.</p>
<p>Ce document ainsi que son résumé sont disponibles dans d'autres langues, en gros caractères, en braille et sur support audio. Une version traduite peut également être obtenue sur demande. Pour obtenir l'un de ces services, veuillez nous contacter à l'adresse ci-dessous.</p>	<p>یہ دستاویز یا اس کا خلاصہ دیگر زبانوں، بڑے حروف، یا آڈیو ٹیپ کی شکل میں دستیاب ہو سکتا ہے، یا درخواست کرنے پر ترجمے کی سروس دستیاب ہو سکتی ہے۔ اگر آپ ان سروسز تک رسائی حاصل کرنا چاہتے ہیں تو براہ مہربانی ہم سے نیچے دیئے گئے پتے پر رابطہ کیجئے۔</p>
<p>Name _____ Address _____ _____ _____ Telephone No _____</p>	<p><b>CONTACT:</b> Spatial Planning Unit Environment and Regeneration London Borough of Waltham Forest Fir Tree House, Waltham Forest Town Hall Forest Road, Walthamstow, London, E17 4JF Tel: 020 8496 3000 Email: <a href="mailto:planning.policy@walthamforest.gov.uk">planning.policy@walthamforest.gov.uk</a> Website: <a href="http://www.walthamforest.gov.uk">www.walthamforest.gov.uk</a></p>

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# 1 Introduction

## Purpose of this document

**1.1** The Waltham Forest Core Strategy Preferred Options document aims to secure the same life opportunities and experiences for the Waltham Forest community as for those living elsewhere in London. The policies seek to maximise the benefits of regeneration in East London whilst protecting the places and spaces our community values most. Their successful implementation will also go a long way to achieving "Our Place in London" - the Waltham Forest Sustainable Community Strategy. The Core Strategy therefore proposes 11 policies each corresponding to the 11 Sustainable Community Strategy priorities.

**1.2** This document seeks your opinion on how Waltham Forest Council should plan for, and manage change and development over the next 15 years. Planning affects many aspects of our lives - from where we can live, to where we can work, to where and how we can enjoy ourselves. So it is important that we get it right. This consultation document is an important stage in preparing the LDF Core Strategy - the key planning framework document for the area of Waltham Forest.

**1.3** The Core Strategy Preferred Options Report carries forward and builds on the previous Issues and Options consultation with residents, businesses and key stakeholders undertaken between June - September 2008 and other evidence or information. At the Issues and Options stage, we identified the main strategic, spatial planning issues likely to face Waltham Forest in the next 15 years and put forward a number of options for addressing these issues. The Council particularly sought your views on the key issues that needed to be addressed and the various options to be considered. A report on the consultation work undertaken is published on the Council's website.

**1.4** This document identifies the Council's 'preferred options', or chosen policy approach which has been determined from responses to the Issues and Options Stage and outcomes of the Sustainability Appraisal. It is therefore the next key stage in the production of the Core Strategy.

**1.5** Whilst various policy options could have been considered as a result of the evidence gathering process and from the consultation, only those that the Council considers realistic, appropriate and in accordance with national and London Plan policy have been chosen. The Council considers that it has identified the most suitable options which best promotes the sustainable growth of Waltham Forest. These are now being promoted as the Council's Preferred Options. The reasons for selecting each of these options or excluding other options are also set out in this document.

**1.6** This document is for consultation and provides the opportunity for anyone to comment on whether they agree with the Council's policy approach and, if they wish, to submit other options for consideration.

## **Spatial Development Strategy - The London Plan**

**1.7** The London Plan is the overarching spatial development strategy for the regional of London. It provides the strategic, London-wide context within which all London boroughs must set their detailed local planning policies. Accordingly, policies in the LDF Core Strategy and other DPDs will need to be in general conformity with the London Plan. At the time of preparing this document, the Mayor had published but not yet adopted his proposals for a new London Plan<sup>(1)</sup>. The Council notes that it is intended that the new Plan will be published during winter of 2011-12. Therefore this document has been prepared in line with the objectives of the London Plan 2008 consolidated with changes since 2004, but has taken into consideration impacts of the draft London Plan and its objectives.

## **Waltham Forest Sustainable Community Strategy**

**1.8** The Sustainable Community Strategy (SCS) is a collective, long-term set of ambitions and priorities for the Borough and its position within London. The strategy identifies what the Council and partner organisations, such as the Police and health services, will do to build a more sustainable, prosperous and integrated community.

**1.9** The Council has now been awarded the highest possible four-star rating under the Audit Commission's Comprehensive Performance Assessment test. This is a major achievement. However, a 2007 Peer Review stated that the Council needed to become more active in shaping and articulating a clear and sustainable vision for the area, to move from a culture of improved service delivery to one of 'place shaping'.<sup>(2)</sup>

**1.10** As a result, towards the end of 2006, the Council embarked on an innovative and best practice programme of 'place shaping' as a major prelude to the preparation of the SCS and the Local Development Framework. In May 2008, the Council adopted the document 'Our Place in London' (The Waltham Forest Sustainable Community Strategy). The SCS articulates the key to the Borough's future is increasing the prosperity of our residents with the following guiding principles and key priorities:

### **Manage population growth and change**

- Improve housing quality and choice with the right kind of homes in the right places.
- Create a more economically balanced population, to increase local spending power, generate jobs and tackle concentrations of deprivation and low aspirations.
- Cultivate civic participation, cohesion and independent living so everyone feels they belong.
- Respond to climate change in a practical and effective way.

### **Create wealth and opportunity for all residents**

- Provide children and young people with the skills and confidence to achieve their ambitions and compete in a global economy.

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1 Consultation Draft Replacement London Plan - published October 2009

2 Future Waltham Forest - March 2008

- Achieve full employment.
- Ensure residents are fit and healthy for work.
- Make the most of the regeneration of East London.

### Retain more wealth in the borough

- Create vibrant town centres with an attractive leisure, cultural and commercial offer.
- Transform the design and quality of public space.
- Improve community safety and reducing anti-social behaviour.

**1.11** To achieve the community's ambitions for the future, the LDF seeks to echo and implement the guiding principles of the SCS. Therefore these guiding principles have been subsequently followed through to form the basis of our LDF Core Strategy Strategic Objectives and associated policies.

### The Waltham Forest Local Development Framework

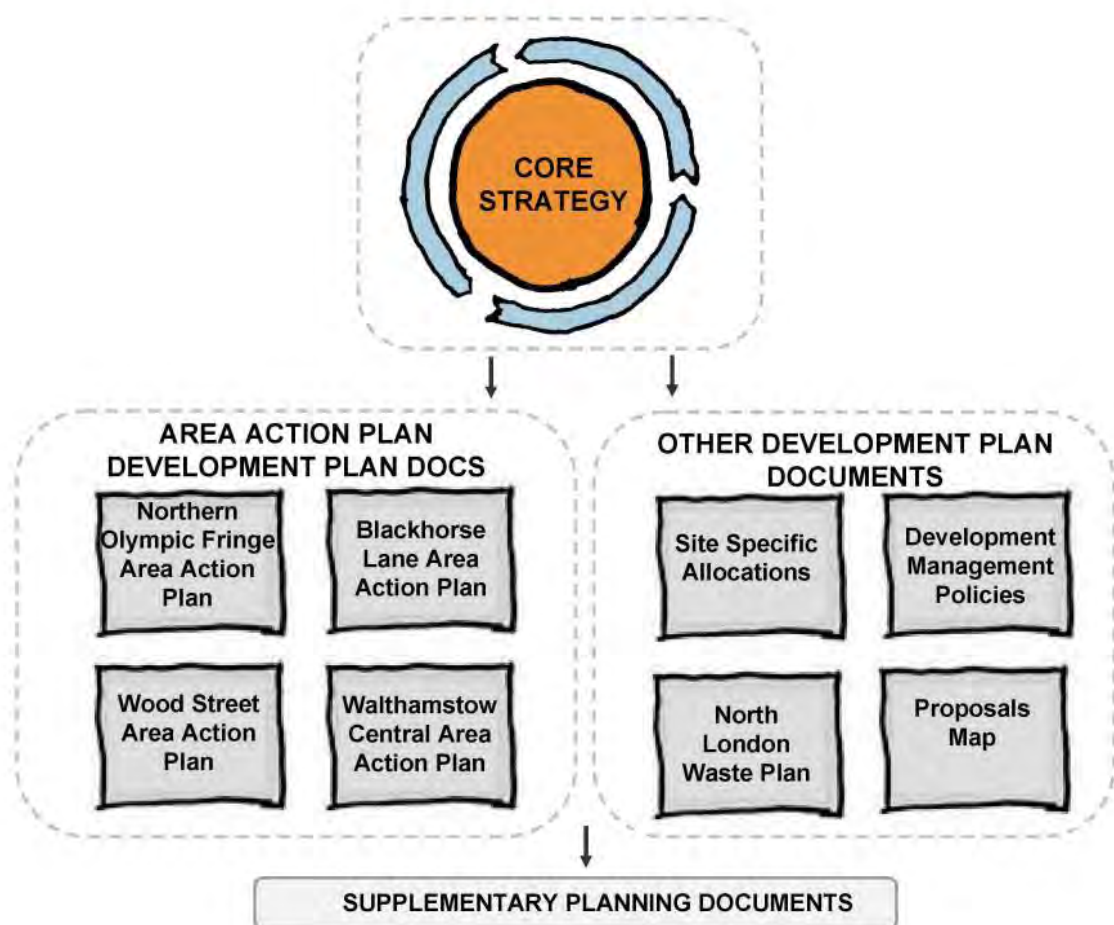
**1.12** The Core Strategy will form part of the Local Development Framework (LDF). The LDF deals with spatial issues - how places work. It seeks to co-ordinate and plan for the range of activities likely to affect spaces, including transport, environment, education, housing, employment, health, shopping etc, also integrating the other policies and programmes of other government departments/agencies and other key players whose activities also contribute in 'place shaping' the borough.

**1.13** In September 2004, the Government introduced legislation, which changed the way local councils plan for the future development needs of their community. The Planning and Compulsory Purchase Act replaced the old system of Unitary Development Plans (UDP) with a new system of Local Development Frameworks (LDF). Instead of having a large document like the Waltham Forest Unitary Development Plan, in the new system, the development plan is split into a number of different documents which can be created, reviewed and replaced to different timescales. This is expected to speed up the planning system and allow for greater flexibility. Accordingly, instead of reviewing the Waltham Forest UDP adopted March 2006, the Council is now preparing development plan documents that will make up the new Waltham Forest LDF, which includes the Core Strategy.

**1.14** The LDF is made up of the following documents:

- **The Local Development Scheme (LDS)** is a timetable identifying which local development documents will be produced, in what order and when.
- **Statement of Community Involvement (SCI)** sets out the standards the Council will achieve when involving local communities in producing local development documents.
- **Core Strategy** (this Document) is the overarching policy document setting out the broad policy framework for all other documents in the LDF. All development plan documents in the LDF must be in conformity with the Core Strategy.
- **Development Management Policies** will translate the strategic policies in the Core Strategy into more detail to be used in assessing planning applications.

- **Supplementary Planning Documents (SPDs)** will help to explain specific issues or sites in more detail.
- **Site Specific Allocations/Proposals Map** will identify sites for specific uses.
- **Area Action Plans** will have a geographic dimension focussed on smaller areas of the boroughs - setting out areas in which most change is expected. These include Blackhorse Lane, Walthamstow Town Centre and the Northern Olympic Fringe and Wood Street.
- **North London Joint Waste Plan** - the Council is working with the North London Boroughs of Hackney, Enfield, Haringey, Barnet, Camden and Islington on this document.



### The LDF Core Strategy

**1.15** The LDF Core Strategy identifies the overarching objectives for spatial planning outcomes in Waltham Forest. It will be used by everyone who wants to see how Waltham Forest will change or how new development will be planned for and managed over the next 15 years. It will deal with the big, strategic planning issues facing the borough. It will not be concerned with individual development sites or detailed policies.

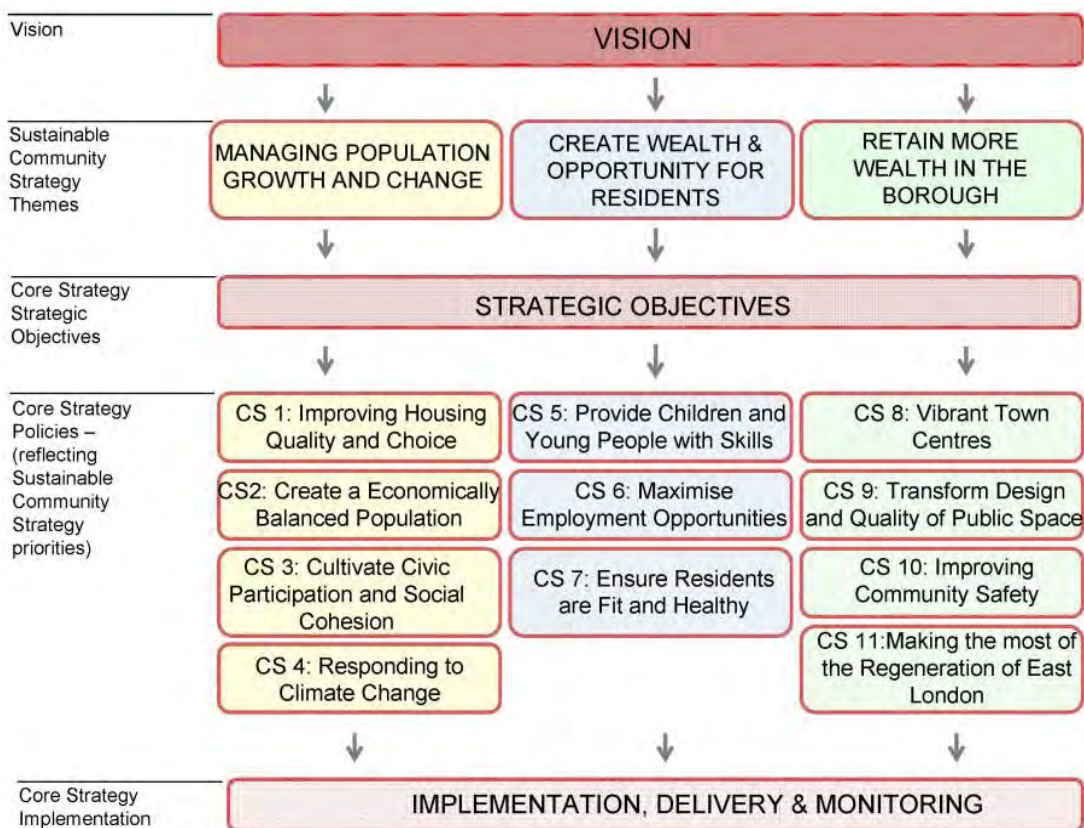
**1.16** Its purpose is to set the overall framework for the future. It seeks to 'join up' town planning issues with plans and strategies that deal with community uses such as health, community safety, climate change, social cohesion, housing, employment,



education, transport, the environment and regeneration. All other planning documents need to be prepared in line with the strategic direction provided by the Core Strategy. The key elements to be covered in the Core Strategy are as follows:

- Spatial vision and strategic objectives setting out how the borough will grow and develop, also outlining the main policy directions that need to be pursued in order to realise the spatial vision;
- Spatial strategy identifying the broad locations for development, protection and change;
- Core policies for addressing how the vision and objectives can be achieved. These will be a high level strategic focus setting the scene for more detailed policies to be covered in other development plan documents and used in assessing proposals for development. Planning applications will be considered against the core strategy policies;
- Monitoring framework - a set of indicators and targets to provide a basis for monitoring the implementation of the plan.

**1.17** The below diagram shows how the vision correlates with the themes and ambitions of the Sustainable Community Strategy (SCS). It is then shown how the SCS ambitions have informed the Core Strategy Strategic Objectives, which directly relate to the 11 Core Strategy Policies and their associated implementation, delivery and monitoring actions.



**1.18** The table below provides a useful guide in identifying how the Core Strategy Policies address topic related issues.

Key Planning Issue	Associated Core Strategy Policy
Biodiversity and the natural environment	CS4: Responding to Climate Change
Character and heritage	CS9: Transform Design and Quality of Public Space
Climate Change	CS4: Responding to Climate Change
Economic Development	CS2: Create an Economically Balanced Population CS6: Maximise Employment Opportunities CS8: Vibrant Town Centres
Education	CS3: Cultivate Civic Participation and Social Cohesion (facilities) CS5: Provide Children and Young People with Skills (community)
Equal Opportunities	CS11: Make the Most of Regeneration in East London
Employment Land	CS2: Create an Economically Balanced Population
Flooding	CS4: Responding to Climate Change
Health	CS3: Cultivate Civic Participation and Social Cohesion (facilities) CS7: Ensure Residents are Fit and Healthy (community)
Housing	CS1: Improve Housing Quality and Choice
Infrastructure	CS3: Cultivate Civic Participation and Social Cohesion (facilities)
Open Space and Sporting facilities	CS7: Ensure Residents are Fit and Healthy (community)
Place Shaping & Urban Design	CS9: Transform Design and Quality of Public Space CS10: Improve Community Safety CS11: Make the Most of Regeneration in East London
Pollution (Air & Noise)	CS7: Ensure Residents are Fit and Healthy (community)
Safety and Designing Out Crime	CS10: Improve Community Safety
Social Cohesion	CS3: Cultivate Civic Participation and Social Cohesion (facilities)
Sustainable Design and Construction	CS4: Responding to Climate Change CS2: Create an Economically Balanced Population CS11: Make the Most of Regeneration in East London
Training and Skills	CS6: Maximise Employment Opportunities
Transport	CS4: Responding to Climate Change
Walking and Cycling	CS4: Responding to Climate Change
Waste Management	CS4: Responding to Climate Change

**1.19** The key stages in the production of the Core Strategy are set out below:

Stage	Timetable
Issues and Options consultation - identification of the key issues and options the Core Strategy must address.	Undertaken (June - September 2008)
<b>Preferred Options - the policy approach the Council considers most appropriate.</b>	<b>Current stage</b>
Publication - the final document is published for final consultation (6 weeks period)	June - July 2010
Submission - the document is submitted to the Secretary of State with representations received at the publication stage.	September 2010
Independent Examination - the Inspector hears evidence from invited parties to inform the consideration of the soundness of the plan.	December 2010
Receipt of the Inspector Report - the Council receives the Inspector's Report which is binding on the authority.	March 2011
Adoption - the Council formally adopts the Core Strategy.	June 2011

**1.20** In preparing the Core Strategy, it is important to note that some planning rules are already set at both national and regional levels. The Core Strategy must conform to relevant national and London Plan policies. However the LDF must also reflect the views of the community - the people who live, work and enjoy themselves in Waltham Forest. Where possible conflict arise, we will make these clear at the outset and also throughout the process.

**1.21** Before the Core Strategy can be adopted, it will be examined by an independent Inspector, who will consider whether the strategy is sound. In this examination, the Inspector will consider whether the Core Strategy is consistent with national policy and also in conformity with regional planning policy - the London Plan. This means that in planning the future of Waltham Forest, the Council must work within the policy framework set out at government and regional levels.

### **The Preferred Options Stage (the current stage)**

**1.22** Under the planning system, development plan documents are subject to extensive consultation and public participation. The Preferred Options Stage is the second period of informal consultation on the Core Strategy. It is your chance to influence the content of the Core Strategy.

**1.23** At this stage, the Council is setting out the policy approach it wishes to adopt after considering all of the evidence. It has collated, not only in relation to the LDF, but to other relevant strategies and consultations as well. National and regional policy has also been taken into account. At the publication stage, the final plan will be published for further consultation. At this stage, your final comments will be submitted to the Planning Inspector for the development plan examination.

**1.24** For further information on how we intend to engage you in the preparation of the LDF, please see our 'Statement of Community Involvement'. This document is published on our website - [www.walthamforest.gov.uk/ldfconsultation.htm](http://www.walthamforest.gov.uk/ldfconsultation.htm) and is also available at all Waltham Forest Libraries.

**1.25** We wish to consult with everyone with an interest in Waltham Forest. We are advertising this consultation through our website, the Council's newspaper (WF News) and by letter and email to our community database contacts. Your responses will inform the decisions on what should be included in the Submission document to be produced following this consultation.

### **Sustainability Appraisal**

**1.26** Local planning authorities are required to consult on the form of their Sustainability Appraisal Reports in a 'scoping report', presenting the information collected through the first stage of appraisal (stage A).

**1.27** A scoping report has been produced to cover the scope of all Local Development Documents included in the Waltham Forest LDF. It includes a review of other relevant plans, policies and programmes that relate to the local area, information on the present state of the local environment (the baseline), a discussion of the local sustainability issues and a set of sustainability objectives. A sustainability report on the significant effects of the preferred options is published with this document.

**1.28** Development Plan Documents are now also subject to Appropriate Assessment (under the amended Habitats Regulations) to ensure proposals do not harm sites of international conservation value. It is proposed to carry out a screening exercise on the Preferred Options document and address any likely mitigation measures in the final document.

### **How to respond to this document**

**1.29** We would like your views on the Preferred Options identified. It is essential that we involve as many people as possible at this stage of the Core Strategy preparation process.

**1.30** The consultation period runs from **11th January 2010 to 19th February 2010**. Any comments you may have in response to the questions asked in this document must be submitted to the Council latest by **5 pm on 19th February 2010**.

**1.31** We are encouraging on line (electronic) submission of your responses. This is extremely helpful to us in managing the many representations we are likely to receive. The online submission system is also good for us all - it saves paper and postage costs and allows you to check the status of your submission at any time.

**1.32** But, if you cannot, or prefer not to submit on line for any reason, we will welcome paper submissions. For all enquiries relating to this document and how to submit your comments, please contact:

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Telephone: 020 8496 3000

### Next Steps

**1.33** A schedule of the comments received will be prepared following the end of the consultation period. This will be published on the Council's website. The Council will then consider all the comments made setting out how the points made will be taken forward. Should we be unable to support certain suggestions, we will explain the reasons.

**1.34** The comments received from this consultation exercise will inform the preparation of the 'Submission' document for examination.

## 2 Spatial Portrait

**2.1** This chapter describes the main attributes and existing situation in the borough in terms of its geography, economy, environment, social and cultural characteristics etc. It sets out the challenges facing the borough and the drivers for change - arising from the Waltham Forest Sustainable Community Strategy. The Spatial Portrait has therefore been a key consideration in the identification of the Vision, Strategic Objectives and associated policies for the Core Strategy.

### Geography

**2.2** Waltham Forest with an area of 3881.5 hectares <sup>(1)</sup> is an outer London Borough in the North East of London. With the Lee Valley and Epping Forest defining its western and eastern boundaries respectively, the borough forms a green edged corridor from the boundary of London's Green belt in the north. These areas provide not only for recreation and nature conservation but also serve to define the outer limit of built development in this part of London.

### Historical background

**2.3** The London Borough of Waltham Forest was created in 1965 by the amalgamation of the Essex boroughs of Chingford, Walthamstow and Leyton. Situated between forest land to the east and north, and the Lea Valley to the west, the area was primarily agricultural until late Victorian times when the arrival of the railway and the expansion of London prompted rapid residential growth.

**2.4** The development between the 19th and 20th centuries resulted in the distinctive Victorian and Edwardian terrace across the centre and south of the Borough. The north of the borough was extensively developed in the inter-war years with terraces and semi-detached houses. In the early 20th century, industry also became important, with factories being built along North Circular Road (constructed 1927-29), Billet Road, Blackhorse Lane, Argall Avenue, Church Road and at Highams Park. Since 1950s, most large developments have been social housing, with many high-rise blocks being demolished and re-developed for better housing in recent years.

### Local Distinctiveness

**2.5** With the Lee Valley and Epping Forest defining its western and eastern boundaries respectively, the borough forms a green edged corridor from the edge of London's Green Belt in the north, to the heart of the London 2012 Olympic Park at the south. It is a defined space like no other borough. At the same time, Waltham Forest is similar to other outer London boroughs, with a combination of Victorian and Edwardian terraces and high streets that form the essence of the Capital's suburbs.

**2.6** With its historical developments, the Borough nowadays is predominantly residential and retail centres, interspersed with areas of industry and a total of 1205 ha <sup>(2)</sup> of open space, parks and playing fields. The North Circular Road (A406) divides the borough into two main areas. The southern parts of the Borough (the focus of

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1 The latest GIS data

2 The latest GIS data

urban regeneration) – Leyton, Leytonstone and Walthamstow – were developed in the late Victorian era mainly for first-time homebuyers. Houses are in higher densities and often located very close to industrial and business premises. In some cases, the provision of social and community facilities are unsatisfactory under current standards. By contrast, the northern parts of the Borough – Chingford and Highams Park - are generally open in character with lower density houses built to higher specifications and relatively well-distributed open spaces and community facilities.

## Transport Connections

**2.7** Waltham Forest is well linked by public transport, both internally and externally. The borough is served by two overground rail lines - the Chingford to Liverpool Street and Gospel Oak to Barking lines. It also has two London Underground lines – the Victoria and Central lines. Walthamstow Central is the major transport hub in this borough, with 16 bus routes from or via Walthamstow Bus Station, which is situated next to the overground and tube stations for Liverpool Street and the Victoria Underground line services. The Barking to Gospel Oak orbital rail service, which serves four stations in the borough, has significant passenger growth over the past few years. However, over the years the growth in population coupled with the increased demand for travel has resulted in much of the network operating at or above capacity during peak times. Traffic congestion is a significant issue in the borough as is overcrowding on some public transport services, particularly those running into Central London.<sup>(3)</sup> It is acknowledged that public transport access from the centre and north of the borough to the regeneration opportunities offered by Stratford City and Canary Wharf are poor and must be addressed.

## Our Population

**2.8** Waltham Forest has a young and diverse population. In the Census 2001, 34% of residents were under 24 and 44% were from ethnic minorities. The resident population of the borough is steady with a modest growth in the recent years. The Office for National Statistics (ONS) has estimated that Waltham Forest had a population of 223,200 in 2008. In the Census 2001, 64% of population in Waltham Forest were white ethnic and 35.5% were ethnic minorities. According to ONS estimates, the ethnic minority population increased to 36.9% in 2005. Wards in the south and centre of the borough accommodate more ethnic minorities than the wards in the north of the borough.

**2.9** Our Sustainable Community Strategy - 'Our Place in London'<sup>(4)</sup> recognises we have an ethnically diverse borough and a population that is set to grow by between 12,700 and 19,000 people over the coming two decades (2006 - 2026). The number of households too will be growing. We will need to look at a strategy to influence how to manage population growth and change, whilst supporting the creation of an inclusive community.

3 [Waltham Forest Core Strategy - Issues and Options Consultations](#)

4 <http://www.walthamforest.gov.uk/index/community/ourplace.htm>

## Economy and Employment

**2.10** Waltham Forest has a youthful working population with 65.8% of residents within working age when compared with 62% in Great Britain. The working age population of Waltham Forest in 2008 was 146,900. In 2008, the rate of working population in employment was 65.4% in Waltham Forest – 5% below the average (70.4%) of Greater London. Two thirds of the population work outside the Borough.<sup>(5)</sup>

**2.11** Up to the 1980s, manufacturing accounted for one in three jobs. The recession of the early 1990s and the restructuring of the economy has left a legacy of unemployment and benefit dependency within some areas of Waltham Forest, and a mismatch between skill levels and the demands of London's changing economy. That legacy still remains and while there is more employment in the borough, growth in recent years has been mainly in the public sector such as health and education. Unemployment and worklessness are particularly acute among young people and in the southern wards of the borough. Skills levels are also low: in 2008, 18% of our working age population in the borough had no formal qualifications, compared with 12% across London.<sup>(6)</sup>

## Health and Deprivation

**2.12** Health in the Borough is much worse than the average for London and England over a wide range of indicators<sup>(7)</sup>:

- Lower life expectancy for men and women than the London and England average;
- Higher rates of self-reported limiting long term illness than the London average;
- A higher Mental Illness Needs Index than the England average;
- Higher mortality rates than London and England from circulatory diseases and lung cancers;
- A high TB notification rate compared to the London and England average.

**2.13** This high level of ill-health reflects the level of deprivation in the Borough, which ranks 27th most deprived local authority area out of 354 in England. 18 of the Borough's 145 'lower layer super output areas' are in the 10 per cent most deprived. 17% of Waltham Forest areas are in the top 10% of England for income deprivation. 5.5% of Waltham Forest areas are in the top 10% of England for employment deprivation. Deprivation is most intense the south and centre of the Borough<sup>(8)</sup>.

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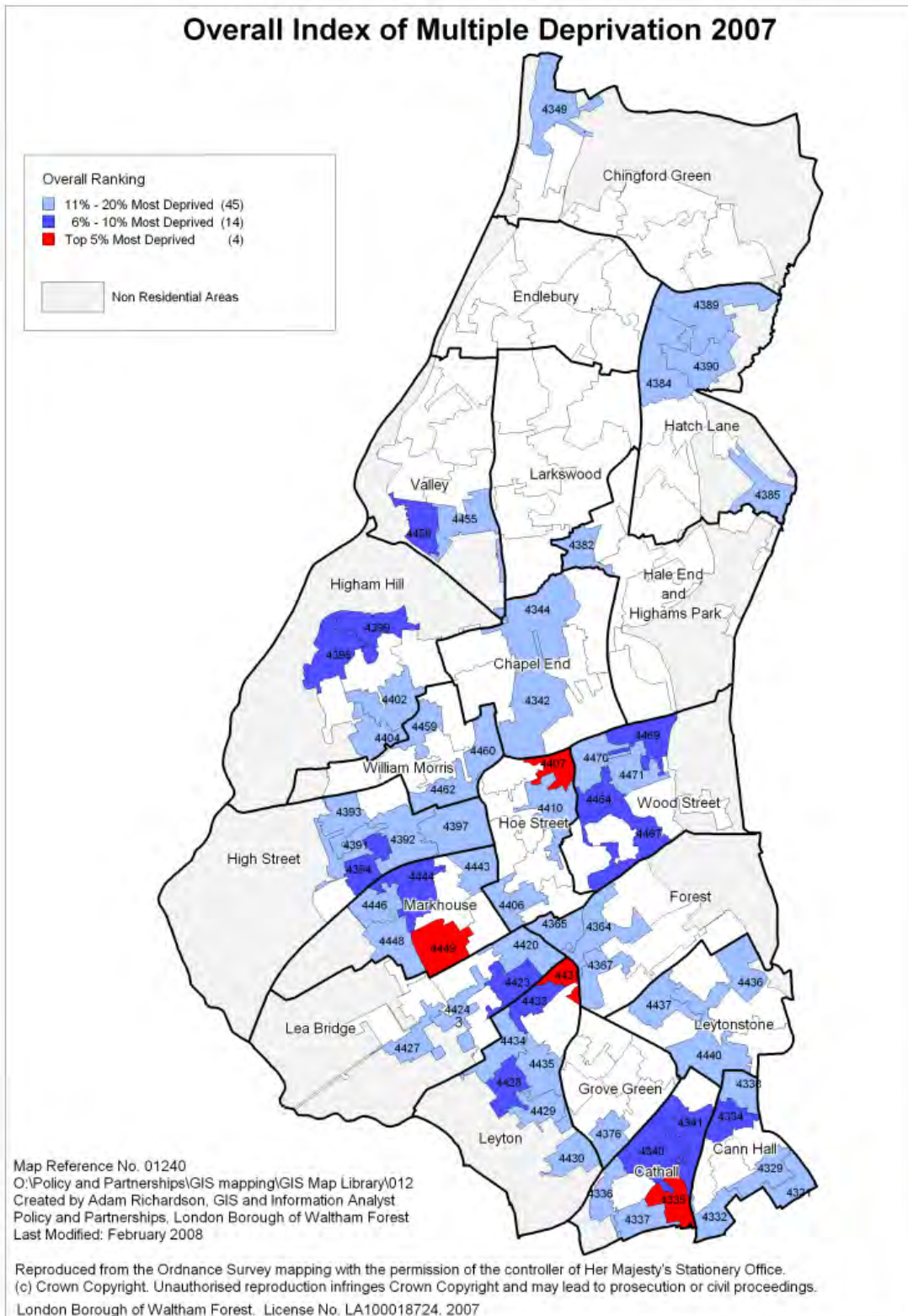
5 [Waltham Forest Labour Market Profile](#)

6 [Waltham Forest Labour Market Profile](#)

7 [Waltham Forest PCT Annual Report 07/08](#)

8 [Waltham Forest Stats](#)





## Community and Safety

**2.14** Waltham Forest has a strong tradition of being a community where people from different backgrounds get on well and most residents view our cultural diversity positively. Many of our residents live in deprived communities but the high numbers of people from different ethnic backgrounds has not created tensions, unlike some other urban areas. The total crime in Waltham Forest was up 2% in 2008/09, while London as a whole fell by 2%. ‘Violence against the person’, burglary and theft are the main crimes in Waltham Forest <sup>(9)</sup>. Residents have concerns about the increasing involvement of young people in crime and anti-social behaviour.

## Public Realm and Green space

**2.15** Parts of the Borough are included in the Metropolitan Green Belt which surrounds London. This was first identified in the 1930s as a means to control London’s outward growth and to preserve the open nature of the countryside around London. There is a long term commitment on the part of both central and local Government to maintain the Green Belt by keeping it free from unsuitable building development and other unsuitable land uses.

**2.16** The Green Belt in Waltham Forest performs the important functions of preventing urban sprawl and helping urban regeneration, by encouraging the recycling of underused urban land and buildings. There are 1115 hectares of protected areas covering 28% of the total borough area. The Green Belt covers 841.1 hectares. The Metropolitan Open Land covers 213.4 hectares. There are also a number of other protected areas in the borough including sites of Special Scientific Interest, Principal Sites of Nature Conservation Importance, Sites of Local Nature Conservation Importance, Local Nature Reserves, Parks and Allotment Sites.

**2.17** Despite an abundance of parks and green spaces on the peripheries, much of the Borough is formed of hard surfaced, urban spaces, from terraced housing to high streets. Many of these spaces are of poor quality. The Lee Valley is extremely hard to access from within the Borough: railway lines, waterways, industrial areas and reservoirs form a powerful barrier, and access is only generally possible using the main road corridors. Where access is available to spaces alongside the Lea Valley (e.g, the Marsh Lane and Seymour Road spaces near Lea Bridge), the quality of space and infrastructure is often poor <sup>(10)</sup>.

## Housing

**2.18** In accordance with current regionally agreed targets, Waltham Forest is set to accommodate 665 new homes annually. In terms of sustainability, these homes need to be located where they would have good access to services, jobs and transport. Doing this will support economic development and should be done in a way that offers a range of choices with good housing quality to meet various housing

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9 <http://www.met.police.uk/crimefigures/index.php>

10 Future Waltham Forest - March 2008

needs. At present, Waltham Forest has nearly 10,000 households on its social housing waiting list, mostly needing family-sized housing. Additionally, we need to plan for a population that is living longer and more diverse<sup>(11)</sup>.

**2.19** Evidence suggests that dwelling conversions have taken place at an increasing rate since 2003<sup>(12)</sup>, resulting in a loss of family-sized units and an increase in smaller sized units. This also poses serious issues for maintaining a mixed housing offer in many neighbourhoods, particularly in the south of Waltham Forest. The continued depletion of larger family-sized housing through dwelling conversions is likely to exacerbate the affordability of family-sized housing and put greater pressure on the availability of family sized social housing. Evidence relating to car parking also indicates that conversions have added pressures on on-street car parking<sup>(13)</sup>.

### Opportunities and regeneration

**2.20** Waltham Forest sits alongside the Olympic Park and the Stratford City development, and is a pivotal link between two of Europe's largest regeneration areas: the Thames Gateway and the London – Stansted – Cambridge – Peterborough corridor. Proposals to redevelop Central Leaside just beyond our western boundary will also have an impact on Waltham Forest's future. These will all provide a host of employment, leisure and housing opportunities for Waltham Forest residents. To ensure that our residents are well placed to take advantage of these potential opportunities, the Council has identified four areas for major regeneration: Blackhorse Lane, Walthamstow Town Centre, Wood Street and the Northern Olympic Fringe<sup>(14)</sup>.

**2.21** Waltham Forest needs to maximise the benefit from Stratford City while at the same time ensuring the economic stability of existing town centres, especially Walthamstow, are not adversely affected.

### Our Key Challenges

**2.22** Working with the other 4 Olympic Boroughs of Newham, Hackney, Tower Hamlets and Greenwich, Waltham Forest promotes the concept of convergence whereby the prospects and life opportunities of people living in East London are at least on a par with those in the rest of London. People living in Waltham Forest have every right to expect the same standards of living, access to jobs and health care as those elsewhere in London. The policies in this Core Strategy seek to address this key issue.

**2.23** As our population grows and becomes increasingly diverse, the LDF policies will need to improve housing quality and choice, especially affordable housing. One of the key challenges we face is to increase the housing density while retaining family housing, the borough's character, making better use of our existing stock and developing partnership arrangements to support new development.

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11 [Sustainable Community Strategy - Our Place in London](#)

12 [Waltham Forest LDF Annual Monitoring Report 07/08](#)

13 [Dwelling Conversions Interim Planning Policy](#)

14 <http://www.walthamforest.gov.uk/index/environment/regeneration.htm>

**2.24** Policies will also need to support the creation of a more economically balanced population and cultivate an environment that is cohesive. Evidence shows that in the poorest parts of our borough, many people move in and out of the area each year. This population turnover makes it difficult to assess the housing and service needs in these areas. We therefore need to stabilise our neighbourhoods and develop policies that will make these areas more sustainable and prosperous in the long term.

**2.25** As our population grows and becomes more diverse, our LDF policies need to promote equality, cohesion and active citizenship throughout the borough. The foundations of a strong community and responsive services will provide the supportive mechanisms to enable those most vulnerable in our community to live active, enjoyable lives.

**2.26** In developing new homes, employment opportunities, community facilities and infrastructure provision, the LDF policies will also need to be mindful of the need to tackle climate change. Waltham Forest's growth over the next 10 – 15 years needs to be sustainable and ensure development does not worsen future climate change. Development and services including existing building must also be able to cope and adapt to future changes in our climate such as warmer weather and more severe storms. New and existing buildings therefore need to be designed and constructed with consideration of their relationship to the environment.

**2.27** We need to make sure our residents, particularly young people, have the skills and training opportunities to achieve their ambitions and to compete in the global economy. The provision of enough school places in high quality buildings is key to achieving this. The Building Schools for the Future programme supports this and also brings excellent facilities to the wider community. Our LDF policies need to secure more job opportunities and associated training facilities for residents and contribute to an environment that ensures our residents are fit and healthy for work.

**2.28** Over the next 10 years, the 2012 Olympics and the regeneration of parts of east London will transform the land and development economics of Waltham Forest. New opportunities will arise to revitalise parts of our borough, such as the North Olympic fringe and parts of the Lea Valley. We will need to identify and release development opportunities to draw in private investments. Our challenge is to work strategically in the region and sub-region to build relationships with neighbouring boroughs, development agencies and developers. This will help us maximise the benefit of regeneration schemes and ensure that wealth is enjoyed by everyone in our community.

**2.29** The LDF needs to incorporate measures that will ensure that the design and quality of our public places is enhanced and helps create an environment within which people feel proud as well as safe and secure in their daily lives. All development in the borough needs to be of a high standard if we are to transform the appearance of the borough. The design of new buildings will need to accommodate “secure by design” principles to increase community safety and help reduce the anti-social behaviour. Developers will be expected to bring forward proposals that will be seen as a real asset to both the environment and community of Waltham Forest.

**2.30** Evidence shows that getting around the borough is more difficult than travelling to central London <sup>(15)</sup>, and that this was a disincentive to shopping locally. To retain more wealth in the borough, we need to improve local transport and broader transport connections including bus, rail, walking and cycling and make sure that everyone knows about the leisure and shopping opportunities that will encourage residents to support the Waltham Forest economy.



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15 [Sustainable Community Strategy - Our Place in London](#)

## 3 Spatial Vision and Strategic Objectives

**3.1** This section sets out the spatial planning vision for Waltham Forest in 2026. To achieve our community's ambitions for the future, the LDF must echo and implement our overarching ambition and guiding principles from our Sustainable Community Strategy entitled "Our Place in London". This vision is the starting point for the Core Strategy document and is a statement of where the Council, its partners, stakeholder and residents would like to be in 2026.

### **The Spatial Vision: Waltham Forest in 2026**

**3.2** Waltham Forest has firmly established its place in London.

**3.3** We are proud of the many high quality, exciting developments that have redefined Waltham Forest as modern, stylish place in which to live, visit and do business. We are known across London for our rich heritage and many people come to our festivals. The places and spaces we all love are thriving. Our residents expect the best services and facilities in London – and they get them! Their high expectations and aspirations are matched by the opportunities available to them easily, both locally and within the rest of East London.

**3.4** Regeneration schemes have brought us great opportunities which we used well. We have a strong and stable economy providing secure, well-paid jobs for local people. Waltham Forest is now a magnet for emerging and new creative businesses. Our policies on the environment have got a reputation all over England - our businesses are in some of the most sustainable buildings in the country and the energy which lights and heats our homes and businesses is clean and efficient.

**3.5** Our residents live in the nation's highest quality homes, built to the highest sustainable standards. They play their part in tackling climate change so minimise their use of energy and materials in the way they live and run their homes. These homes range from single person flats to large, family properties. All of our homes are within the price range of anyone who wants to live in them.

**3.6** The introduction of the Hall Farm Curve railway line and the re-opening of the Lea Bridge railway station mean that more of our residents, especially those in the north of the borough travel to Stratford City, Canary Wharf and other parts of East London for their jobs and in their free time. Bus services are safe and reliable and allow people to get around easily. Each year more people use public transport, cycle or walk in and around the borough. As a result, the streets and spaces of Waltham Forest are vibrant and safe both day and night. People get on with each other and say they like living here.

**3.7** Our town centres are thriving and vibrant, attracting residents and visitors to their shopping, leisure and cultural activities. Shops and businesses offer a range of services, with many centres appealing to people looking for more specialised, niche attractions. Walthamstow is the borough's major centre, boasting one of the best markets in Europe. Its evening economy helps boost

our local economy attracting residents and visitors to spend in Waltham Forest. Award winning, iconic buildings have made Waltham Forest a place where people come to see what is best in modern architecture.

**3.8** Our cultural and leisure facilities complement the main attractions offered by London's West End and are seen as a great way of spending a day in the Capital. Ranging from a day out in the revamped Lea Valley Regional Park, now one of London's most visited parks, to a night at the cinema followed by a meal in our many quality restaurants. Our residents particularly love the choice of activities available to them on their doorstep.

**3.9** Our schools and higher education institutions are amongst the best in London. The facilities and learning opportunities offered by our excellent schools and universities are benefiting all of our residents. Our young people get very good exam results and most go on to top universities and jobs. Young people feel empowered and play an active role in making Waltham Forest a better place for us all.

**3.10** Nestled between the Lea Valley Regional Park and Epping Forest, we continue to be London's greenest borough and attract local people and visitors who want to enjoy the Capital's best green open areas. Our parks are safe and clean and are recognised nationally as being of the highest quality, with facilities second to none.

**3.11** Our residents have convenient access to some of the best sporting and leisure facilities in the world, thanks to the legacy of the 2012 Olympic and Paralympic Games. People are fit, healthy and enjoy life. As a result of the success of the 2012 Olympics, Waltham Forest now forms part of a centre for national sporting excellence. The Drapers Field Urban Beach now acts as the UK's main centre for beach volleyball – having hosted the hugely successful 2025 Beach Volleyball World Cup.

**3.12** Finally, one of our proudest achievements over the past 15 years has been the manner in which we have successfully tackled the root causes of social and economic exclusion. Our community now is celebrated as one of the most diverse in the UK and is acknowledged as an exemplar of how multi-cultural Britain works to everyone's advantage.

**3.13** In 2026, our residents and businesses are justifiably proud to be from Waltham Forest.

## Strategic Objectives

**3.14** To achieve our Vision for 2026, the following strategic objectives have been identified.

SO1 - Ensure a continuous supply of land and homes to meet a range of housing needs including affordable housing, family housing and accommodation needs of specific groups within the community, whilst doing more to offer a range of housing choices which are of high quality in the right places.

SO2 - Facilitate sustainable economic growth by safeguarding and enhancing an appropriate range of employment land to meet the demands of local businesses and growth sectors.

SO3 -Strengthen and improve sustainable communities, and reduce existing deprivation in the Borough, by ensuring the timely delivery of appropriate social, physical and green infrastructure.

SO4 - Ensure that our patterns of development and use of resources support the long term sustainability of our environment and respond to climate change in a practical and effective way.

SO5 - Provide a quality of education that ensures that the young people of the Borough can capitalise on the opportunities in Waltham Forest and London, and are able to succeed and prosper.

SO6 - Reduce inequalities, unemployment and worklessness in the borough by improving training, employment opportunities, skills and access to jobs.

SO7 - Improve the health and well-being of Waltham Forest residents by positively influencing the wider and spatial determinants of health, such as physical activity and food choices.

SO8 - Safeguard and strengthen the function of Walthamstow Town Centre, the District and Neighbourhood Centres capitalising on their respective roles for shopping, culture, leisure, tourism and employment etc, while ensuring they continue to develop as distinctive, vibrant, attractive, safe and welcoming places.

SO9 - Create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods, whilst also protecting and enhancing the borough's built heritage assets.

SO10 - Ensure that Waltham Forest is a safer, more accessible and inclusive place where people want to live, work and visit and where anti-social behaviour, crime and the fear of crime no longer reduces the quality of people's lives.



SO11 - Capitalise on redevelopment opportunities to secure physical, economic and environmental regeneration of the borough and ensure the delivery of key benefits for the wider community.

**3.15** Accordingly, each of these 11 strategic objectives has a corresponding Core Strategy policy to demonstrate clearly how Waltham Forest will address these key issues through its spatial planning policies.



## 4 Preferred Spatial Strategy

**4.1** This section of the document articulates the spatial outcomes of the vision and strategic objectives, and shows how the Council will plan for growth for the next 15 years. The spatial approach is supported by the key diagram at the end of this section, which illustrates the major spatial elements of this Core Strategy. The section will be firstly discussed in terms of those themes that relate to the whole Borough, and then the spatial approach for the Borough's sub-areas will be outlined.

### Borough Wide Spatial Themes

#### Regional Linkages

**4.2** The Council will capitalise upon Waltham Forest's proximity to a number of major regeneration initiatives and growth areas. These include the London -Stansted -Cambridge-Peterborough Corridor, the Upper Lea Valley and Lower Lea Valley Opportunity Area Planning Frameworks, the 2012 Olympic and Paralympic Games and finally Stratford City. Investment and growth in these areas will be key a opportunity for Waltham Forest. The Council will create strategic physical links with these areas, in order to deliver a higher quality of life for residents through greater employment, educational and cultural opportunities.

#### Housing

**4.3** New housing will be generally located on brownfield sites that are well serviced by transport, facilities, employment and recreation opportunities. It is anticipated major new housing will predominately be located in regeneration areas, where strategic planning will ensure the integration and prosperity of new communities. The Council will ensure housing including family and affordable properties is made available in the right locations.

#### Transport Connections

**4.4** Due to continued growth in the borough potentially placing pressure on the transport network, the Council will promote further borough wide enhancements to the network including public transport, walking and cycling networks so that the population can access desired services and employment in a sustainable manner. The Council will emphasise a sustainable approach to transport provision in the Borough through the promotion of greater use of public and active transport. Current reliance on private cars will be reduced through an increase in the investment in public transport services. As such, it is the Council's expectation that additional trips as a result of growth will be made by public transport, on cycle or by foot. In support of this, public realm and footway links will be enhanced to support this.

**4.5** Upgrades to the existing Victoria Line and bus network will be combined with the reopening of the Hall Farm Curve and Lea Bridge Station on the Chingford to Liverpool Street London Overground Line, to provide a direct rail route through the borough to the strategically important interchange hub at Stratford. This new link will also provide a reliable and sustainable link between the north and south of the

borough with sufficient existing capacity to accommodate growth over the long term duration of this plan. Investment in this new infrastructure will be key to the future transport connections in the Borough, and will increase sustainable transport use.

### Responding to Climate Change

**4.6** Waltham Forest will progress its agenda to meet future energy demand and reduce CO2 emissions through increased standards of energy efficient design and construction incorporating connection to low carbon and renewable energy generation. This will include use of on-site systems and investment in decentralised energy infrastructure provision. This will be combined with an intent to move towards zero carbon development in line with Government timescales.



### Town Centres

**4.7** The promotion of healthy and vibrant town centres will play an important role in the development of sustainable communities and are vital to the borough's economic prosperity. An increase in diversity and floorspace of the retail offer will be very important for the future of the Borough's town centres. Given the proximity of the Borough to the Stratford City development, the Council will promote the development of a unique and individual retail offer from small enterprises, as a means of retaining a different niche offer for shoppers.

**4.8** The Waltham Forest Retail and Leisure Study 2009 predicts growth in population and expenditure leading to an additional need for retail floorspace provision in the borough over the period 2009-2026. The Core Strategy seeks to plan for an overall

growth requirement of up to 64,800 sq m net additional comparison floorspace and 11,800 sq m of convenience floorspace by 2026. This will be accommodated within town centres with priority given to Walthamstow Town Centre.

**4.9** The town centres in the Borough will be designed to act as the centre of the communities they serve - providing the focus for shopping, employment, cultural, leisure activities and entertainment facilities. The development of better quality night-time economies will be important for extending the hours of use of town centres, and increasing safety through natural surveillance. Furthermore, opportunities for the location of social infrastructure such as health services, libraries and leisure centres in the town centre will increase their use and function.

### **Open and Green Spaces**

**4.10** The green spaces in the Waltham Forest are major assets to local residents and the Borough's general amenity and beauty. As such, the general extent of the Green Belt and Metropolitan Open Land in the borough will be protected over the plan period. There will be a general presumption against inappropriate development that would reduce the openness of these spaces. As a means of preserving the Green Belt, the strategy for accommodating new development will focus on brownfield sites and will ensure that brownfield potential capacity is fully optimised.

**4.11** The Council will also seek to increase the quality and biodiversity of open and green spaces in the Borough to make them more usable by residents while protecting and enhancing the natural environment. Local parks will be maintained and promoted as places for physical activity, access to nature and social interaction, whilst areas with existing deficiency will be addressed through new parks or open spaces within new developments.

### **Sub- area Spatial Overview**

**4.12** The Key Diagram identifies four sub-areas of the borough, with wards grouped together based on existing character and future growth predicted. The sub-areas are Southern Waltham Forest, Central Waltham Forest, Blackhorse Lane and Northern Waltham Forest. The following section will outline the spatial approach for each of the above sub-areas.

**4.13** Furthermore, the Council has identified four key growth areas that will be the focus for development and regeneration in the Borough. These areas are the Northern Olympic Fringe and Lea Bridge Area, Walthamstow Town Centre, Wood Street and Blackhorse Lane. These areas will be the subject of Area Action Plans which will be statutory planning documents that guide development. Through the Area Action Plans the Council will seek to build on the distinct opportunities in each of these locations and provide a detailed policy framework to accommodate and guide growth and development with area specific requirements appropriate to the opportunities and constraints of the different areas.

## Central Waltham Forest

**4.14** Central Waltham Forest (including the wards of Wood Street, Hoe Street, Hale End and Highams Park, William Morris, High Street and Markhouse) will continue to be the key urban centre of the Borough and a primary focus for growth and regeneration. Much of Waltham Forest's regeneration will be focused in this sub-area, with Area Action Plans due to be developed for the key growth areas of Wood Street and Walthamstow Town Centre.

**4.15** Growth in this area will largely be in housing and retail uses, with the surrounding urban area retaining their character and feel. Walthamstow Town Centre will be the focus for a greater number of community and cultural facilities and will play a role as a key transport hub for the whole Borough. The success of Walthamstow Town Centre is crucial for the future economic prosperity of the whole borough. Wood Street will be an important local shopping centre with a unique local retail offer.



## Southern Waltham Forest

**4.16** The Southern area of Waltham Forest (including the wards of Cann Hall, Cathall, Leytonstone, Grove Green, Leyton, Forest and Lea Bridge) will undergo the most significant transformation of the Borough. Regeneration in this area will provide better opportunities and standards of living for the Borough's residents through greater access to infrastructure, transport connections, employment and leisure.

**4.17** Proximity to the Olympic Park and the 'East End Renaissance' will be a major catalyst for this growth and inward investment. As such, the North Olympic Fringe and Lea Bridge Area Action Plan is crucial to this ambition. This plan will set the policy and regeneration context for the development of a significant number of new homes and new jobs, improved public transport facilities, a better public realm and new social infrastructure. Furthermore, the plan will ensure improved access to the Olympic Park and all of the state of the art sporting and leisure facilities that will form part of our Olympic Legacy.

**4.18** In this area there is also an opportunity to attract more businesses, especially in the arts, culture and media based communities to drive forward a unique regeneration programme for the area. The Council will play a key role to stimulate the local economy and coordinate the regeneration with key players in the area, driving forward the physical, social and economic regeneration of this part of the borough. This will not only bring substantial benefits for new people moving in but will also enhance the choices of existing residents.



### Northern Waltham Forest

**4.19** The North of the Borough (including the wards of Chingford Green, Endlebury, Valley, Larkwood and Hatch Lane) will have a relatively low level of housing growth compared with other parts of the Borough. There Council will emphasise the retention of the character and distinctiveness of this part of the Borough, and will protect important built and open space assets. Existing open spaces will be retained with improvements to quality and access where possible, as a means of supporting the green and suburban nature of this part of the Borough.

**4.20** Furthermore, the Council recognises that whilst the northern part of the Borough is generally well serviced and displays the qualities of a prosperous suburban community, there are small parts that are relatively deprived. The Council will seek to ensure that investment in community services and infrastructure will address these areas as a means of bringing them up to the standards of the surrounding areas.

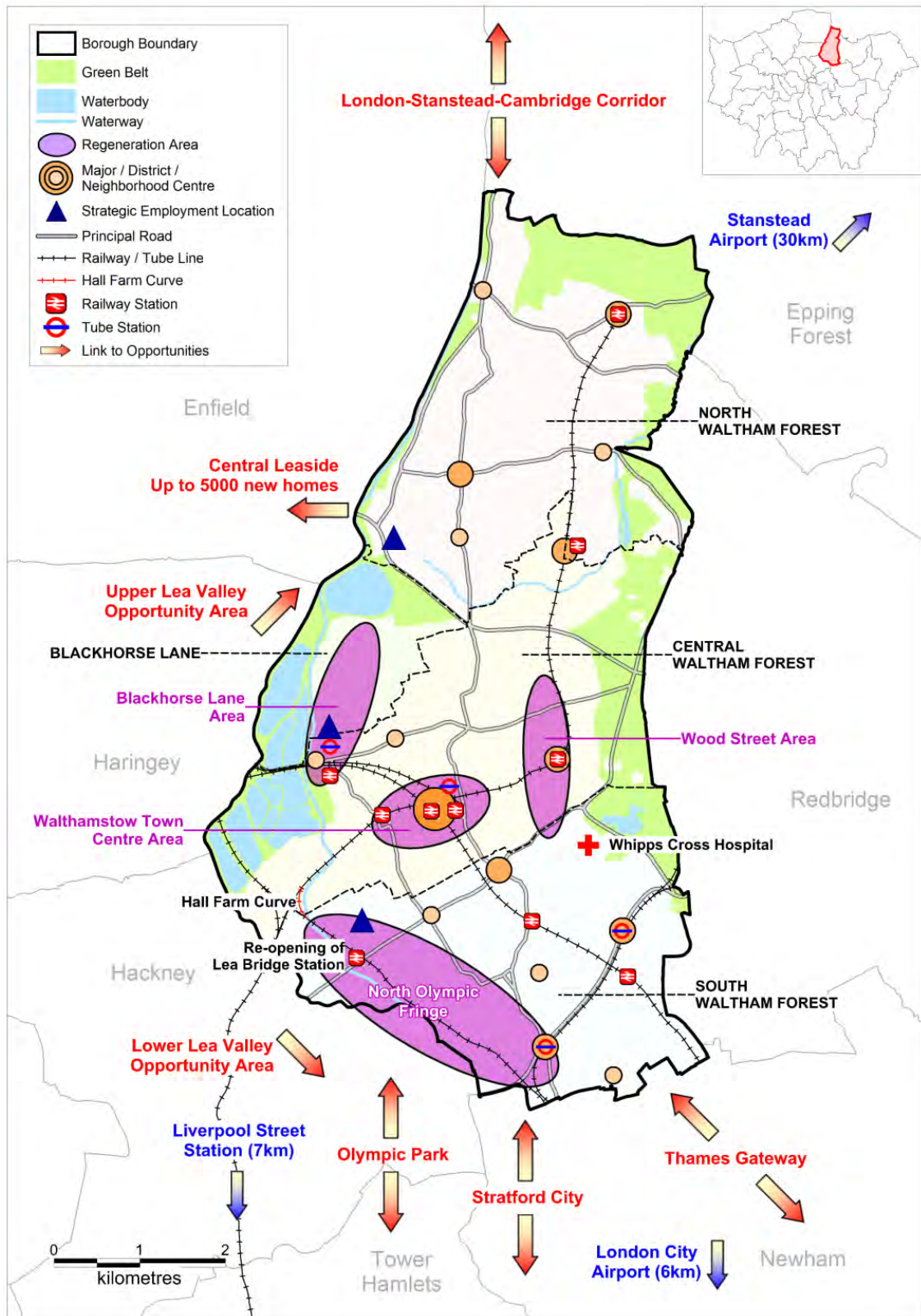


### **Blackhorse Lane**

**4.21** Blackhorse Lane, in Higham Hill Ward, has been identified as an area with significant unrealised potential. The area will be transformed from an area in need of renewal and modernisation, to an area in which people and businesses choose to live and invest. The Council and its partners consider Blackhorse Lane as an area where significant investment is likely to be made during the plan period to accommodate new housing growth.

**4.22** Existing employment uses will generally be protected, with greater intensification of uses taking places. In some areas, it is expected that there will be an excess of supply of industrial land compared to demand. Accordingly, there is a excess of land that could be released for alternative uses outside the strategic employment areas, with a presumption being towards social infrastructure in the first instance.

Key Diagram





## 5 Improve Housing Quality and Choice

### Strategic Objective 1

Ensure a continuous supply of land and 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 in the right places.

### Introduction

**5.1** Waltham Forest's housing challenges are multi-faceted. There is a need for more affordable homes to buy and rent; existing housing across all tenures needs repair and improvement; and homelessness needs to be prevented and reduced. In a wider context, much of the physical environment in which existing housing is located, and new housing is planned, requires significant investment. We need a strategy to help us create a balanced housing offer, to manage population growth in a sustainable way, and to create and retain more wealth in the Borough.

**5.2** Waltham Forest has an ambition to become a more prosperous place to live. Our housing response to this ambition has to be forward-looking and inspirational. The Borough has a challenging housing target which needs to be met or exceeded. Providing enough homes is important but we also need to make sure that the right kind of homes are built to meet our diverse range of needs, as well as to meet our aspirations for retaining and attracting wealth.

### What you told us

- The Council's housing target should be achieved through a combination of building at high density on brownfield sites and making the most of vacant/underused land.
- A high quality, safe living environment should be provided through the promotion of high design standards.
- A balanced mix of house types, sizes and affordability should be provided to ensure that new homes meet local needs, as identified in the housing needs surveys and housing market assessments.
- A greater share of larger homes for families with gardens should be provided and existing family homes should be protected. The needs of some groups of vulnerable people are largely unmet at present.
- The provision for gypsies and travellers could include extension to the existing Peacock Close site (including community facilities).
- A flexible approach should be taken to ensure that Affordable Housing targets are not set at a level that would preclude development from coming forward and should take into account the varying viability amongst a range of sites. Off-site provision should be considered where appropriate.
- Affordable Housing targets should be in the range of between 30-50% for new developments and the split for social rented housing versus intermediate housing

should be between 50%-50% and 70% - 30% and should be randomly mixed in with the private houses within the development.

### Option Appraisal

**5.3** To enable the Borough to meet its housing target, the Council has followed both national and regional guidance in seeking to ensure the Council makes the most out of existing sites by building at higher densities where appropriate, converting existing buildings and building on vacant and underused land.

**5.4** To enable the Borough to provide a balanced supply of homes, the Council sought to ensure the provision of a more diverse mix of homes in terms of sizes, tenure and types of housing for differing need and also seeking more family accommodation. This would bring about greater social cohesion and have a positive social impact in relation to housing for families. Seeking to locate family housing away from town centres was not considered viable as it was considered to be in conflict with the strategic objectives of seeking to create integrated and mixed communities and maximise access to employment opportunities, public transport and social infrastructure which are to be primarily in our town centres.

**5.5** The overall target of 50% affordable housing for new housing to the proportion of 60% Social Rented and 40% Intermediate were chosen as they were seen to be deliverable over the plan period and would ensure general conformity with regional guidance. Such a target are appropriate to meet existing need whilst ensuring the development of mixed and balanced communities. A different balance may result in disproportionate provision in relation to need. The Council will adopt a 'dynamic viability' approach to securing affordable housing provision.

### Policy CS 1

The Council will seek to facilitate the provision of the right kind of homes in the right places and support the creation of sustainable, functional, high quality and affordable neighbourhoods for residents by:

A) Delivering housing supply to meet our annual London Plan housing target by focusing on large brownfield sites for housing in Walthamstow Central, Blackhorse Lane and the North Olympic Fringe growths areas, encouraging investment in small site housing development, making the most efficient use of existing housing estate sites and bringing empty homes back into use. All sites will need to be well serviced by public transport and provide convenient access to employment opportunities and social infrastructure. (Also see Policy CS3);

B) Seeking to provide the maximum reasonable level of affordable housing on sites with a capacity of 10 or more units. An indicative target of 50% will be sought on individual private developments. Using the 'Dynamic Viability' approach (to be updated annually), the level of affordable provision will relate to changing market conditions, ensuring flexibility and responsiveness to the changing economic climate. Such an approach will seek to ensure the financial viability of individual housing sites and enable the amount of affordable housing on each site to be maximised;

C) Achieving a 60:40 split of social to intermediate homes to ensure a balanced variety of homes are provided to meet the needs of residents in a manner that supports the development of a sustainable community;

D) Creating more sustainable, attractive, mixed and balanced community that retain residents by ensuring that the sizes, types and tenures of new housing meet the identified priority need of new and existing households at local and sub-regional level, including families, older people, people with special support needs, and young adults;

E) Protecting family housing by resisting the conversion of existing properties, preventing the loss of existing family homes and maximising the number larger homes in new developments;

F) Seeking high quality design in all new housing development across the borough. Seeking to ensure high internal and external amenity space standards are met to enable a high quality of life to be enjoyed by residents over changing family life cycles and that developments contribute to the overall enhancement of the neighbourhood (Also see Policy CS4);

G) Making efficient use of housing land whilst ensuring the density of development respects the character of the area, public transport capacity and social infrastructure capacity;

H) Ensuring sufficient good quality, appropriately located residential pitches are provided to satisfy the unmet need specified in the London Gypsy and Traveller Accommodation Assessment.

## Justification

**5.6** The key principles for managing population growth and change in the Borough in relation to housing are improving housing quality and choice with the right kind of homes in the right places. The Housing Strategy identifies three key priorities for achieving this; building new homes, making the most of the homes we have and creating successful communities as a means to make the ambitions in our Sustainable Community Strategy a reality.

**5.7** There are many demands on housing in Waltham Forest. These demands come from many different types of households – young people growing up and sometimes starting families, young professionals, first time buyers, homeless people, over crowded families, people with care needs, new communities, older people and gypsies and travellers. The housing demand and supply varies in each sub area, therefore a flexible site by site approach to balancing the housing market should be taken. Further detail of this will be provided in the Development Management Policies and Area Action Plans.

**5.8** The number of households in the Borough is forecast to increase by between 12,206 (12.7%) and 16,160 (17.4%) between 2006 and 2026. To accommodate this increase, the Borough has agreed a challenging housing target of 665 dwelling per annum, of which 363 are to be affordable homes, provided at a split of 60:40 social

to intermediate. It should be noted, however, that the Mayor of London's draft replacement London Plan proposes to increase the Borough's target to 760 dwellings per annum. The housing trajectory identifies sufficient capacity to exceed the targets for the plan period and will be continued to be monitored and updated on a yearly basis in line with the Annual Monitoring Report (AMR) to ensure a continuous 5 year supply of deliverable sites is available. Affordable housing viability in the borough will also be reviewed annually through the AMR.



**5.9** Waltham Forest has sufficient housing land to provide for housing need over the plan period. Our Housing Land Availability Assessment (2008) (HLAA) demonstrates we have capacity for 10,595 homes on 1,212 sites which, when applied to the housing target of 665 dwellings, is sufficient supply for almost 16 years. The 2009, London Strategic Housing Land Availability Assessment (LSHLAA) identified further large site capacity; the majority of which are located in the identified growth areas of Walthamstow Central, Blackhorse Lane, the North Olympic Fringe growth areas and are already subject to detailed regeneration programmes.

**5.10** The anticipated housing growth will be primarily accommodated on these larger sites within the identified growth areas. The areas that benefit from existing and planned access to employment opportunities, community facilities and sustainable transport infrastructure and have the potential to deliver the most sustainable homes. However, small sites will also continue to make an important contribution to housing delivery as 79% of the sites identified in the HLAA, can accommodate less than 5 additional dwellings. However, these assessments refer to all land in the Borough and new housing will need to be balanced with competing demands from, for example, new schools and leisure centres.

**5.11** Building more new homes is not sufficient in itself to meet all the different housing needs in the Borough. Coordinated action to improve and make better use of existing homes, especially vacant properties is necessary to build economically balanced communities.

**5.12** There is a need to balance the existing housing market stock within the Borough to accommodate the existing high demand for larger dwellings and current high proportion of smaller units (approximately 80% of current housing stock). In order to realise the Council's aspiration to create a more economically balanced population, it is considered important to attract new households to the Borough. These homes create neighbourhoods and homes that will meet their needs over the family life cycle to ensure that wealth is retained in the Borough and reverse past trends of wealthier residents moving out of the Borough. This new demand will need to be accounted for in future housing delivery, given the current wealth of residents it is considered that this new demand should be accommodated for through new market housing.

**5.13** It is considered that by adopting a proactive approach to the management of housing supply in the Borough by strategically prioritising the allocation of land that is most appropriate for housing, making the most of existing housing estate sites in the Borough and bringing empty homes back into use the challenging targets may be met.

### ***Affordable Housing***

**5.14** Waltham Forest has a high level of need for affordable housing, particularly social rented housing. As many residents are unable to afford standard intermediate products. The Housing Needs Market Assessment identified an annual level of outstanding affordable need of 2,607 units. Accommodating this scale of need is not considered to be economically deliverable.

**5.15** In order to provide for the demand for affordable housing the Council has agreed a challenging target to deliver 363 affordable housing units per year (more than 50% of current housing targets). Although average house prices in Waltham Forest are low relative to other London Boroughs, residents find it difficult to access home ownership and private renting due to low incomes and restricted mortgage lending. It is important to provide a balance of social rented and intermediate housing (including both rented and low cost home ownership) to respond to our residents' aspirations to own their homes, and also to ensure that there are realistic home ownership options for people with limited access to mortgage borrowing.

**5.16** There are over 96,500 properties in the Borough, of which 78% are privately owned, 11% are managed by RSL's, and 11% are owned by the Council and managed by Ascham Homes. Waltham Forest has a high number of people unable to afford suitable market housing with over 10,000 households on the waiting list for social housing. A large proportion of these households are unable to afford standard intermediate housing.

**5.17** Prior to the ‘credit crunch’ there was an existing affordability problem arising from the relationship between local incomes and the realistic supply of the cheapest housing available. Income levels of around 92.2% of the new households which formed in 2006/7 are below the level necessary to be able to buy, and 73.1% are unable to access the private rented sector in the Borough.

**5.18** Lending on property has become much more restricted due to the impact of the ‘credit crunch’ making homes unaffordable. This is particularly the case for first time buyers who are more likely to need 100% mortgages, but it is also slowing down housing moves across the sector. This is important as evidence suggests that low incomes in the Borough may be a more significant barrier to home ownership than house prices.

**5.19** In view of the need to deliver sustainable and balanced communities, the Council will seek to provide every opportunity for residents to progress on the property ladder. Given the existing level of need for affordable housing in the Borough the Council will seek to maximise the opportunity for developing more affordable housing by adopting a pro-active and flexible approach to assessing all sites coming forward individually to establish what threshold is appropriate given the need to maintain financial viability of schemes to ensure homes are provided that our residents can afford. The Council is also committed to working closely with RSL partners to deliver new affordable homes. Final targets will be subject to wider planning, economic viability, regeneration and sustainability considerations and will require a flexible approach to specific site negotiation.

**5.20** The Borough wide target will be adjusted annually as part of the AMR using the 'dynamic viability model' provided with the Affordable Housing Viability Study to allow for the proportion of affordable housing sought to be closely related to market

**Fine Matrix Output: Base Alternative Use Value**

		Price Change HPI									
		%	-8%	-4%	0%	4%	8%	12%	16%	20%	24%
Cost Change BCIS Index	%	475.5	496.2	516.9	537.6	558.3	578.9	599.6	620.3	641.0	
	-8%	261.4	5%	15%	25%	30%	35%	40%	45%	45%	50%
	-4%	272.7	0%	10%	20%	25%	30%	35%	40%	45%	45%
	0%	284.1	0%	5%	20%	25%	30%	35%	40%	45%	45%
	4%	295.5	0%	0%	5%	15%	20%	25%	30%	35%	40%
	8%	306.8	0%	0%	0%	10%	15%	20%	25%	30%	35%
	12%	318.2	0%	0%	0%	5%	10%	15%	20%	25%	30%
	16%	329.6	0%	0%	0%	0%	5%	10%	15%	20%	25%
	20%	340.9	0%	0%	0%	0%	0%	10%	15%	20%	25%

Sources: Waltham Forest's Affordable Housing Viability Study

conditions. Current assessments reveal that while only a maximum borough wide target of 20% is considered deliverable, whereas, in the 2007 market peak a 50% target was considered deliverable. The model allows for flexibility in setting the target in response to changes in construction costs and house prices. The proposed methodology of setting the target is considered to be the best available alternative to setting a single target and proves to be fair to the Council and property developers.

**5.21** This approach will ensure that the target is always viable, and is adjusted annually to the changing market. Any uplift in house price will therefore produce more affordable housing. It will not damage the land market because Dynamic Viability adjusts the target so as to leave viability the same. This will ensure that the long term change in targets preserves deliverability and ensures that uplift in land values is translated into more affordable housing. In addition to the proposed 20% target

applied to new market housing sites over 10 units, policy CS1 will ensure that at the point of a planning application a detailed viability analysis of each site is agreed between the Council and the applicant.

**5.22** The proposed 60:40 split is in line with regional guidance and is designed to increase the amount of intermediate housing stock in the Borough, support the shift from social rented to intermediate housing and to provide the first steps for residents to get onto the property ladder. Increasing the amount of affordable intermediate products on the market should alleviate the existing pressure on social housing in the Borough and also achieve the desire to create more balanced communities by avoiding high concentrations of social housing or mono tenure affordable housing developments. Intermediate housing involves less public subsidy than social rented housing and therefore generally desirable to maximise the supply in relation to the need.

**5.23** There is considerable pressure in London to maximise the intermediate supply because it is a priority of the GLA to do so, and is more valuable. Many households who might have been able to buy outright twenty years ago, cannot now do so, and so partial equity solutions may be the best solutions.

**5.24** Increasing the supply of intermediate housing will be a challenge for Waltham Forest but the Council is committed to delivering this. As identified in the Affordable Housing Viability Study based on an analysis of local residents income levels and current housing delivery targets there are enough households able to access the Intermediate market over the plan period. This is further supported by the Waltham Forest AMR 07/08 which indicates that a split of 60:40 was achieved for this period and is considered to be deliverable over the plan period. Achieving the 60:40 split is a long term strategic goal of the Council in order to create mixed, economically balanced and sustainable communities. It is recognised that there may be issues achieving the target in the short term given current household incomes and current standard intermediate housing products. However, as it is of strategic importance to the Borough significant work will be undertaken to ensure the intermediate products are accessible to our residents. The Waltham Forest Housing Strategy will provide details of how this will be achieved.

**5.25** According to the Waltham Forest Affordable Housing Viability Study nearly 40% of households who fall into the social rented and intermediate bands can afford more than a social rent, and are therefore in the intermediated band, which is just over 17,500 households. However, the analysis shows that households in the intermediate band can only afford very low levels of ownership, the majority less than a 25 % equity share.

**5.26** A concerted and flexible approach will be key to delivering intermediate housing in Waltham Forest given that total household incomes are towards the lower end of the intermediate band. This will require careful management to ensure the intermediate product meets local need, non-standard intermediate products and innovative incentives will be required.

**5.27** Policy CS1 identifies the need to consider financial viability for establishing the maximum amount of affordable housing required for sites over 10 units, all schemes which propose less than 50% Affordable Housing will need to submit a

financial viability assessment that will be subject to review by the Council using a 'dynamic viability model' provided with the Affordable Housing Viability Study. This allows for changing market circumstances to be assessed annually and ensure that Council maximise the amount of affordable housing being deliver whilst ensuring developments can still come forward. It can also take into account Planning Obligations.

### ***Provision of larger homes***

**5.28** In Waltham Forest, 58.7% of existing households moving to market housing require 3 or more bedrooms and 78.2% of the demand in the borough is for 2 or more bedrooms. Smaller units, make up 80.3% of the total housing stock, compared to around 75% in Greater London and 45% nationally. Semi - detached and detached houses represent just 19.6% of the stock. Over 70% of Ascham Homes (the Council's ALMO for its housing stock) properties have 1 or 2 bedrooms and just over 1% has more than 4 bedrooms.

**5.29** Like many London Boroughs, Waltham Forest has high levels of overcrowding – 12.9% of all existing households in both private and social sectors are over-occupying (around 12,000 households), based on a calculation of occupants to bedroom numbers. This is far higher than the national average level of 3%.

**5.30** Our focus on the provision of larger homes is an attempt to balance up the size of homes in the Borough (which are predominantly smaller units) to provide more opportunities for families living in both public and private housing to up-size and to retain more families within the Borough. The Council is resisting conversions of family units into flats and houses in multiple occupation for the same reason.

### ***Housing Design***

**5.31** Good quality design is important as it improves the public realm, people's residential experiences and the local economy and tackles climate change. Residents of Waltham Forest have made it clear that they care very strongly about the quality of design and construction of housing in the Borough. Again, this is an instance where East London has historically been less ambitious in its expectations.

**5.32** Good external and internal design will be given a much higher priority than in the past, both to improve the look of homes from the outside, improve environmental sustainability and to meet families' everyday living needs. As Waltham Forest's High Density Housing Study stated, at higher densities, it is particularly important that design features ensure that issues such as crime are designed out, and communal play space, security, safety and excellent maintenance are designed in.

**5.33** Residential areas need to be well designed and planned – including the relationships between housing, schools, community safety, transport and health centres, and other physical and social infrastructure.

**5.34** In Waltham Forest, 30.6% of dwellings in the private sector do not meet the Government's 'decent homes' standard. This represents over 21,000 dwellings of which almost 7,000 are believed to contain vulnerable households. Therefore, improving the design and standard of existing homes will also be a priority.



**5.35** By enforcing the same high design standards for public and private developments ultimate flexibility is built into housing stock to enable transfer of homes across the different tenures in response to changing demand over the plan period.

**5.36** Due to high housing growth projections and limited land availability, it is likely that new housing will need to be developed at higher densities. In order for Waltham Forest to create and retain wealth in the Borough it will need to remain an attractive area to invest in to ensure continuous supply of developments coming forward and become a more enticing place to move to and stay long term. Higher density development will need to be carefully managed to ensure that it enhances the surrounding neighbourhood, provides convenient access to employment and community facilities and is well serviced by public transport, does not compromise the quality of life for our residents, impact negatively on the affordability of homes in the Borough for our residents or preclude development from coming forward in the Borough due to financial viability. The process for managing housing density will be addressed in the Development Management Policies and Area Action Plans.

### ***Create sustainable, attractive, mixed and balanced communities***

**5.37** It is important that we plan to provide housing that will help to create economically mixed communities. In order to achieve our SCS ambitions of creating and retaining more wealth in the Borough we will prioritise new market housing that attracts and retains economically active households who are looking to put down roots in the Borough.

**5.38** The right sort of housing must be built to cater for the developing aspirations of our current and future residents to persuade them to stay and settle in Waltham Forest. Through coordinated and concerted action, we hope to achieve a major shift in the perceptions of Waltham Forest as a place to live – both from the perspective of our residents, and those outside the Borough.

**5.39** A disproportionate number of higher income earners are choosing to leave the borough. 45% of existing households moving out of the Borough cited the quality of the neighbourhood as the primary reason and 23% cited employment/access to work. Therefore it is important to improve the quality of design and consider the strategic prioritisation of future housing in key locations to ensure it is appropriately located in areas that are easily accessible to employment opportunities, sustainable transport options and social infrastructure.

### ***Provision for gypsies and travellers***

**5.40** The Borough currently has one site which has 17 pitches which is a capacity of 34 caravans. In the East London sub-region the need for Gypsy and Traveller accommodation is anticipated to increase in the coming Plan period. The Council will seek to contribute to the need in the sub-region by seeking to achieve the target set out in the draft alterations London Plan of delivering 11 pitches in the Borough by 2017.

### Implementation

**5.41** In order to achieve our minimum Housing Target of 665 units per annum, the Council will adopt a proactive approach to maximising the amount of land readily available for housing development. Partners will play an important part in delivery, and new partnerships and ways of working will need to be established. These partnerships need to have both a local focus, and wider regard to the sub regional, London-wide and, indeed, national context within which the Borough's housing market operates.

**5.42** The LSP Housing thematic partnership is currently responsible for the delivery of the housing strategy and will assume the responsibility for the objectives of the Core Strategy. Its success will be determined by its ability to achieve consensus amongst the wider 'housing community'; residents, politicians, other public service providers and developers; align and focus resources; and establish an effective delivery partnership.

In order to deliver the housing priorities and maximise the flow of housing investment into the Borough, Waltham Forest and its partners will:

- Proactively work with the Homes and Communities Agency (HCA), especially in relation to single conversions.
- Work with the 2012 Olympic Games host Boroughs and regional stakeholders to develop and deliver a Multi Area Agreement (MAA), focusing on providing more jobs, an improved public realm and housing renewal.
- Use public sector land creatively - the Council and other public sector land owners (e.g., health authorities) have an important role to play in ensuring their land is used as creatively and effectively as possible.
- Ensure other partners such as private and affordable housing developers bring their resources and expertise to Waltham Forest and stay for the long term.
- Make the best use of our resources, in part through developing a plan to align the housing strategy with future growth bids, and increasing the use of our enforcement powers.
- Utilise planning powers to establish a better mix of housing in terms of the type, size, tenure and affordability of dwellings. This will mean that a full range of homes must be provided on larger sites, and any housing on smaller sites must complement what is already locally available.

### Targets/Indicators

- Provision of at least 665 additional homes in the Borough each year, of which 363 will be affordable;
- All developments with a capacity of 10 or more units to include affordable housing;
- A 60:40 split of social to intermediate homes for affordable housing,
- Identify suitable land to accommodate 11 additional pitches for Gypsy and Travellers;
- Achieve a 50:50 split of 1-2 bedroom homes and 3-4 bedroom homes;
- Build all new homes to Lifetime Homes standards;
- 10% of new housing to be wheelchair accessible.

## Evidence Base

- Waltham Forest Sustainable Community Strategy, 2008-2011;
- Waltham Forest Housing Strategy and Action Plan, 2008;
- Waltham Forest Affordable Housing Viability Study, 2009;
- Waltham Forest High Density Housing Study, 2009;
- Waltham Forest Housing Needs Market Assessment, 2007;
- Waltham Forest Housing Land Availability Assessment, 2008;



## 6 Create an Economically Balanced Population

### Strategic Objective 2

Facilitate sustainable economic growth by safeguarding and enhancing an appropriate range of sites and premises to meet the demands of local businesses and growth sectors in order to attract and retain high quality services, industries and well paid jobs in the Borough while ensuring residents are able to access them.

### Introduction

**6.1** A key issue in Waltham Forest is getting the balance right between the potential loss of employment land and the need for more housing in the borough. Whilst the number of jobs in Waltham Forest is predicted to grow by over 3,000 between 2006 and 2026 <sup>(1)</sup>, consultant's studies have shown that, during the same time period, there could be a reduction in demand for industrial land in the Borough by an average of 17.8 hectares <sup>(2)</sup>. This is expected to be driven by a decline in industrial jobs and an increase in office and business related jobs in the Borough. It is therefore to provide sufficient land to meet expected demand and, through skills development and re-training, enable the transfer of employees between these employment sectors to give residents the opportunity to access the new jobs being created. It is also important to maximise the use of land and ensure that under-used or vacant employment land can be released for alternative uses such as social infrastructure and housing.

### What You Told Us

**6.2** From the Issues and Options consultation, the following options were particularly well supported:

- Under-utilised employment land should be released to enable regeneration in the borough. This released land should incorporate a mix of land uses including the provision of employment, housing and social infrastructure.
- Designated employment land should be protected for employment purposes.
- Access to and within employment areas needs to be improved.
- The provision of Small and Medium sized Enterprises (SMEs) from the creative, cultural and high tech industries are an important element contributing towards economic regeneration within the borough.
- New jobs should be located in regeneration areas including Blackhorse Lane, Walthamstow Town Centre and the Northern Olympic Fringe Area.

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1 GLA Economics Current Issue Note 13: Borough Level Employment Projections to 2026

2 This is the average between a low and high growth scenario considered by the Employment Land Study. The low growth scenario anticipated a reduction in demand of 24.5 hectares and the high growth scenario of 11.1 hectares. Waltham Forest Employment Land Study, URS, 2009

## Option Appraisal

**6.3** From the consultation responses and Sustainability Appraisal review it was established that a combination of following options would be likely to have overall positive economic effects in terms of attracting investment and employment in the Borough:

- Providing better access to and within employment areas;
- Improving the quality and environmental standards of employment estates;
- Protecting designated industrial areas;
- Releasing non-designated employment land;
- Encouraging more office development with a range of office spaces;
- Focusing new job creation in regeneration areas;
- Accommodating environmental industries such as waste and recycling establishments;
- Encouraging the provision of small and medium enterprises.

**6.4** Requiring land for transport related activities was found to be unsustainable in that land requirements for transport will have knock-on effects for pedestrians and cyclists, result in a loss of open space and footpath space, and increase local air pollution and greenhouse emissions due to increased vehicles.

**6.5** The preferred policy option reflects a combination of the above options. However, the Council will consider carefully any reasoned and realistic policy alternatives or variations which may be suggested in response to consultation on this Preferred Options Report.

### Policy CS 2

The Council will facilitate sustainable economic growth by:

A) Intensifying and upgrading existing employment lands in the regeneration areas of Blackhorse Lane, the Northern Olympic Fringe Area, Wood Street and Walthamstow Town Centre;

B) Promoting, managing and, where appropriate, protecting Strategic Industrial Locations (SILs) in accordance with the London Plan;

C) Taking a more flexible approach to employment land allocation so that non-designated employment land and premises that are no longer viable and surplus to requirements can be released for more productive uses. This released land will be allocated on a sequential needs basis. Priority will be given to social infrastructure, followed by mixed use development that incorporates compatible residential development, especially affordable housing;

D) Seeking opportunities for growth and development in the borough's regeneration areas, with Walthamstow Town Centre and Blackhorse Lane as preferred locations for office developments as part of mixed use schemes;

E) Encouraging a mix of employment facilities and types, including the provision of employment spaces suitable for small and medium sized enterprises;

F) Maximising the Borough's potential as a desirable location for creative/ cultural industries by providing attractive, high quality sites with high speed internet connections;

G) Promoting Green Industries and ensuring that new industries and employment facilities address climate change objectives set out in policy CS4;

H) Supporting new Business Improvement Districts (BIDs) in the regeneration areas of Blackhorse Lane, Northern Olympic Fringe Area, Wood Street and Walthamstow Town Centre.

I) Incorporating estate improvements such as signage, surfacing, landscaping, lighting, safety measures and energy efficient measures;

J) Directing business developments to appropriate locations across the borough to reduce the need to travel and enhance the accessibility of jobs being created; and

K) Supporting local enterprise development, employment and training schemes for Waltham Forest residents in accordance with the Waltham Forest's Strategy for Enterprise, Employment & Skills as set out within the Enterprise, Employment and Skills Strategy (5 Year Plan) and Action Plan as well as policy CS6;

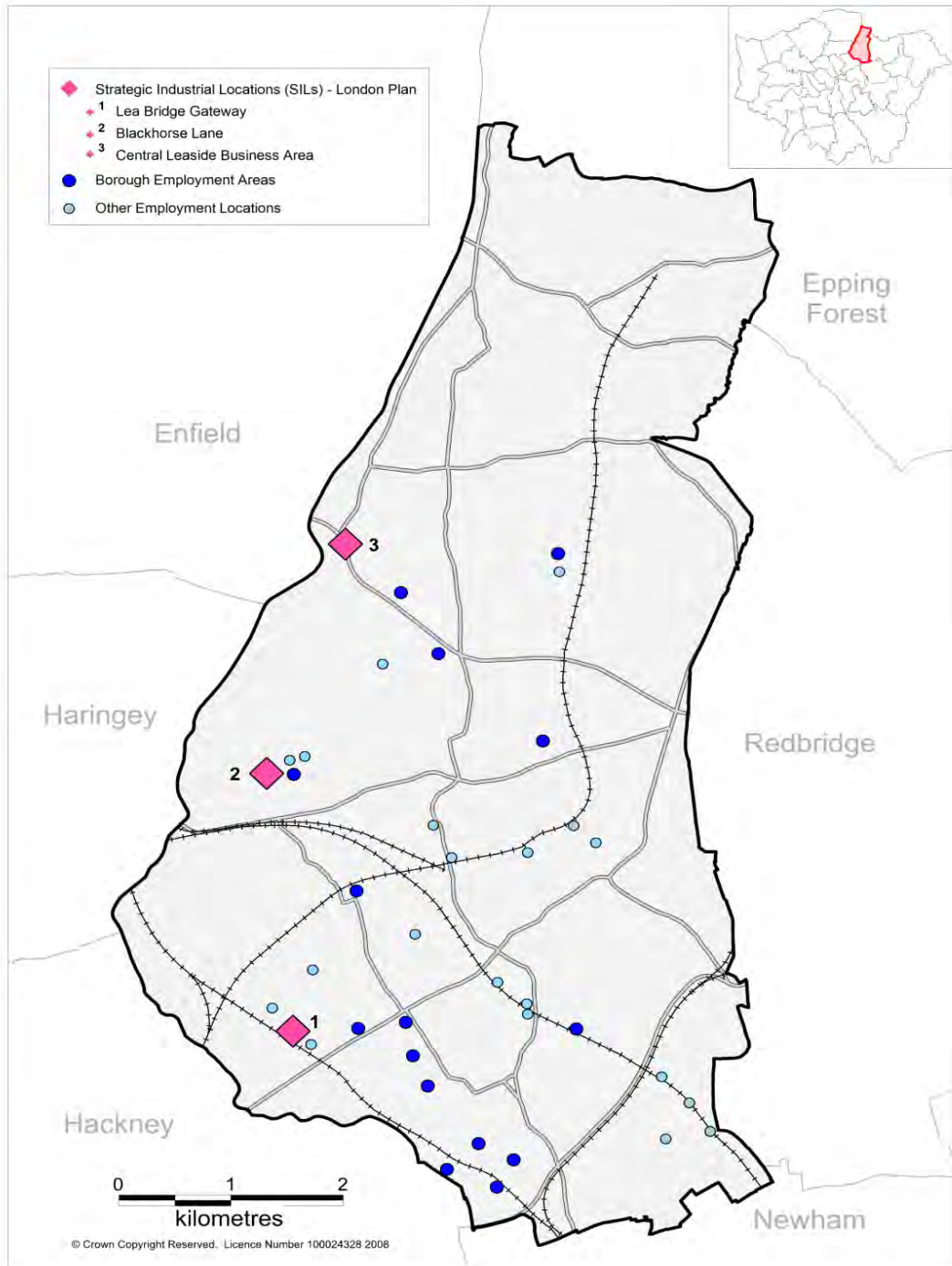
### Justification

**6.6** Of particular importance to the economy of Waltham Forest and east London are the Lea Bridge Gateway, Blackhorse Lane and Central Leaside Business Area which are all designated strategic employment locations in the London Plan. These areas will be designated in the Proposals Map, Site Specific Allocations and Area Action Plan DPDs for employment uses and waste management activities. These documents will also highlight additional employment areas which require Borough and Local level designations.



**6.7** Alongside the need for safeguarding employment sites, is also the need for flexibility. Consultants acting on behalf of the Council have predicted that there could be a reduction in demand for industrial land in the Borough by an average of 17.8 hectares between 2009 and 2026<sup>(3)</sup>. The release of employment land that is no longer viable and surplus to requirements will be addressed in Area Action Plans and the Site Specific Allocations DPDs. Policies in the Development Management DPD will direct the release of employment land by specifying the conditions and criteria for determining whether an employment site is unviable and surplus to requirements. Where sites are no longer suitable for traditional employment use, the land will be allocated on a sequential needs basis. Priority will be given to social infrastructure, followed by mixed use redevelopment that could incorporate a high percentage of housing, especially affordable housing.

3 This is the average between a low and high growth scenario considered by the Employment Land Study. The low growth scenario anticipated a reduction in demand of 24.5 hectares and the high growth scenario of 11.1 hectares. Waltham Forest Employment Land Study, URS, 2009



**6.8** Up to 2026 it is predicted that there will be an additional net demand for between 3.1 and 3.7 hectares of office land within Waltham Forest <sup>(4)</sup>. Currently, there is a low supply of office premises in the Borough which would need to expand to meet the future needs of local businesses. The main drivers of this expansion in demand for office space is expected to come from small and medium-sized enterprises (SMEs). Blackhorse Lane and Walthamstow Central are also expected undergoing mixed use regeneration development and are accessible by public transport. Appropriate new office developments will therefore be encouraged in these areas.

4 Waltham Forest Employment Land Study, URS, 2009



**6.9** Since 1998 there has been an increase of 21.2 percent in B8 (storage and distribution) floorspace<sup>(5)</sup>. Between 2009 and 2026 demand for B8 land is expected to moderately change by between -1.1 to 4.8 hectares<sup>(6)</sup>. As such there will be need to supply sufficient land in the Borough to meet this need. There is a relatively low availability of good quality B8 premises in the Borough, with many of the premises being located in smaller, post-war built, former industrial buildings. As there is significant pressure on land from other higher value uses in the Borough, this need will be met through the intensification of existing industrial clusters, the majority of which currently contain a mixture of B2 and B8 uses. Existing industrial land will therefore be renovated and intensified to yield a greater amount of B8 floorspace within the same amount of employment land<sup>(7)</sup>.

**6.10** Intensifying employment land will provide an opportunity to improve the stock of industrial and commercial premises in the Borough<sup>(8)</sup>. Improving the amenity of existing employment estates will have overall positive economic effects in terms of stimulating employment and regeneration for the benefit of local residents and attracting investment and local services in the Borough. The intensification of employment land will be led by businesses themselves in collaboration with the Council and managed through the BID process.

**6.11** Small and Medium Enterprises (SMEs) make up a large proportion of businesses in Waltham Forest<sup>(9)</sup> and are an important component of a dynamic economy. They allow for a variety of businesses to locate in the borough by providing a range of employment opportunities. The diversity of SMEs themselves means that their accommodation requirements are varied. Special provision will be made for the needs of start up companies and SMEs. This will involve the redevelopment of existing industrial and employment areas and providing office accommodation as part of new mixed-use developments in Blackhorse Lane, the Northern Olympic Fringe Area, Wood Street and Walthamstow Town Centre. As Waltham Forest has numerous industrial premises in or near railway arches<sup>(10)</sup>, these could also be renovated to meet the increased demand for SMEs and office space.

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5 Waltham Forest Employment Land Study, URS, 2009

6 Waltham Forest Employment Land Study, URS, 2009

7 The Waltham Forest Employment Land Study 2009 (URS) recommends sites for B8 intensification. The total area of these sites equals 15.2 hectares, which is sufficient to accommodate up to 4.8 hectares of additional intensified employment land use.

8 Of the 45 employment clusters surveyed as part of the Waltham Forest Employment Land Study 2009 (URS), 11 were found to be in poor condition.

9 Approximately 10,742 companies in the Borough employ between one and ten employees. This comprises 84.1% of all the companies registered within the Borough. SMEs account for 26,687 employees, which is equivalent to 19.3% of the Borough's workforce (Waltham Forest Employment Land Study, URS, 2009).

10 There are approximately 300 railway arches in the Borough that could provide industrial/workshop/storage space (Waltham Forest Employment Land Study, URS, 2009).

**6.12** The Council will also seek to support opportunities for establishing creative industries in the Borough. Creative industries are a growing sector of the economy and are highly established in areas of East London. Twelve percent of London's workforce is already employed in the creative sector which accounts for over half a million jobs<sup>(11)</sup>. There is the potential for Waltham Forest to attract industries of this kind, especially those which are attracted by lower rents away from the city fringe. Growth in this sector is predicted to occur in the Lower Lea Valley, particularly around the Olympic site in Stratford, Hackney Wick and Fish Island. It is therefore important to maximise the Borough's potential to play a role in this continued Eastern migration and become a desirable location for creative/ cultural industries by providing attractive, high quality, affordable sites and premises with high speed internet connections.

**6.13** It is expected that Green Industries are going to play a key role in the economic recovery and in the global economy generally over the next 20 years. This is recognised in the Mayor's draft Economic Development Strategy. The draft London Plan promotes the development of a Green Enterprise District in the Thames Gateway. It is essential that Waltham Forest benefits from this potential growth sector by encouraging the emergence of green industries in the borough and ensuring that residents have the skills required to access these new jobs. By promoting growth in this way, the borough can also address its climate change objectives. Over the period of the core strategy, the Council will promote industrial and employment activities in line with climate change objectives contained in policy CS4 relating to minimising and adapting to climate change, protection and enhancement of the natural environment, waste management and sustainable transport.

**6.14** To ensure a sustainable and inclusive economy, it is necessary to ensure that Waltham Forest residents obtain the skills required to match the diverse needs of SMEs and creative industries in the Borough. These diverse skills can be achieved through employment and training schemes being implemented in accordance with the Waltham Forest's Enterprise, Employment and Skills Strategy (5 Year Plan) and Action Plan. Policies relating to improving the skill levels of Waltham Forest's residents are outlined in Policy CS 6 of the Core Strategy.

**6.15** The movement of people is a fundamental factor in locating new business development. Of the 45 employment clusters surveyed as part of the Updated Employment Land Study 2009 (URS), 33 were recorded as having poor and very poor access to public transport. The LDF will direct future business developments to appropriate locations across the Borough by incorporating employment uses in the mixed-use regeneration areas of Blackhorse Lane, the Northern Olympic Fringe Area, Wood Street and Walthamstow Town Centre. The Site Specific Allocations document will guide new business uses to areas that can be easily reached by public transport to minimise the use of motor vehicles and the associated negative impacts on the environment and traffic congestion.

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11 Working Paper 22: London's Creative Sector:2007. GLA Economics

## Indicators and Targets

- Growth in new jobs in the Borough.
- The employment rate in the Borough to be on par with the average of Greater London(monitored through National Indicator 151).
- An increase in the percentage of residents employed in the Borough (monitored through National Indicator 151).
- Release of surplus of employment land at the right time and in the right place.
- Maintaining a sufficient stock of employment land in the Borough.
- Sustainable increase of registered businesses in the Borough (monitored through National Indicator 171).

## Implementation

The boundaries of the designated employment areas will be defined in the Proposals Map DPD to be prepared. In the period until this is prepared, Schedules 1, 2 & 3 of the saved UDP Review 2006 will remain relevant.

This policy will be implemented in conjunction with other policies in the plan, through the determination of planning applications for employment lands and the preparation of Development Management Policies DPD, Site Specific Allocations DPD and the Blackhorse Lane AAP, Walthamstow Town Centre Area AAP and Northern Olympic Fringe & Lea Bridge AAP.

The policy will be implemented in accordance with the Action Plan stipulated in the Waltham Forest Strategy for Enterprise, Employment & Skills. The Action Plan sets out partners, funding, timescales and outputs for the following:

- Supporting growth potential sectors and strengthening business leadership;
- Supporting SME growth and self employment;
- Improving the Borough's infrastructure and environment;
- Improving skills and supply what employers need;
- Targeting low employment localities and disadvantaged populations; and
- Improving the Borough's skills base to ensure that residents can benefit from new economic opportunities.

A marketing campaign, as outlined in the Waltham Forest Strategy for Enterprise, Employment & Skills, will be implemented that demonstrates the Borough's niche industries, attractive town centres, improved business parks, transport accessibility and a ready, employable workforce particularly targeting potential investments that will boost the creative sector, retail, leisure, personal and business services.

A marketing campaign, as outlined in the Waltham Forest Strategy for Enterprise, Employment & Skills, will be implemented that demonstrates the Borough's niche industries, attractive town centres, improved business parks, transport accessibility and a ready, employable workforce particularly targeting potential investments that will boost the creative sector, retail, leisure, personal and business services.

The creation of Enterprise Zones and Business Improvement Districts (BIDs) will help to galvanise more individual business owners and managers to improve the competitive environment of their areas. There is a strong interest to establish further

BIDs in Walthamstow Central and Blackhorse Lane. These business-led bodies have the potential to generate new revenue streams in addition to their business rate levy and develop new locally delivered business growth services using these resources. When fully functional, these will become the preferred vehicles for delivery of many business support services in the Borough.

Public sector procurement will be used to strengthen local firms by actively committing the Borough Council, the PCT, health trusts and RSLs to purchase wherever possible from local firms; and by assisting local companies to compete effectively for public sector business. The Council intends to work with its key partners and prepare detailed strategies for the improvement and intensification of employment lands. The improvement and intensification of employment land will be led by businesses themselves in collaboration with the Council and managed through the BID process.

### **Evidence Base**

- Our Place in London - Waltham Forest Sustainable Community Strategy, 2008
- Waltham Forest Strategy for Enterprise, Employment and Skills, 2009
- Waltham Forest Employment Land Study; URS; 2007
- Waltham Forest Updated Employment Land Study, 2009
- Developing an Approach to Inward Investment in Waltham Forest, 2008
- GLA Economics Current Issue Note 13: Borough Level Employment Projections to 2026

## 7 Cultivate Civic Participation and Social Cohesion

### Strategic Objective 3

Strengthen and improve sustainable community, and reduce existing deprivation in the Borough, by ensuring the timely delivery of appropriate social, physical and green infrastructure.

#### Introduction

**7.1** Social infrastructure represents a wide variety of services that are essential to the sustainable wellbeing of a community. Such services include libraries, educational and skills facilities, health services and emergency services. These services are essential to ensuring cohesion, participation and wellbeing in the community. The predicted increase in the Borough's population over the next 20 years will create pressure on the existing infrastructure within the Borough. Therefore, the Council needs to ensure that the appropriate level of social infrastructure is provided to meet the needs of the Borough's growth and change in population. The provision of appropriate infrastructure will be important in addressing problems around access to employment, education and other facilities which is currently contributing to deprivation in the Borough.

#### What you told us

**7.2** Respondents to the Core Strategy Issues and Options Consultation expressed concern that the borough did not have enough community, cultural and health facilities to cater to their everyday life, and some were worried about a future reduction in the accessibility of facilities as a result of increased housing and population growth. As such, the following measures were seen to be important for continued high quality of life in the borough:

- Protection of existing facilities.
- Relocation of existing facilities to central locations.
- Development of new facilities through development contributions.

**7.3** Finally, there was major concern that a number of iconic and valuable cultural facilities, have been sold or redeveloped and no longer cater to the population. Many people felt as though this had reduced their opportunities for interaction with other people and more often saw them travelling out of the borough to access such facilities.

#### Option Appraisal

**7.4** The Core Strategy Issues and Options document highlighted the importance of social infrastructure for continued wellbeing of the community. The policy options listed in that document were centred around the protection of existing facilities, the relocation of existing facilities to town centre locations and the funding of new facilities.

**7.5** The Council has decided to combine and build on the three options listed in the Issues and Options document. It was seen as important that existing facilities are protected, as they play a key part in the lives of existing residents, with exceptions made for the redevelopment of facilities to provide a higher standard of the same facility. The location of new, and relocation of existing, facilities into town centre locations is supported to establish sustainable access to facilities. Finally, contributions from developers will be very important to the provision of new facilities where new development creates increased demand on facilities.

**7.6** In line with the requirements of Planning Policy Statement 12, Waltham Forest Council has undertaken a Strategic Infrastructure Plan study, which has assessed future demand on infrastructure based on the potential housing and population growth in the Borough. This study enabled the Council to further understand the needs of the community, and to plan for appropriate and timely infrastructure provision. It was recognised that infrastructure may come under pressure as the Borough's population grows. Therefore, a key element of this policy is the Council's commitment to appropriate infrastructure provision over the lifetimes of the plan. Furthermore, the policy builds on the Issues and Options by highlighting a need for social infrastructure to maintain high levels of service provision and tackle climate change.

### Policy CS 3

The Council will ensure that community, social and physical infrastructure within Waltham Forest caters to the needs of the existing community as well as future populations by:

- A) Resisting of the loss of community facilities, and where the loss of these facilities is justified it will seek to ensure that resulting development compensates these uses to ensure no net loss;
- B) Supporting the retention and enhancement of existing facilities;
- C) Encouraging the development of multi-purpose facilities that can provide a range of services and facilities to the community at one accessible location;
- D) Promoting of innovation in service provision and recognises that there are a range of modes appropriate for providing for all parts of the community;
- E) Requiring development to contribute towards the provision of community facilities to meet the needs of new communities and mitigate impacts on existing communities;
- F) Locating libraries, health facilities, leisure facilities and community centres, in town centres or other accessible locations to maximise community access, sustainable transport and build a sense of local community identity;
- G) Ensuring new facilities demonstrate how they will tackle climate change, in line with policy CS4; and

H) Providing facilities and services that are accessible and inclusive to all potential users regardless of age, ability, gender or socio-economic status.

## Justification

**7.7** Planning Policy Statement (PPS) 12 – Local Spatial Planning requires planning authorities to place infrastructure planning at the heart of the planning process, in recognition of the importance of social infrastructure to sustainable communities.

**7.8** If the Council is to develop more homes for people in the Borough, whilst creating a genuinely sustainable community, the social infrastructure in Waltham Forest must meet people's needs and aspirations. The provision of essential services and infrastructure within the Borough will therefore help to promote a community that caters to people's essential needs, whilst also ensuring that the borough is attracting and retaining workers and families.

**7.9** The quantity, quality and accessibility of social infrastructure such as libraries, health facilities, community and faith centres, emergency services and educational services, will often directly contribute to the quality of life within the Borough. Without the necessary infrastructure in place, the vital needs of residents can be neglected, reducing the quality of life and making the place unattractive to residents as well as potential newcomers.



**7.10** Social infrastructure is also essential in providing people with better life opportunities and reducing existing social deprivation. Waltham Forest has been identified by the Department of Communities and Local Government's Index of Multiple Deprivation as suffering from significant levels of deprivation with areas of crime, worklessness, poor health and low income. In many areas these levels of

deprivation are defined geographically, with the south of the borough having significantly higher levels of deprivation than the northern parts of the Borough. As such, future development should consider the quality and distribution of a wide range of social services as a means of bridging the gap between the relative quality of life in these areas.

**7.11** The GLA's annual housing target for new dwellings for Waltham Forest, and the identification of housing delivery and development sites, will have a direct impact on the capacity of existing infrastructure. The Borough's Strategic Infrastructure Plan (2009) assessed the future requirements for all types of infrastructure, including social infrastructure. It looked at a range of population scenarios to determine the infrastructure required to support a happy and healthy community. This study found that the infrastructure areas of Education and Health require significant and co-ordinated investment in order to be able to meet the needs of the future populations, as well as coordinated work between partners to find sites for new facilities. In the cases of these types of infrastructure, existing deficiencies were compounded by population growth. The Strategic Infrastructure Plan is located within the Appendixes, and shows how the Council will co-ordinate the meet the needs of the future populations, through coordinated service provision.

**7.12** As such, wherever possible, the capacity of social infrastructure should be increased to reflect the inevitable increase in demand as new people move into the borough. In the case of expansion of existing facilities required to meet the need of additional housing, this will be negotiated through planning obligations.

**7.13** It will be very important to safeguard sites for future education, health and community service needs and also to protect existing sites and premises. Furthermore, Community facilities and services need to be located so that they have maximum accessibility for their potential users, some may be best located in a town centre or key local centre whilst other services and facilities may be better located close to the communities they serve.

### **Target/Indicator:**

**7.14** Key targets/indicators to be met are as follows:

- Maintaining/increasing the capacity of existing facilities to meet the needs
- Increase in health and community use floorspace where possible.
- Increase in use of public libraries
- Better access to services by public and active transport
- Increase in civic participation in the Borough

### **Implementation:**

**7.15** It is envisaged that the implementation of this policy will be through the planning process with a collaborative approach between the Local Strategic Partnership and the Council to deliver the Strategic Infrastructure Plan and ensure the needs and requirements of the local community are met with appropriate provision.

**7.16** In particular, health policies will be implemented in the following ways:



- Through identification of sites to support implementation of the Polyclinic projects,
- Proposals to support health care in Area Action Plan locations at Blackhorse Road, Northern Olympic Fringe and Walthamstow Centre will be supported,
- Through the consideration of planning applications.

### Evidence Base

- Our Place in London - Waltham Forest Sustainable Community Strategy, 2008
- Waltham Forest Strategic Infrastructure Plan - due for completion September 2009
- Waltham Forest Strategic Leisure Report, 2007
- Waltham Forest Library Strategy
- Waltham Forest Primary Care Trust Forward Plan



## 8 Responding to Climate Change

### Strategic Objective 4

Ensure that our patterns of development and use of resources support the long term sustainability of our environment and respond to climate change in a practical and effective way.

### Introduction

**8.1** It is widely accepted that climate change is occurring and largely results from human actions. The need to minimise and adapt to its impacts is now a serious challenge for Government and the community. Rising temperatures associated with climate change could have catastrophic implications for the natural and built environments; including impacts on biodiversity, and increased heat waves and flooding. Furthermore, our growing population and increasing generation of waste is creating an unsustainable demand for landfill space and it is essential the Council seeks more sustainable systems of waste management and resource use. The same can be said for car use, with increasing CO<sub>2</sub> emissions and pressure on our transport systems from a growing population, it is imperative the Council seeks more sustainable methods of transport.

**8.2** When considering how the Council can best respond to climate change this policy will take account of four key themes. These are: how the Council can minimise and adapt to climate change including our use and management of energy and water, how the Council should protect and enhance the natural environment and biodiversity, how the Council will manage our waste and resources sustainably and how the Council can develop a sustainable transport network. These themes are derived from the Waltham Forest Sustainable Community Strategy.

**8.3** These themes are important considerations individually; but their relationship is interdependent. Our first priority must be reducing our impact on the environment in order to achieve sustainable growth. This must take account of how the Council can reduce our CO<sub>2</sub> emissions through energy use, transportation and business operations. The Council must also plan effectively to adapt to the impacts of climate change such as rising temperatures, flooding and drought. The Council must take account of how this will affect our natural environment and how the Council can seek to protect biodiversity and enhance it in the future. Furthermore the Council must consider how to appropriately manage the waste we produce as a society and the use of resources so as to not continue with unsustainable actions. This should be achieved through applying the waste hierarchy by first seeking to prevent the generation of waste, secondly reusing what we do generate, thirdly recycling and composting where possible, fourthly converting waste to energy and as a last resort disposing of waste to landfill. Last the Council must seek to develop more sustainable patterns and systems of transport by reducing the need for travel and encouraging the use of sustainable modes of transport. These themes are interrelated and the Council will therefore seek to take a holistic and joined up approach in delivering these objectives and ultimately responding to climate change.

## What you told us

**8.4** The Council undertook consultation on issues and options for the Core Strategy in Summer 2008. The topics covered in the Preferred Options Document by Policy CS4 Responding to Climate Change were addressed over a number of sections in the Issues and Options Document. In Section 3 Protecting and Improving our Places we asked you for your comments on how we should protect and enhance our natural assets. In Section 10 Travelling Efficiently Between Places we asked for your response to issues regarding sustainable transport, managing the demand for travel, and enhancing the transport network. In Section 11 Doing our Bit for the Environment we asked for feedback on a number of topics including targets for renewable energy, sustainable construction, energy efficiency, and reducing CO2 emissions. Finally in Section 12 Reduce, Re-use and Recycle Waste we identified that the Council would continue to work with its partner boroughs in delivering the North London Waste Plan. From this consultation we have been able to identify the following responses.

### Minimising and Adapting to Climate Change

**8.5** There was a general consensus from responses received, that the primary objective of the climate change related policies should be to reduce CO2 emissions. This was evident from a strong support for policies to reflect the London Plan's energy hierarchy and encourage sustainable construction as the first priority in new development. Submissions also suggested that development should be required to demonstrate how their heating and cooling networks had been selected to minimise CO2 emissions.

**8.6** Public submissions strongly supported robust measures to improve the energy efficiency of new and existing buildings in the Borough. A range of measures were recommended, from stronger regulatory standards to improve the energy efficiency of new buildings to the provision of grants to subsidise retrofitting of existing buildings. In this regard, there were a high number of submissions relating to the retrofitting of existing development to improve energy efficiency and adapt to the changing climate. Submissions suggested a greater need for funding as well as information on cost effective options.

**8.7** There was agreement on the need for ratings against the Code for Sustainable Homes and BREEAM systems which provide guidance on the sustainable design and construction of residential and non residential buildings respectively. There was also strong support for use of on-site renewable energy as well as the implementation of district energy systems (also referred to as decentralised energy). However it was identified that the location and cost of such energy should be carefully considered and a robust evidence base would be required.

**8.8** Resident's responses informed us that climate change adaptation was also seen as a key consideration. Submissions supported policies that required development to be designed with the impacts of climate change in mind.

**8.9** The threat involved with flood risk zones was understood by the general public and the following measures were seen as important for the sustainability of the Borough. These included avoidance of development within high risk flood zones; and the integration of Sustainable Urban Drainage Systems (SUDS) into new

developments to manage water sustainably. In addition to these elements, many residents were concerned about the increased risk of flooding as a result of climate change, due to increased rainfall and larger storm surges.

### **Protection and Enhancement of the Natural Environment**

**8.10** Support was expressed among the public for the continued protection by Council of existing natural sites and open spaces in the Borough and for increasing the amount of green corridors across the Borough to support biodiversity. Importantly the need to balance economic growth with nature conservation was strongly articulated. There was support for ensuring that development minimises its impact on the natural environment. Responses agreed there was a need for improved management of natural areas both at a strategic and operational level in order to enhance the Borough's biodiversity and natural assets; which the public expressed a strong desire to participate in. Additionally there was support for the Council to include requirements for green infrastructure in development proposals.

### **Sustainable Waste Management**

**8.11** Respondents to the Core Strategy Issues and Options Consultation expressed a wish for waste to be considered holistically as a part of development. Respondents stated they wanted to see the design of new homes and businesses facilitate recycling. Additionally, it was identified that the use of recycled material in the construction of new buildings should be promoted. It was also suggested that canals be used for the movement of waste as a sustainable transport option.

### **Developing a Sustainable Transport Network**

**8.12** The majority of respondents indicated that they supported some form of travel demand management, with only a small minority considering that the Council should not seek to manage the demand for travel. The promotion of more mixed use development followed by appropriate siting of trip-generating development formed the two most supported options, followed by the development of low-car and car-free development in appropriate locations. There was no significant support for the possible development of a local congestion charging scheme, and consequently this option is not included in the Core Strategy Preferred Options.

**8.13** The need to support the development of wider walking, cycling and recreational routes and networks also emerged from the consultation, in addition to smaller scale improvements that are of benefit only to specific developments. The development of broader routes and networks was agreed to go some way towards creating a step-change in provision for sustainable modes.

**8.14** One form of sustainable transport that was identified through the Issues and Options consultation was the opportunity for waterborne transport, particularly in relation to the transport of freight and waste, which has now been included in the preferred options for this policy.

## Options Appraisal

**8.15** The Issues and Options Report highlighted a broad range of opportunities for responding to climate change. Many of these options were presented as alternatives which the community was asked to consider individually as stand alone options. Based on advice and further research following consultation, it was decided that many of these factors were not effective stand-alone options but rather, should be combined to achieve a holistic and integrated response. This was also seen to be a more effective means of delivering the objectives of the Sustainable Community Strategy

**8.16** Therefore an over-arching policy approach was chosen encompassing within one policy the four broad themes of: minimising and adapting to climate change; protection and enhancement of the natural environment; waste and resource management; and sustainable transport. This is considered to represent a more co-ordinated response to the challenge of climate change. However, the Council will consider carefully any reasoned and realistic policy alternatives or variations which may be suggested in response to consultation on this Preferred Options Report.

### Policy CS 4

In responding to climate change, the Council will seek to address issues holistically, relating to the four key themes of minimising climate change and achieving CO2 reduction targets while adapting to climate change; protection and enhancement of the natural environment; sustainable waste management; and sustainable transport.

#### **Minimising and Adapting to Climate Change**

WalthamForest will promote requirements and actions to minimise and adapt to climate change by:

- A) Seeking to prioritise the reduction of CO2 emissions in new and existing buildings and ensuring design, construction and occupation minimises energy use, uses energy efficiently and makes use of energy from the most efficient sources including the achievement of applicable CO2 reductions or minimum energy sourcing requirements from renewable or low carbon energy;
- B) Requiring new and existing buildings to be designed and constructed to take account of the impacts of climate change over their lifetime including use of sustainable methods for heating and cooling as well as flooding, water scarcity and overheating; and to not put people or property at unacceptable risk while ensuring development has sufficient emergency planning measures in place;
- C) Setting specific requirements for environmental performance of new and existing development in line with appropriate standards such as BREEAM, Code for Sustainable Homes and EcoHomes assessments;

D) Establishing a system for improving existing buildings' resilience to climate change as well as energy and water efficiency, which will be applied through area and/or site specific requirements;

E) Promoting and facilitating the delivery of decentralised energy systems in appropriate areas of the Borough; particularly the regeneration areas of Walthamstow, Blackhorse Lane, Wood Street and the Northern Olympic Fringe and Lea Bridge area;

F) Promoting the use of renewable energy in development; and

G) Promoting the use of innovative energy technologies that reduce CO2 emissions and use of fossil fuels such as electrical, hydrogen, and energy from waste sources.

### **Protection and Enhancement of the Natural Environment**

The Council will protect and enhance the natural environment and biodiversity by:

H) Seeking to protect and enhance nature reserves, protected species and areas, sites of importance and green corridors, through new development and improvements to existing open space;

I) Identifying and improving the quality of biodiversity and natural spaces in areas of the Borough that are deficient in access. The Council will achieve this by looking to improve the quality or access to existing open spaces, protecting private garden space and securing opportunities for additional open spaces that increase biodiversity in the Borough; and

J) Establishing specific requirements for new and existing development in relation to provision of new or enhanced habitat where possible and promoting opportunities for positive gains for nature through the layout, design and materials of development proposals.

### **Sustainable Waste Management**

WalthamForest will seek to manage its waste in a sustainable manner by:

K) Promoting the reduction of waste produced in the Borough, increasing the reuse of waste and materials wherever possible, and seeking to increase recycling and composting of waste. To support this, development should provide adequate and well designed facilities for recycling, storage and collection of waste. New developments should use materials sustainably as well as source sustainable materials for construction, particularly the reuse of construction and demolition materials in new development; and

L) Ensuring there is sufficient land for waste management purposes and establishing appropriate policies for waste applications, through the Joint North London Waste Plan and apply its policies to waste development. Additionally the Council will safeguard existing waste management facilities within Waltham Forest.

### **Developing a Sustainable Transport Network**

The Council will seek to develop a sustainable transport network to reduce the need for travel and encourage the use of sustainable modes of transport by:

M) Promoting mixed use development in appropriate circumstances and supporting the careful location of high trip-generating development;

N) Establishing requirements for development to provide information that will allow the Council to assess the transport impacts of new developments and ensure they are mitigated and managed;

O) Promoting sustainable parking provision that is appropriate for the essential needs of the development, as well as encouraging low-car and car-free development;

P) Considering proposals which make use of waterborne transport favourably; and

Q) Improving sustainable borough wide transport connections, infrastructure provision and positive conditions for pedestrians, cyclists and public transport users.

## **Justification**

### **Minimising and Adapting to Climate Change**

**8.17** It is now widely accepted that ongoing continuation of the current patterns of energy use, resource use and CO2 emissions is not sustainable and will exacerbate the issue of climate change. Therefore it is imperative the Council plans now to reduce CO2 emissions, resource use and energy use in order to minimise climate change in the future, whilst also ensuring our communities are able to adapt to the changes now likely to occur<sup>(1)</sup>.

**8.18** In Waltham Forest the effects we are likely to experience from climate change include increased likelihood of flooding from the River Lea and River Ching and their tributaries, water shortages for people and the landscape, an increased need for summer cooling within the urban area due to hotter summers and the urban heat island effect; and the risk of subsidence due to drying out of underlying clay which

1 Waltham Forest Energy Strategy, AEA Energy and Environment, March 2008

is often present in the north London area. Waltham Forest Council needs to reduce the potential severity of these impacts, while also responding appropriately to these issues of risk, with measures taken to safeguard the Borough for the future<sup>(2)</sup>.

**8.19** National and regional policy recognises that it is significantly more cost effective to take proactive measures to minimise and adapt to impacts of climate change, than to refrain from adopting such measures and be reactive sometime in the future. In particular, it will be more effective for development to incorporate responses to climate change in the early design stages and ensure buildings are fit for purpose for the long term life of their use. This should enable proposals to achieve their full potential in reducing CO2 emissions and adapting to the impacts of climate change, while increasing the value of the property in the longer term as consumers become more aware of the impacts of climate change on their environment. Waltham Forest has a significant responsibility to be proactive in this regard due to the Council's key role in shaping where and how development can occur and therefore an ability to cost effectively maximise benefits and minimise impacts.

**8.20** A carbon footprinting study undertaken for the Borough in 2007<sup>(3)</sup>, identified that Waltham Forest has the 7th lowest overall emissions compared with the 33 London Boroughs, the 4th lowest total emissions per capita and the 17th lowest domestic emissions per capita. Per capita domestic emissions equated to approximately 2.4 tonnes per person per annum. Residential and commercial activities, excluding transport were shown to contribute to a significant portion of the boroughs total carbon emissions (71%). The Climate Change Evidence Base (CCEB) Report<sup>(4)</sup> has made recommendations on how the Council is best placed to achieve CO2 reduction targets through the LDF system.

**8.21** The Mayor has set a target of 60% reduction in CO2 by 2025 against 1999 levels. The Waltham Forest Local Strategic Partnership Climate Change Strategy sets its own locally specific target of 40% reduction in CO2 by 2025 against 2005 levels. Given the Mayor's target is a London wide target, and emissions were lower in 2005 than in 1999 the Waltham Forest local target is compliant with the Mayor's requirement<sup>(5)</sup>.

**8.22** The CCEB Report has been informed from various national and regional policy including PPS 1 and the Climate Change Supplement. Additionally it has taken into account the Waltham Forest LSP Climate Change Strategy as well as the findings of the Waltham Forest Energy Strategy which identifies actions that need to be taken as a priority, and longer-term measures that can be implemented to ensure the long-term continued commitment to energy and water efficiency in Waltham Forest.

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- 2 Waltham Forest Energy Strategy, AEA Energy and Environment, March 2008
  - 3 Waltham Forest Carbon Footprinting Report, Carbon Descent (formerly SEA Renue), September 2007
  - 4 Waltham Forest Climate Change Evidence Base, Urban Practitioners and URS, October 2009
  - 5 Waltham Forest Local Strategic Partnership Climate Change Strategy, September 2008



**8.23** A key consideration in achieving CO2 reduction targets will be existing development in the Borough. Based on anticipated growth, it is likely existing housing development will account for approximately 84% of total housing in 2026 and existing non-residential development will account for approximately 95% of total non-residential development in 2026<sup>(6)</sup>. Therefore improvements in construction standards of new development alone will fail to achieve CO2 reduction targets, and without action, existing development will continue to be a large contributor of CO2 in the Borough.

**8.24** The Council will seek to minimise and mitigate climate change by directing development to incorporate the three aspects of the "Lean, Clean, Green" hierarchy of the London Plan. The CCEB report suggests in order to achieve the greatest CO2 reductions across the Borough, demand reduction (lean) should be focused across the Borough, with retrofitting and building improvements applied to oldest and least efficient stock as a priority, with improved supply efficiency (clean) focused in areas of highest development density, and renewable technologies (green) encouraged throughout the Borough. The Council will require an assessment of energy demand and CO2 emissions from the proposed development where deemed necessary, which should demonstrate the expected energy and emissions savings from energy efficiency and decentralised low carbon or renewable energy measures incorporated into the development.

**8.25** Clean measures will largely be addressed through the establishment of a decentralised energy network. The density of the built environment and the lack of large scale renewable energy opportunities together make decentralised energy and CHP particularly important for delivering CO2 reduction targets in Waltham Forest<sup>(7)</sup>.

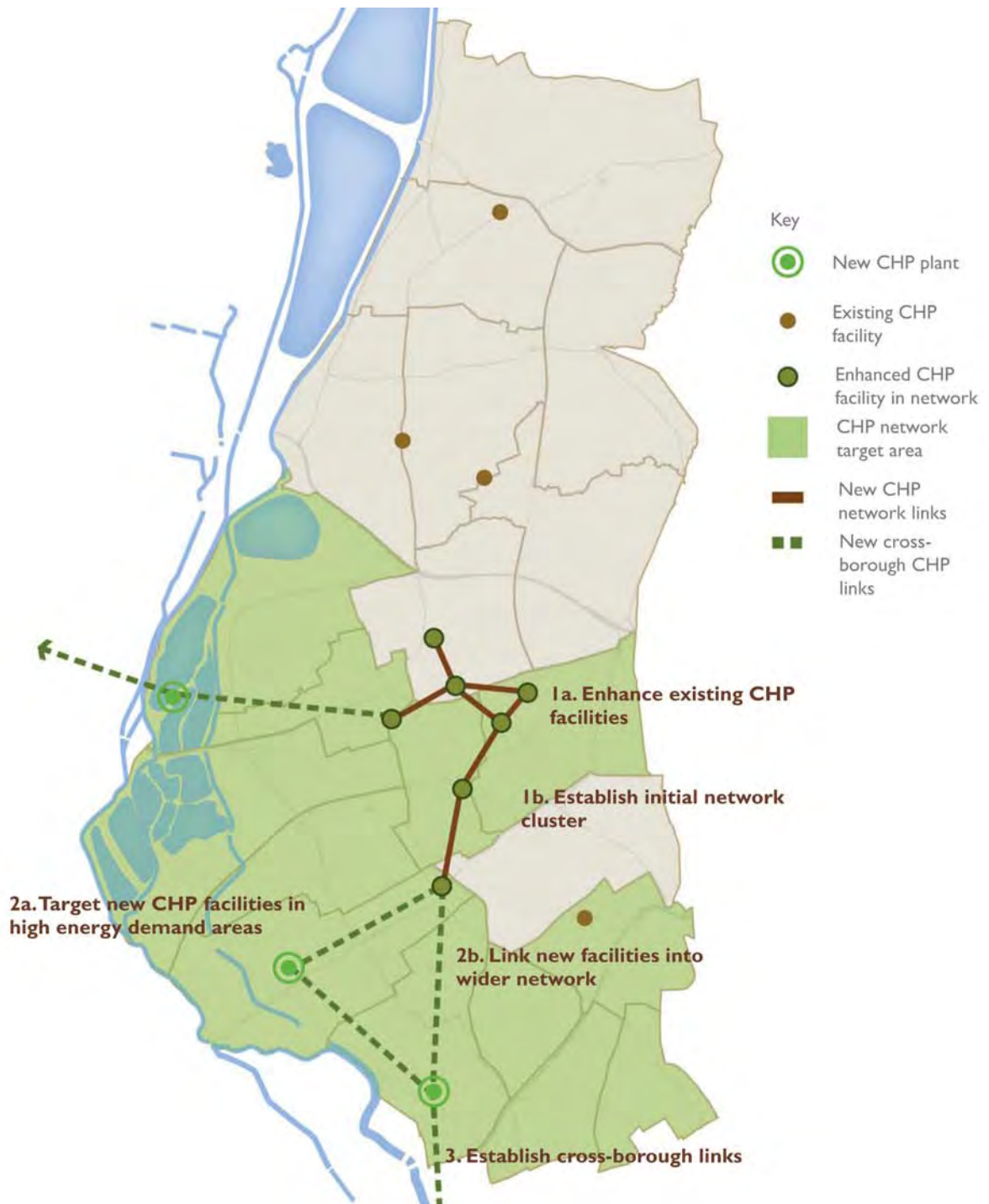
**8.26** The regeneration areas of Walthamstow, Northern Olympic Fringe and Lea Bridge area and Blackhorse Lane were identified as having the highest development densities, existing energy demands, and future growth; and were therefore identified as most likely to support the creation of a viable decentralised energy network. Whereas in the north of the Borough, lower density development and limited new development has indicated decentralised energy is unlikely to prove viable as a network, however there may be some opportunities for stand alone systems. This is indicated in the diagram below which shows the longer term potential for Combined Heat and Power (CHP) decentralised energy networks in the Borough including opportunities to establish cross-borough linkages.

**8.27** The CCEB Report and diagram below indicate that a key component of delivering Clean objectives in the Borough will be improving the efficiency of existing CHP systems within the Borough. It was identified that the Borough has 13 existing CHP plants, of which 6 are not currently operational for various reasons. As part of the delivery of a decentralised energy network within the Borough, the Council will seek to facilitate improvements to these systems and connection to a network where appropriate.

6 Waltham Forest Climate Change Evidence Base, Urban Practitioners and URS, October 2009

7 Waltham Forest Climate Change Evidence Base, Urban Practitioners and URS, October 2009

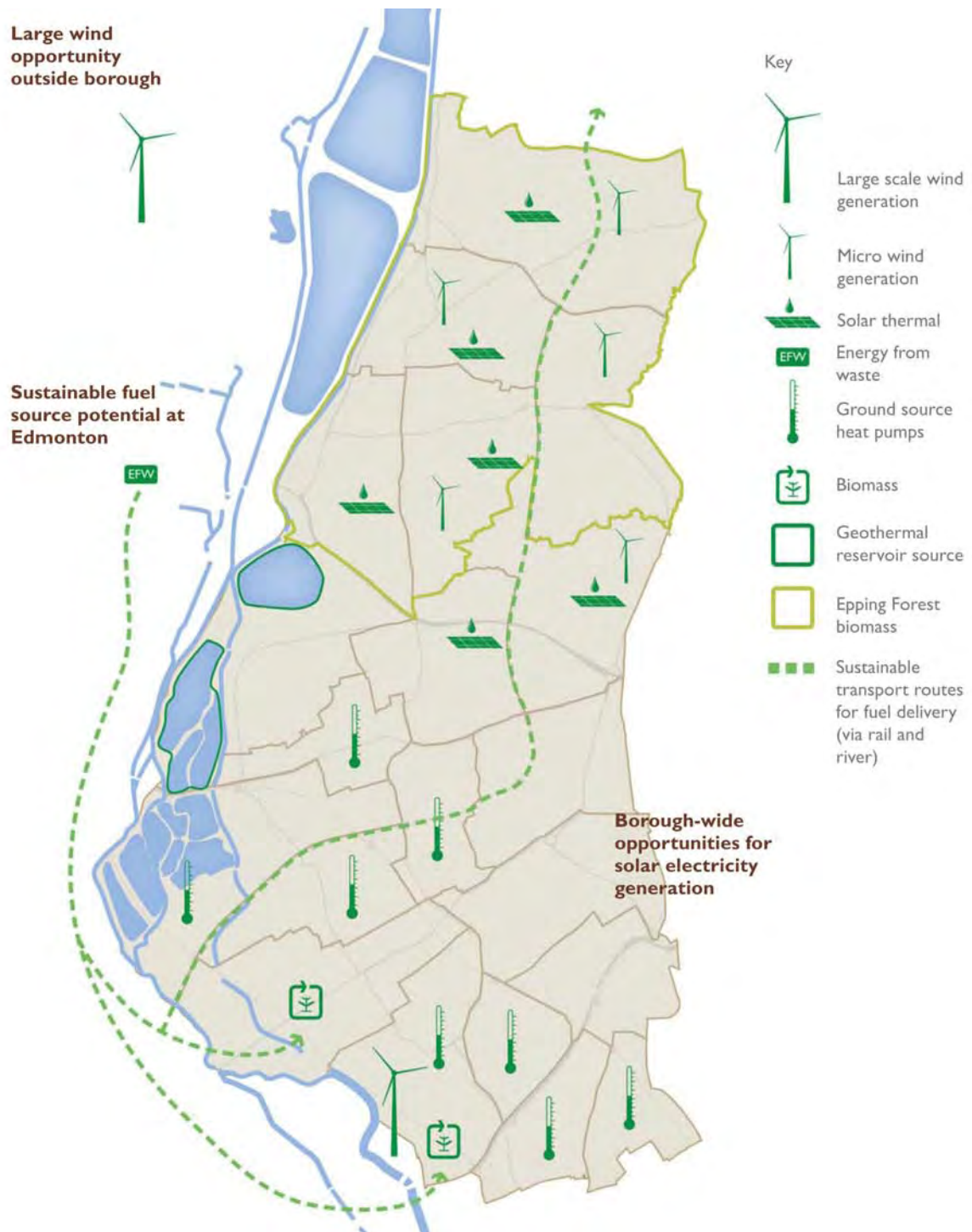
**8.28** Importantly, the CCEB report identified that decentralised energy infrastructure should be identified and constructed to allow future networking opportunities. Decentralised energy infrastructure should also be implemented to enable adaptation to more sustainable fuel sources as they become available in the future.



**Clean Opportunities:** This plan shows the longer term opportunities for establishing CHP networks in the Borough.

**8.29** With regards to Green opportunities, the CCEB Report identified that there is limited opportunity within Waltham Forest for large scale renewable energy generation for example from wind, solar or geothermal sources. Rather the greatest opportunity for larger renewable energy is seen to be through the use of renewable fuel sources for CHP and onsite micro generation renewable systems, with particular spatial opportunities indicated in the map below. Due to limited opportunities for clean energy delivery in the northern parts of the Borough, it is likely that micro generation onsite renewable energy systems will provide the greatest opportunities for more efficient energy sources in existing development in this part of the Borough. The impacts of some micro generation renewable systems on local amenity will need to be considered before approval.

**8.30** The Council also recognises the important opportunities for reducing CO2 emissions that are presented from hydrogen and electric energy sources and will seek to support use of these and other innovative fuel sources where appropriate.



**Green Opportunities:** This plan shows the longer term opportunities for establishing renewable energy in the Borough.

**8.31** The other aspect of this policy is how the Borough adapts to the predicted changes in the climate such as increased weather events, subsidence as well as water scarcity and overheating of buildings in the summer months. This will include consideration of design aspects such as building siting, water efficiency and water sources, Sustainable Urban Drainage Systems (SUDS), and natural cooling opportunities.

**8.32** WalthamForest is undertaking an LCLIP (Local Climate Impacts Profile) to help the Council assess potential vulnerabilities to severe weather events and how these events are anticipated to affect local communities as well as local authority assets, infrastructure and capacity to deliver services. The outcomes of the LCLIP will help us to identify appropriate actions required in the Borough to adapt to climate change.

**8.33** In relation to water use, due to the combination of decreased rainfall in the summer months, an increase in storm events and an increase in demand for water, it will be important buildings are designed or retrofitted to improve water efficiency and incorporate re-use of rain and grey water where possible. Conversely an increase in rainfall in the winter months will mean buildings and spaces will need to be designed to mitigate flood risk and incorporate Sustainable Urban Drainage Systems (SUDS) while ensuring greenfield run off rates are achieved. Additionally landscaping and species choice will need to take account of likely future climate change to ensure they will contribute to biodiversity and will withstand changes in precipitation between summer and winter months.

**8.34** As temperatures increase it will be essential to minimise overheating in buildings and incorporate opportunities for natural cooling. This should take account of appropriate building design, siting, orientation, and use of vegetation. Additionally the risk of subsidence can also be minimised by appropriate siting and design.

**8.35** Vegetation plays a key role in climate change adaptation measures. Vegetated surfaces provide local climatic benefits by providing shade, while helping to prevent erosion, ameliorate ambient noise and absorb some pollutants. Green roofs, climbing plants and other natural features of greening on, or adjacent to buildings, will provide important opportunities for improving thermal efficiency and reducing the urban heat island effect, while potentially benefiting biodiversity. Examples are reducing overheating and air conditioning costs by providing protection from the summer sun, reducing wind-chill, and incorporating insulating layers to improve insulation. Vegetation also helps to slow water runoff and therefore can contribute to reduced flooding<sup>(8)</sup>.

**8.36** The primary source of flood risk to Waltham Forest was found to be from fluvial flooding, with the Lower Lea, Pymmes Brook, Salmons Brook and Silk Stream providing the highest flood risk. Surface water and sewer flooding poses a moderate flood risk to the Borough and reservoirs may pose a risk to downstream properties, whereas groundwater flooding was assessed to be a low level risk. Flood risk in certain areas of the Borough is increased by the current lack of capacity within the existing drainage infrastructure. The Council will therefore seek to improve drainage infrastructure and promote the use of SUDS<sup>(9)</sup>.

**8.37** Furthermore, the Council recognises that the risk of river and surface flooding will increase as a result of the predicted effects of climate change, including rising sea level and increased winter rainfall. Such changes in sea levels and weather patterns will lead to an increase in the frequency and scale of flooding, with predicted

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8 Mayor of London, Connecting with London's Nature, the Mayor's Biodiversity Strategy, July 2002

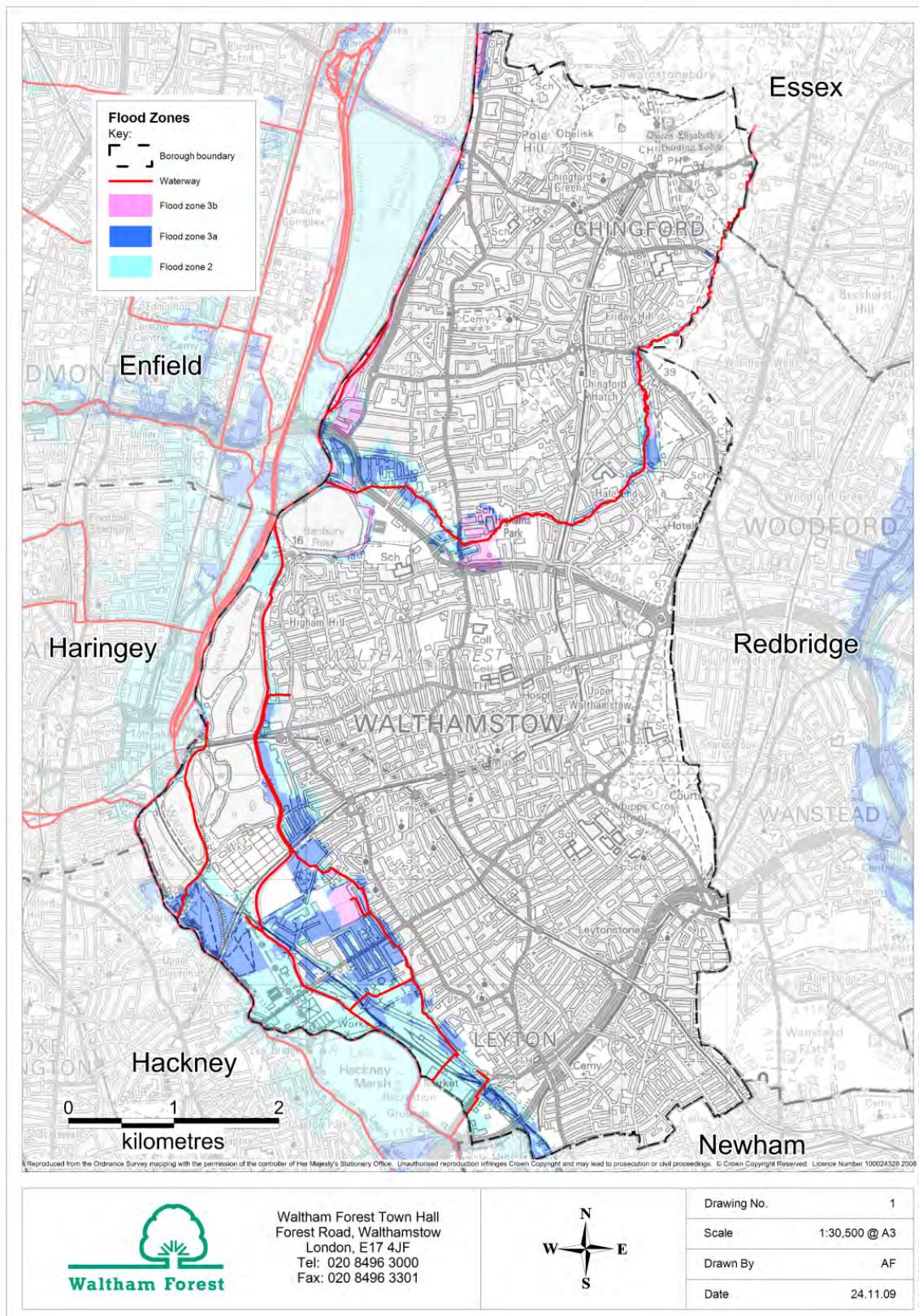
9 North London Strategic Flood Risk Assessment, Mouchel, August 2008

rises in fluvial flows, rising groundwater and increases to peak rainfall run-off and volumes all contributing to an increase in flood risk. This policy seeks to achieve a program of sustainable development in Waltham Forest by adapting to this situation and taking steps to defend existing properties and reducing the effects of flooding through SUDS, while directing new growth to areas with little or no risk of flooding.

**8.38** The Flood Risk Zones in the map below, from the Strategic Flood Risk Assessment <sup>(10)</sup>, illustrates the distribution of land considered to be in the Environment Agency's medium and high probability Flood Zone 2 and 3. Challenges exist for the delivery of social and economic regeneration in Blackhorse Lane, and the Northern Olympic Fringe and Lea Bridge area. The Council will need to respond appropriately to the risk of flooding in these areas, now and in the future. Development within these areas will therefore need to be informed by detailed Level 2 Flood Risk Assessments that demonstrate how it will make a positive contribution to reducing or managing flood risk.

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10 North London Strategic Flood Risk Assessment, Mouchel, August 2008



**8.39** In accordance with PPS 25 the Council will apply the Sequential Test and Exception Test to any Site Allocations or when dealing with applications in areas of flood risk. Flood risk will be determined from the Level 1 Strategic Flood Risk

Assessment prepared for the Council <sup>(11)</sup>, as well as any advice from the Environment Agency or subsequent Level 2 Flood Risk Assessments. In accordance with PPS25 development will also be expected to address flood resilient design and emergency planning where deemed necessary.

**8.40** The Council will in principle support measures proposed by Thames Water, the Environment Agency, the Emergency Services and others to reduce flood risk, including increasing the quality of the floodplain, defend areas at risk and mitigate the effects of flooding through SUDS and other measures.

**8.41** It is important to identify that Minimising and Adapting to Climate Change largely relates to energy use, CO2 emissions and water resources. However while the natural environment, waste and transport are each individually important topics, outcomes in these areas also contribute to minimising and adapting to climate change.

### **Protection and Enhancement of the Natural Environment**

**8.42** Our natural environment and open spaces are an important part of WalthamForest in terms of quality of life, health, recreation, culture and biodiversity. There are two sections of the Core Strategy that address open space; the first being the section entitled Improving People's Health, which focuses on improving access to open spaces that promote healthy living activities for the Waltham Forest community such as open space for recreation, sport and leisure. The second is this section, Responding to Climate Change, which addresses open space from the perspective of the role it plays in providing spaces for nature and biodiversity in the Borough and the need to consider biodiversity when responding to climate change and ensuring development does not create adverse impacts on the environment. This policy is therefore concerned with the long term environmental sustainability of the natural environment and biodiversity and the important role it can play in climate change mitigation and adaptation, as well as ensuring the community has access to nature. This policy will be supported by the aims and objectives of the Borough's Biodiversity Action Plan.

**8.43** Biodiversity is the diversity, or variety of plants, animals and other living things in a particular area or region. Plants and animals need suitable places to live, and all species have different requirements; thus a diversity in their habitats is important for their survival. Therefore protection and enhancement of biodiversity and the natural environment is integral to ensuring future generations will have the same opportunities to enjoy the natural environment as we do today. The Council's Biodiversity Action Plan identifies habitats of importance in the Borough.

**8.44** With 31% of the land area consisting of open space, WalthamForest is a very green borough. WalthamForest has a number of biodiverse spaces within the Borough including designated sites such as Sites of Special Scientific Interest, and Principal and Local Sites of Nature Conservation. In particular we are bordered by the large natural areas of Epping Forest to the northeast and the LeeValley on the west.

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11 North London Strategic Flood Risk Assessment, Mouchel, August 2008



**8.45** These expansive green areas stretch across multiple boroughs and coupled with allotments, cemeteries and churchyards, provide important landscapes to our community, the greater area of London and surrounding counties. Within this open land there are a variety of habitats including woodland of various types and ages; as well as scrub, grassland and heath in Epping Forest; rough grazing, marshland and maintained grassland in the Lee Valley. In particular the Lee Valley Reservoirs are home to internationally important areas of wildlife habitat, with a network of stepping stones and corridors of open space that will need to be managed and protected to extend areas of wildlife habitat and bring biodiversity into the heart of the Borough. Epping Forest is managed by the City of London Corporation as the Conservators of Epping Forest, and much of the Lee Valley lies within the Lee Valley Park which is run by the Lee Valley Regional Park Authority.

**8.46** Despite the presence of Epping Forest and the Lee Valley on the Borough's northwest and west peripheries, the southern areas in particular are heavily urbanised and have limited access to biodiverse open spaces. Proximate open space in these areas is limited to intensively managed playing fields and parks. The south of the Borough in particular has been identified in the Mayors biodiversity strategy as being deficient in access to nature <sup>(12)</sup>.

**8.47** Biodiversity can also play a key role in mitigating and adapting to the impacts of climate change by conferring positive benefits for overall reductions in carbon emissions and contributing to a reduction in the 'heat island' effect and providing valuable shade to buildings, streets and public places. An expansion of green infrastructure also has positive impacts on the overall quality of the public realm by softening urban streetscapes. Additionally Sustainable Urban Drainage Systems (SUDS) provide important opportunities for biodiversity and natural spaces. It will also be important to take account of how rising temperatures in relation to climate change, may impact local wildlife and plant species over the coming years. Wildlife stands a better chance of adapting to climate change if there is a well-connected well-functioning green infrastructure. In urban areas this would include providing movement corridors and habitat patches. Development will be required to address and incorporate this into proposals.

**8.48** Where biodiversity is promoted in public open space and private development, it has social and economic value for human society. In public open space, this includes providing opportunities for the community to relax and experience nature, as well as providing vegetated places where people can play sport or find a cool area to escape the heat of urban areas. In private development biodiverse planting can provide important habitats for animals as well as providing shade to buildings and its inhabitants.

**8.49** Effective biodiversity protection and enhancement measures are therefore vital if the Council is to preserve the integrity of existing biodiversity while increasing opportunities for the community to access nature and for nature to adapt to the changing climate in the future. Opportunities for this will need to be considered in both public open spaces and private development and private development will be

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12 Mayor of London, London Plan Implementation Report, Improving Londoners' Access to Nature, February 2008

expected to make a positive contribution to the protection, enhancement and management of biodiversity in the Borough including consideration of the layout, design and materials used in proposals. The Council will also consider how vegetation in development including green and brown roofs and walls can contribute to enhancing biodiversity within the Borough. Additionally the Council will seek to enhance access to existing places of biodiversity through new development and developer contributions. Development requirements will be subsequently reflected in Development Management policies and Area Action Plans.

**8.50** The Council recognises the important role private gardens play in providing the community with access to nature. Therefore existing private gardens will be protected from inappropriate development and improvements to the quality of biodiversity in private gardens will be promoted.

**8.51** The Council will seek to update its Biodiversity Action Plan (BAP) in 2010. This will include updating existing information with an analysis of species and habitats that exist in the Borough; as well as considering how best to improve the community's access to nature in areas of deficiency, as identified in the London Plan Implementation Report<sup>(13)</sup>.

**8.52** The Mayor's Biodiversity Strategy states access to nature can be increased in three ways: by creating new wildlife habitat; improving access to existing habitat; and encouraging people to use existing accessible places. Therefore the Council will seek to improve access in deficient areas through improvements in the quality of biodiversity in existing spaces and new development, as well as the creation of new spaces where possible<sup>(14)</sup>.

### **Sustainable Waste Management**

**8.53** Waltham Forest is committed to reducing the amount of waste generated in the Borough, encouraging prevention, reuse and recycling, and management of collected waste in a sustainable way. The Council supports the Mayor's policies for communities to take more responsibility for their own waste and use resources sustainably and will work with its partner boroughs in north London of Barnet, Camden, Enfield, Hackney, Haringey, and Islington, to meet national and London-wide targets for reducing, reusing and recycling waste.

**8.54** North London is expected to deal with 1,504,000 tonnes of waste in 2010, rising to 2,342,000 tonnes in 2020, with Waltham Forest's element being 199,000 tonnes in 2010 and 310,000 tonnes in 2020<sup>(15)</sup>. In Waltham Forest, the total amount of municipal waste was down 4% in 2008/09. During the review year, with only 27.34%

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13 Mayor of London, London Plan Implementation Report, Improving Londoners' Access to Nature, February 2008

14 Mayor of London, Connecting with London's Nature, the Mayor's Biodiversity Strategy, July 2002

15 Mayor of London, The London Plan, Consolidated with Changes since 2004, February 2008

of household waste sent for recycling, the target of 34% set in the Waltham Forest Corporate Plan was not met. In 2008/09, 71% (5 out of 7 applications) approved residential developments with 10 units or more will provide recycling facilities<sup>(16)</sup>.

**8.55** To support our objectives to reduce, reuse and recycle, the seven north London boroughs are preparing a joint development plan<sup>(17)</sup>. The North London Waste Plan will sit alongside the North London Joint Waste Strategy<sup>(18)</sup> to identify how waste will be sustainably managed in North London through to 2020.

**8.56** The Plan addresses the management of waste collected by local authorities (municipal waste); commercial and industrial waste; construction, demolition and excavation waste; hazardous waste and agricultural waste. It will consider the need to make site provision for recycling, the reprocessing of recyclable waste into new materials for industry and the recovery of energy from waste where reuse or recycling is not possible. It will also contain some detailed policies to ensure that proposals for waste facilities will be dealt with consistently across the North London area.

**8.57** The North London Waste Plan will identify the sites which are most suitable for new waste treatment plants and set out planning policies to guide all future waste developments. Planning applications for new waste facilities will then be assessed against the North London Waste Plan and other national, regional and local planning policies. The Plan will aim to ensure that benefits of waste development are maximised and the negative aspects minimised.

**8.58** The Council wants to see waste facilities in Waltham Forest that are of a high standard, well designed, good neighbours and compatible with local amenity, fit for purpose and that create opportunities for new jobs, new types of green industries and for local heat and energy systems that can help in the fight against climate change through the use of waste to energy for waste that cannot be suitably reused or recycled.

**8.59** In April 2008 the Government made the preparation of Site Waste Management Plans mandatory for all developments worth £300,000 and more. These plans are to describe and quantify each waste type expected to be produced in the course of a project and identify the waste management action proposed for each type, including re-using, recycling, recovery and disposal. To ensure an integrated approach to waste management and ensure the highest possible re-use and recycling rates the Council will require, through a planning condition, the submission of a site waste management plan prior to construction.

### **Developing a Sustainable Transport Network**

**8.60** The Council recognises that encouraging the use of sustainable transport choices can play an important role in reducing CO2 emissions and in this regard will seek to support the provision of services and infrastructure that support this. They

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16 Waltham Forest Annual Monitoring Report, 2008/2009, December 2009

17 North London Waste Plan Preferred Options Report, North London Joint Waste Partnership, 2009

18 North London Joint Waste Strategy 2004-2020, North London Waste Authority, February 2009

also accept that well designed and located community facilities and services can reduce the need to drive while creating vibrant and pleasant places to live, work and relax. Therefore the Council will promote the use of sustainable transport options and encourage improvements in cross borough transport connections such as the opening of Hall Farm Curve.

**8.61** It is understood that the widespread introduction of private car ownership has resulted in the perceived benefits that driving can bring in terms of increased freedom and quality of life, has been reflected in increasing levels of travel, together with the use of more resources in order to do so. Recent statistics from the Department for Transport indicate that the demand for travel continues to grow, however this situation is not sustainable in environmental or economic terms. Land use planning can play an important role in reversing this situation by reducing the need for travel and encouraging the use of more sustainable modes of transport.

**8.62** WalthamForest has a well-established transport network, although there is considerable opportunity for enhancing the network in order to make sustainable transport options including walking, cycling and the use of public transport more attractive and accessible. The provision of safe, well designed routes and facilities for pedestrians, cyclists and public transport users can have a positive impact on the number of people who choose to travel by sustainable modes and WalthamForest will seek to facilitate the delivery of improved networks in this regard.

**8.63** Through the adoption of a sensitive approach to the arrangement of different land uses, appropriately sited mixed use development and high density development can increase the number of potential destinations within a geographical area and lead to improved transport options through economies of scale, thereby reducing travel distances and the need for private travel. As identified by the Institution of Highways and Transportation, concentrating high density and high trip-generating development on transport corridors and in areas with good access to public transport can encourage the use of public transport and reduce distances required to access the network.

**8.64** Parking is an important aspect of many developments for operational and commercial reasons. However, the over-provision of car parking can be wasteful of land, is expensive to build and maintain and can lead to unattractive environments. Moreover, the over-provision of parking can serve to encourage unnecessary car use and undermine efforts to encourage the use of sustainable modes. The Council will therefore seek to rationalise the provision of car parking in the Borough through the preparation of a car parking strategy while encouraging the use of more sustainable transport options.

**8.65** It is important that the Council has a full understanding of the transport implications of proposed new developments, and is thereby able to ascertain whether these impacts can be adequately accommodated within existing and proposed transport networks. For this reason it is necessary that all development proposals are expected to have a significant transport impact are accompanied by a robust Transport Assessment. In some cases where a full Transport Assessment is not warranted a Transport Statement may instead be necessary.

**8.66** Travel Plans are concerned with reducing the number of single occupancy car trips to and from a given development. For new developments expected to generate a significant number of trips, a Travel Plan should be produced and adopted as a means of encouraging the use of more sustainable modes and reducing the overall need to travel.

**8.67** In some circumstances the transporting of freight by water can contribute towards reducing traffic congestion and improving air quality; several canals and waterways are considered suitable for freight pass through the Borough. It is important that proposals within the Borough which promote the transport of freight by water are actively encouraged.

### Targets and Indicators

**8.68** Applicable targets/indicators to be monitored through the Annual Monitoring Report can be found in the Monitoring Table attached. Key outcomes sort from this policy are:

- Reduction in CO2 emissions from Local Authority Operations
- Reduction in per capita CO2 emissions
- Increase in development approvals of Zero Carbon development
- No increase in flood risk in the Borough through appropriate design and siting of development and sustainable urban drainage systems
- No new developments approved against the Environment Agency's advice in relation to flood risk
- Increased thermal performance, energy and water efficiency in existing buildings
- Increase in number of development approvals incorporating decentralised energy
- Increase in number of development approvals incorporating renewable energy
- Increase in number of development approvals incorporating water efficient measures
- No loss of biodiversity habitats
- Increased biodiversity throughout the Borough through planting in new development
- Improved local biodiversity and active management of local sites
- Reduced amount of residual household waste per head
- Reduced amount of waste sent to landfill and increased self sufficiency in management of municipal waste within the North London Boroughs
- Increased household waste recycled and composted
- Increased reuse of construction and demolition waste
- Increase in number of development approvals incorporating waste recycling facilities
- Maintain baseline (i.e. no increase) in average journey time per mile during the morning peak
- Improved access to services and facilities by public transport, walking and cycling
- Increase in local bus passenger journeys
- Increase in the proportion of children travelling to school by non-car modes
- Increase in number of residential units in car free developments
- Increase in percentage of completed non-residential development complying with parking standards

- Increase in percentage of applications with an Section106 agreement to improve walking/ cycle environment
- Increase in number of low-car or car-free developments
- Increase the use of sustainable modes of transport

### Implementation

#### Minimising and Adapting to Climate Change

**8.69** In meeting the CO2 reduction targets, the Council will adopt the Lean, Clean, Green hierarchy when assessing development applications as contained in the London Plan.

**8.70** The Council will seek to establish standards and targets for new development and extensions as part of Development Management Policies, DPDs and or SPDs. Standards may be applicable to all forms of development, as well as specifically to size, location and development type.

**8.71** The Council will work with its partners, developers, neighbouring Local Authorities, the LDA, GLA and other Government Agencies and private industries to deliver decentralised energy networking infrastructure and renewable CHP fuel sources. It will make requirements in DPDs, including Area Action Plans, specific to the location and development types planned to facilitate their delivery.

**8.72** The Council will undertake further investigation into establishing mechanisms to facilitate retrofitting projects, this may include developer contributions as part of allowable solutions in achieving zero carbon development. Delivery opportunities through government funding, development, contributions and partnerships will be investigated.

**8.73** The Council will seek to identify in site allocations, appropriate sites for zero carbon development and decentralised low carbon and renewable energy centres.

**8.74** Where deemed appropriate, the Council will require an assessment from developers of the energy demand and CO2 emissions from the proposed development. This should demonstrate the expected energy and emissions savings from energy efficiency and renewable energy measures incorporated into the development.

**8.75** Council will review the Climate Change Strategy every 3 years and may update CO2 reduction targets as part of this process.

**8.76** In regeneration areas, particularly Walthamstow, Blackhorse Lane and Northern Olympic Fringe and Lea Bridge area the Council will:

- Investigate opportunities to establish higher standards and targets due to the presence of greater opportunities to reduce CO2 emissions in these development areas;
- Promote and investigate opportunities for implementation of a decentralised energy network due to highest existing and future energy demands. The Council will seek to undertake further analysis of appropriate sizing, technology and

location of decentralised energy systems and the most effective means of delivery. Delivery opportunities through government funding, development, Energy Service Companies, contributions and partnerships will be considered;

- Identify specific policies and proposals to reduce flood risk, and undertake a Level 2 Strategic Flood Risk Assessment where appropriate that demonstrates how development will make a positive contributions to reducing or managing flood risk

**8.77** In areas of flood risk the Council will seek to ensure the tests of PPS25 is applied, flood resistant or resilient design is incorporated, drainage infrastructure and use of SUDS is increased, and flood defences and flood warning measures are increased.

**8.78** The Council will actively pursue proactive measures to engage with the community on issues of climate change and how the community can contribute to achieving our targets and sustainable outcomes in the Borough. This will include coordinating and supplying information on Government funding available to residents for retrofitting.

### **Protection and Enhancement of the Natural Environment**

**8.79** Sites of national and regional importance already benefit from legal protection. The Council aims to implement the policy of enhancing and expanding the Borough's green areas as a priority and will do so in a progressive, staged manner. The Council's adopted Sustainable Community Strategy and Climate Change Strategy both recommend the enhancement of the Borough's green infrastructure and along with the Core Strategy will provide the policy mechanism for this to be implemented.

**8.80** The Council will seek to update the Biodiversity Action Plan and associated priorities to identify key locations of priority for protection and enhancement of biodiversity. The Council will establish requirements in future DPDs on how development will be expected to contribute to the protection and enhancement of the natural environment.

**8.81** A range of funding opportunities including public/private sector partnerships, will be pursued in order to fund the enhancement and expansion of the Borough's green infrastructure. Developer contributions will also play a key role in this regard and it is expected that future development sites in the Borough will be the nuclei within which green infrastructure can be developed and connected to existing areas of biodiversity.

### **Sustainable Waste Management**

**8.82** This policy will be implemented through the planning system and the provisions of the North London Waste Plan. The North London Waste Plan will identify Development Management policies, land required and sites for waste management.

**8.83** Existing waste sites will be safeguarded for waste use through the North London Waste Plan. A change to the use of these sites will only be permitted if a suitable compensatory waste facility is provided that replaces the lost land, facilities and/or services.

**8.84** The Council will continue to actively pursue strategies and community education programmes to encourage waste prevention and reduction and increase reuse and recycling in the Borough, in order to meet the Mayor's target of 40% recycled waste by 2011. This includes strategies to make it easier for residents to recycle such as mixed recycling pick up.

**8.85** To make sure that residents and businesses can properly store and sort their waste and to make household recycling and composting as easy as possible, the Council will require developments to provide adequate facilities for recycling and the storage and disposal of waste. Facilities for home composting will be encouraged in appropriate development schemes. The Council will also seek to secure the re-use of construction waste, use of sustainable materials and use of materials in a sustainable way on development sites to reduce resource use and the need to transport materials.

**8.86** New developments should use materials sustainably as well as make use of sustainable materials in construction, particularly the reuse of construction and demolition materials in new development.

### **Developing a Sustainable Transport Network**

**8.87** This policy will be implemented through a variety of measures which include:

- The securing of contributions for the provision of facilities that improve conditions for pedestrians, cyclists and public transport users
- The pooling of contributions, where appropriate, in-line with the Council's Planning Obligations SPD
- The setting of minimum cycle parking standards in the Development Management DPD
- The setting of robust parking standards in the Development Management DPD, which promote low-car and car-free development in the most accessible locations
- Active engagement with developers to explore the scope for utilising waterborne transport where appropriate.

### **Evidence Base**

- Mayor of London, The London Plan, Consolidated with Changes since 2004, February 2008
- Mayor of London, London Plan Implementation Report, Improving Londoners' Access to Nature, February 2008
- Mayor of London, Connecting with London's Nature, the Mayor's Biodiversity Strategy, July 2002
- North London Joint Waste Strategy 2004-2020, North London Waste Authority, February 2009
- North London Strategic Flood Risk Assessment, Mouchel, August 2008
- North London Waste Plan Preferred Options Report, North London Joint Waste Partnership, 2009
- Our Place in London - Waltham Forest Sustainable Community Strategy, 2008
- Waltham Forest Annual Monitoring Report, 2008/2009, December 2009



- Waltham Forest Biodiversity Action Plan - Waltham Forest Biodiversity Partnership, 2001
- Waltham Forest Climate Change Evidence Base, Urban Practitioners and URS, October 2009
- Waltham Forest Local Strategic Partnership Climate Change Strategy, September 2008
- Waltham Forest Carbon Footprinting Report, Carbon Descent (formerly SEA Renue), September 2007
- Waltham Forest Energy Strategy, AEA Energy and Environment, March 2008
- Waltham Forest Character Study, Urban Practitioners, June 2009.

## 9 Provide Children and Young People with Skills

### Strategic Objective 5

Provide a quality of education and vocational training that ensures that the young people of the Borough can capitalise on the opportunities in Waltham Forest and London, and are able to succeed and prosper now and in the future.

### Introduction

**9.1** A key challenge for the Borough is to help young people to capitalise on the advantages and opportunities available to them as residents of the Borough. Furthermore, London as a global city has so much to offer and it is the Council's responsibility to ensure that young people make the most of this through their access to skills and education. To be able to do this, the Council needs to provide a quality of education that will drive up attainment levels and help our children to succeed. In Waltham Forest, child poverty limits life chances of many of our children. By planning for appropriate provision of educational facilities, and ensuring that sites are designated for increased educational need, the Council can plan for the future of the children of the Borough.

### What you told us

**9.2** Respondents to the Core Strategy Issues and Options Consultation expressed a need for schools to be well designed and accessible. A number of residents were concerned about the fact that more school places are required within the Borough, and recognised that the building of new schools has land use implications. Most supported the renovation and upgrading of schools to bring them up to modern standards, to ensure that their children had access to the best education possible. As such, the following measures were seen to be important:

- Expansion of existing primary and secondary schools, with access to complementary facilities such as playing fields;
- Development of new schools to meet increased needs; and
- Development of multi-purpose school buildings which allow community access of school facilities.

**9.3** Furthermore, earlier consultation on the Local Development Framework included workshops with groups of Borough representatives, chosen to reflect the wider population of the Borough. An outcome of this work was an overview of the issue of education from a resident's perspective. The following were the major findings:

- Residents favour primary schools that are smaller and locally focused;
- They feel that secondary schools should be bigger and offer more facilities within and beyond the curriculum;

- There is widespread support for community hubs and for extended schools offering community and extra-curricular activities; and
- School open space is valuable for sport and recreation, and should be protected from development.

**9.4** The above issues have been taken into account when determining the preferred policy option.

### Options Appraisal

**9.5** Recognising the increased need for school places required in the future, the Core Strategy Issues and Options document listed a number of options for the provision of greater capacity. The Council has chosen to support the option of redevelopment of existing school sites where greater capacity can be provided, due to the benefits of reuse existing school buildings. This was considered the most viable and sustainable option. Furthermore, where greater capacity cannot be created in existing schools, developing new schools was also seen to be a viable option for meeting established school places need.

**9.6** The Council has also chosen to support, where possible, the development of new schools in proximity to open spaces, and the increasing in accessibility of existing schools to their local open spaces. As physical education was seen to be an important aspect of the school curriculum.

**9.7** Furthermore, the Council followed national and regional guidance in supporting the establishment of schools as 'community hubs' or 'extended schools' where the community has greater shared access to school facilities and can benefit from investment in local schools. Finally, the Council has chosen to support the need for greater sustainability measures in schools, and the opportunity to establish schools as the heart of their community as well as a significant opportunity for regeneration.

### Policy CS 5

As the main educational provider, the Council will ensure that all young people in the borough have access to high quality educational facilities by:

A) Providing appropriate educational capacity in schools to ensure that young residents in the Borough are able to easily access education in proximity to their homes;

B) Ensuring that nursery, pre-school, school and further / higher education facilities are well designed, energy efficient and highly sustainable, well related to neighbourhood services and amenities, and easily accessible by sustainable transport modes;

C) Ensuring that wherever possible, educational establishments have access to play spaces, local playing fields and sporting facilities, ensuring education is contributing to healthy lifestyles in the Borough;

D) Developing educational establishments which contribute positively to borough's environment, with opportunities for linking in with the wider physical environment considered, including the creation of habitat space to contribute to biodiversity networks;

E) Ensuring that proposals for the redevelopment of redundant educational sites support the creation of sustainable, linked communities. Educational establishments should include, where appropriate, provision for community use in addition to their educational functions; and

F) Ensuring that all developments seek to adapt to and prevent further climate change, in line with policy CS4.

## Justification

**9.8** Access to education is essential in ensuring the prosperity of the borough's residents and reducing existing deprivation in some parts of the borough. As Local Educational Authority, the Council is responsible for securing provision of education for children of 5–16 years old on a compulsory basis and providing facilities for the education of under 5s and people of 16 plus, together with a further educational facilities<sup>(1)</sup>.

**9.9** There is recognition that education attainment is a crucial driver in terms of determining life choices for the borough's young people, particularly their 'employability'. Furthermore, residents indicate that a good quality educational offer is an important criteria in anchoring families and sustainable communities in the area, as a high quality education, particularly in secondary schools, would make them want to stay in the borough<sup>(2)</sup>.

**9.10** The aim of this policy is to ensure that educational establishments are accessible and of the highest quality so as to continue to improve the offer for residents, so that young people can compete with confidence in the national and international job market. In line with the London Plan, the Borough encourages a criteria based approach to the provision of different types of educational facilities and the expansion of existing facilities, taking into account the need for new facilities; the potential for expansion of existing provision; and the proximity to homes and workplaces. In all cases, school developments are to maximise the potential of sites and promote high quality, inclusive design. Furthermore, energy efficiency and renewable energy is encouraged through all levels of planning policy.

**9.11** Furthermore, there is an existing deficiency in school places within the Borough, with the four types of educational facilities (nurseries, primary, secondary and further) not having any significant surplus in capacity<sup>(3)</sup>.

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1 Children and Young People Strategy, 2009

2 Children and Young People Strategy, 2009

3 Social Infrastructure Needs Analysis, 2009

**9.12** Pupil roll projections have shown that, in particular, there is an outstanding need for secondary school places within the centre and south of the Borough. It is thought that this need is significant and is impacting on lives of the young people in the Borough and reducing the attractiveness of the Borough as a place to live.

**9.13** The deficiency in school places is an issue which needs to be addressed through planning for new schools and expansion of existing schools. The ongoing Building Schools for the Future programme has been supporting the development of new schools through the provision of financial capital. The Strategic Infrastructure Plan included in Appendix 3 shows the implementation around educational establishments.



**9.14** A key component of this policy is the safeguarding of sites for the development of new schools. As the population increases, demands on schools will grow accordingly, and therefore major developments and regeneration should address school places provision. There is currently planning taking place to secure a site for a new school, and this is an important consideration which should be addressed through the Site Area Allocations Development Plan Document.

**9.15** Furthermore, the Council and Government expect the Borough's Schools to be increasingly the focus for a range of community provision, for example sports and arts facilities, health, training and Job Centre plus amongst other things, outside the conventional school hours. There is evidence that pupil behaviour, motivation and attainment improve in this environment. It is the goal of the Council that these projects promote hope and optimism, particularly in areas of social and economic uncertainty, and contribute to regeneration. As such, the use of schools in the evenings and at weekends by the wider community is encouraged. The Council promotes the transformation of schools into 'community learning hubs'. The hubs will be characterised by:

- Being “full service” in terms of addressing locally identified needs
- Housing or providing programming and/or activities seven days a week, 24 hours a day; and
- Maintaining the traditional secondary school focus upon student learning, welfare and safety.

**9.16** Through a clear management and funding structure, these facilities should be valuable hubs for the surrounding community, with the Council encouraging the community to embrace the services, with the hope that they will view the school as a friendly and supportive place to be.

**9.17** As key centres of the community, schools have an important role to play in achieving climate change objectives, as they will be a valuable opportunity for showcasing sustainable design and education.

**9.18** The Council also supports investment in facilities in the regeneration areas such as Blackhorse Lane and the North Olympic Fringe, where the requirement for greater provision of school places due to an increased population should provide a catalyst for the development of high quality 'community hubs'.

### **Key targets/indicators to be met are as follows:**

- A new Secondary School has been built within the middle or south of the Borough to serve existing deficiency in secondary school places.
- Building Schools for the Future waves successfully implemented.
- Monitoring of the National Indicators related to youth, attainment and students.
- Increase in levels of attainment.

### **Implementation:**

**9.19** This policy will be implemented through the normal planning process, and integration with the Building Schools for the Future program, and through the allocation of sites for development in the relevant Development Plan Documents including Blackhorse Lane, Walthamstow Central and Northern Olympic Fringe Area Actions Plans. Further to this, this policy will tie in with the 'Responding to Climate Change' policies within this Core Strategy, as in all cases, new schools and school redevelopments should contribute to a reduction in carbon emissions.

### **Evidence Base**

- Our Place in London - Waltham Forest Sustainable Community Strategy, 2008
- Waltham Forest Strategic Infrastructure Plan - due for completion September 2009
- Children and Young People's Strategy 2006- 2009
- School Places Planning Information, 2009
- Child Centres in Waltham Forest, 2008

## 10 Maximise Employment Opportunities

### Strategic Objective 6

Reduce inequalities, unemployment and worklessness in the borough by improving skills, training and employment opportunities and access to jobs.

### Introduction

**10.1** Waltham Forest has comparatively low employment rates and high levels of benefit dependent households. The Borough also has a population with lower than average levels of skills which is disproportionately employed in the lower occupational categories. This is especially true for the borough's ethnic minority population and for our young adult population where amongst those aged 20-24, almost a third are either unemployed or economically inactive <sup>(1)</sup>.

**10.2** The Sustainable Community Strategy recognises that policies are required to increase skills development and encourage mixed income communities in order to close the gap between the poorer neighbourhoods and the rest of the borough. Future employment forecasts indicate that over the next decade employers are going to be seeking higher levels of skills and qualifications <sup>(2)</sup>. It is therefore essential to redress the imbalance of skills and employment opportunities in the borough to enable local people to access the high quality jobs that will be generated by the economic growth of east London.

### What You Told Us

**10.3** There was support to encourage the provision of skills in the borough through partnering and use of planning obligations.

### Option Appraisal

**10.4** From the Sustainability Appraisal review and the Issues and Options community consultation it was established that encouraging the provision of skills through partnering and use of planning obligations would be likely to have the most positive effect on improving training and skills in the borough and reducing deprivation levels.

### Policy CS 6

The Council will reduce inequalities, worklessness and unemployment in the borough by increasing skills, training and employment opportunities to ensure that residents can benefit from economic growth. This will be achieved by:

1 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009  
2 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

- A) Ensuring developments provide financial contributions towards employment and training initiatives where appropriate.
- B) Supporting local labour agreements with developers and employers to provide on-site employment, training and apprenticeship opportunities for local people both during the construction phase and post-construction.
- C) Encouraging jobs brokerage initiatives to require developers to work in partnership with local employment and training programmes and delivery agencies in order to maximise opportunities for local people.
- D) Supporting the City Strategy Pathfinder/Worknet programme to successfully deliver in-to-work, skills and training services to the most vulnerable and deprived sections of the community.
- E) Promoting local small and medium-sized enterprises (SMEs) and supporting local business agreements which benefit local SMEs.
- F) Promoting the delivery of additional educational and training facilities in new and existing developments and encouraging learning providers to re-shape courses to match the forecast needs of business growth sectors in terms of skills and knowledge.
- G) Promoting investment in public transport to improve the accessibility of jobs, particularly in growth areas in the region, for residents in all areas of the borough.
- H) Improving levels of internet accessibility within the borough, particularly for unemployed and disadvantaged people.
- I) Providing sufficient community facilities in order to enhance the role that voluntary, community, cultural and faith organisations perform in motivating unemployed people, particularly in low employment localities and hard-to-reach populations, by providing work placements and volunteering opportunities.

### Justification

**10.5** Waltham Forest has a diverse economy. However, 42.5% of jobs in the borough are occupied by non-residents<sup>(3)</sup>. The borough also has comparatively higher unemployment rates than the London average<sup>(4)</sup>. Currently, many local residents do not have the skills or qualifications sought by the borough's employers, particularly in the "knowledge-based" sector. Jobs which require higher levels of skills and knowledge are expected to increase in the borough whilst traditional jobs in industries are expected to decline.

3 Waltham Forest Employment Land Study, URS, 2009

4 As of September 2008, the level of unemployment stood at 8.4% in the Borough, which was greater than that of London (6.8%) (Source: Waltham Forest Employment Land Study, URS, 2009).



**10.6** Waltham Forest has an under-qualified population with particularly low employment rates amongst those with the least qualifications. Approximately 40,000 of Waltham Forest's population have high level qualifications and 85% of these residents are in employment. Yet amongst our residents who hold no qualifications at all, only 40% are in work <sup>(5)</sup>. Almost a third of Waltham Forest residents are "low/no skilled" and fewer than 60% of the population have a level 2 qualification or better <sup>(6)</sup>. This percentage has significantly improved in recent years but, to match the London average, we would still need to upgrade the skills of 14,000 of our residents to above the "low/no" skill level <sup>(7)</sup>.

**10.7** Forecasts of future labour demand in the borough and beyond show that higher levels of skills will be required if the borough's residents are to have access to the new types of opportunities that will arise <sup>(8)</sup>. It is therefore imperative that education, employment training and vocational learning opportunities are increased in the Borough. The projections of new demand indicate that, over the next decade, employers in the borough will fill 4 out of 10 jobs with employees qualified to at least level 4 <sup>(9)</sup>. While almost 1 in 5 new openings will be filled by people who have low level qualifications <sup>(10)</sup>, it remains highly likely that employers will require good employability skills, not just formal qualifications.

**10.8** Many more Waltham Forest residents need to be brought up to VNQ level 2. The first step towards this involves more basic learning – especially literacy, numeracy, language and ICT. The educational performance of young people needs to be addressed by reducing the number of young people not in education, employment or training (NEET) and to focus on the population aged 18 to 25. It is important to develop a strong offer of vocational learning in colleges, such as "Skills for Life" that provides an opportunity to young adults to reenter into the labour market.

**10.9** Far fewer of the Borough's residents are employed in professional and managerial occupations compared with London as a whole <sup>(11)</sup> and a comparatively greater proportion of the Borough's population are employed in administrative and secretarial positions and skilled trades. Increasing the proportion of residents employed in higher paid jobs is crucial to achieve the Sustainable Community Strategy's aims of creating and retaining more wealth in the Borough.

**10.10** The borough has a large workless population that is disproportionately concentrated in some of the more disadvantaged neighbourhoods <sup>(12)</sup>. In Waltham Forest there are about 5,500 lone parents on Income Support and another 10,000 people receiving sickness or disability related benefits – in addition to the 8,000

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5 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

6 APS data

7 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

8 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

9 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

10 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

11 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

12 Wards with the highest percentage of claimants of out-of-work benefits are Leyton, LeaBridge, Cathall and Higham Hill (Source: Waltham Forest Strategy for Enterprise, Employment and Skills, 2009).

people on Jobseeker's Allowance <sup>(13)</sup>. Altogether, the Borough has a population of 17,200 people who are seeking work, which represents 12% of the working age population <sup>(14)</sup>.

**10.11** Waltham Forest Strategy for Enterprise, Employment and Skills (2009) sets out a plan to integrate the many services for workless people. Waltham Forest has successfully piloted the Worknet programme in the last two years as part of the City Strategy Pathfinder (CSP) for East London <sup>(15)</sup>. The CSP WorkNet Programme in Waltham Forest aims to deliver integrated in-to-work, training and skills services through 32 neighbourhood access points, targeted at the Borough's most vulnerable residents and deprived neighbourhoods. The Worknet programme specifically supports 'hard to reach groups' and those facing the most severe barriers to work such as long term unemployed, lone parents, low income families, young people, and people with disabilities. Alongside the CSP Worknet Programme, the Council has already taken decisive steps with a new proposal to deliver our part of the 5 Borough Multi Area Agreement with the other Olympic Boroughs which will provide a robust delivery vehicle through which we can continue to integrate employment and skills services.

**10.12** Through S106 mechanisms, local labour agreements, jobs brokerage initiatives and the Local Strategic Partnership Board, more employers will be persuaded to train and to benefit from the advantages of a higher skilled workforce by offering adult apprenticeships, high technology/vocational training and basic employability skills and employment opportunities to local people. Where appropriate, funding shall also be secured to support existing training and employment initiatives in the Borough. This is consistent with the Mayor's emerging strategy for learning and skills in London and the draft London Plan.

**10.13** It is vital for skills and training provision to match the needs of employers and respond to rapidly changing labour market. The importance of this is likely to increase as global competition intensifies. The London Skills & Employment Board's Skills and Employment Strategy recognises the need to give employers a stronger voice in shaping the current and future skills provision in London. Dialogue between employers and learning providers will take place through the Local Strategic Partnership Board and education and learning providers will be encouraged to re-shape courses to match the forecast needs of business growth sectors in terms of skills and knowledge.

**10.14** Small and medium-sized enterprises (SMEs) have a crucial role to play in maximising employment opportunities in the borough. Currently 10,742 companies in the Borough employ between one and ten employees. This accounts for 26,687 employees, which is equivalent to 19.3% of the Borough's workforce <sup>(16)</sup>. The Council will encourage local business agreements to benefit local SMEs. This will ensure that local SMEs are given the opportunity to compete for contracts to work on development sites and allow local SMEs to provide services to whoever uses the

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13 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

14 Waltham Forest Strategy for Enterprise, Employment and Skills, 2009

15 Waltham Forest Worknet Business Case & Appraisal, July 2009

16 (Waltham Forest Employment Land Study, URS, 2009)

development when its been built. The Council will also seek to lead by example by promoting local businesses through its own procurement processes. Where a development may displace or negatively affect the viability of small businesses, developers will be expected to contribute towards existing initiatives to sustain and retain small businesses in the borough. Planning contributions will also be expected from any development that displaces employment generating uses. This will be used to invest in training and other initiatives that seek to promote employment and adult education in the Borough.

**10.15** To improve access to employment opportunities the Council recognises the need to provide adequate transport and internet accessibility. Poor transport access can act as a barrier, preventing residents from accessing jobs and benefiting from the economic growth of anticipated in East London. Internet access is now also considered to be an essential means of gaining access to the jobs market and has a vital role to play in terms of knowledge and skills. The introduction of the Hall Farm Curve and the re-opening of the Lea Bridge railway station will enable more of our residents, especially those in the north of the borough, to access employment opportunities at Stratford City, Canary Wharf and across the wider East London sub region. The Council will work with Transport for London to ensure that a reliable and efficient bus service provides residents with access to employment areas and town centres. Growth will also be concentrated in regeneration areas with good levels of transport accessibility such as Walthamstow Town Centre and Blackhorse Lane.

**10.16** The Council will also support the role of voluntary, community, cultural and faith organisations. These organisations can play a supportive role for long-term unemployed people, 'hard-to-reach' population groups, low income families and those facing the most severe barriers to work by providing positive and motivational activities for out of work people and provide opportunities for work placements and volunteering opportunities.

### Targets and Indicators

- Increase in the total number of residents employed in the Borough (National Indicator 151)
- Reduction in the total number of working age residents on out of work benefits (National Indicator 152)
- Reduction in the number of working age people claiming out of work benefits in the most deprived neighbourhoods (National Indicator 153)
- Increase in the level of qualifications held by working age residents in the Borough (National Indicators 163, 164 and 165)
- Increase in the attainment levels and qualifications for black and minority ethnic groups (National Indicator 108)
- Reduction in the number of 16-18 year olds who are not in education, training or employment (NEET) (National Indicator 117)
- Increase in median earnings of employees in the borough (National Indicator 166)
- Greater parity between the skills demanded by employers and the skills possess by residents (National Indicator 174)
- Increase in the number of business in the Borough (National Indicator 171)
- Improved access to jobs by public transport (National Indicator 176)

### Implementation

**10.17** The above policy will be implemented in accordance with the Action Plan outlined in the Waltham Forest Strategy for Enterprise, Employment & Skills. In relation to policy CS6, the Action Plan sets out partners, funding, timescales and outputs for the following:

- Improving skills and supply what employers need;
- Targeting low employment localities and disadvantaged populations; and
- Improving the Borough's skills base to ensure that residents can benefit from new economic opportunities.

**10.18** Through the Business Board and the Local Strategic Partnership (LSP) Board relationships and links between public agencies (including schools), the private sector and providers of employment support and business growth services will be strengthened.

**10.19** Funding for training and skills development schemes will be secured through negotiations with private developers during planning applications. At present, the Council will pursue contributions under Section 106 in accordance with the Council's Planning Obligations Supplementary Planning Document (SPD). Further policy guidance on planning obligations will be provided in the Development Management DPD. Planning obligations will be determined by the location, scale and nature of any development proposal.

**10.20** Local labour agreements will deliver on-site employment, training and apprenticeship opportunities for local people and will be negotiated through Section 106 mechanisms. Where appropriate, jobs brokerage initiatives, also delivered through planning obligations under Section 106, will require developers to work with designated delivery agencies to ensure that jobs are advertised locally and establish exchanges to bring together job seekers and employers. Local business agreements will be sought with developers to ensure that local small and medium sized businesses are able to bid for contracts and benefit from the opportunities that will come from major development projects in the area. The Council take the lead by ensuring that public sector procurement will be used to strengthen local firms by actively committing the Borough Council, the PCT, health trusts and RSLs to purchase wherever possible from local firms; and by assisting local companies to compete effectively for public sector business.

**10.21** The Council will enhance the role of voluntary, community and faith organisations to help meet the needs of hard-to-reach population groups and to offer work placements and volunteering opportunities by promoting their actions in the local media, including the Waltham Forest Magazine (WFM).

**10.22** Through the City Strategy Pathfinder Worknet Programme neighbourhood level role models and mentors will be encouraged to help find opportunities for workless families, to motivate their return to work and help overcome problems and barriers. The City Strategy Pathfinder sub-regional partnership is currently developing the business and delivery plan for the next 4-5 year period within the Multi Area

Agreement Worklessness theme. This will continue to provide a robust delivery vehicle for employment and skills services and be linked to key Local Area Agreement targets.

### **Evidence Base**

#### **10.23**

- Our Place in London - Waltham Forest Sustainable Community Strategy, 2008
- Waltham Forest Strategy for Enterprise, Employment and Skills, 2009
- London's Future: The Skills and Employment Strategy for London 2008-2013
- London Borough Waltham Forest Employment Land Study; URS; 2009
- APS data
- CSP Worknet Business Plan
- WalthamForest Worknet Business Case & Appraisal, July 2009

## 11 Ensure Residents are Fit and Healthy

### Strategic Objective 7

Improve the health and well-being of Waltham Forest residents by positively influencing the wider and spatial determinants of health, such as physical activity and food choices.

### Introduction

**11.1** The Council's Sustainable Community Strategy (2008) sets out a range of objectives for the Borough, one of which is to 'Ensure residents are fit and healthy for work'. As such, promoting healthy lifestyles in the borough will be key to achieving wider objectives relating to sustainability, equality of opportunity and quality of life. The Council is committed to achieving prosperity and quality of life for all residents, and recognises the need to promote healthy lifestyles as a means of achieving these goals.

### What you told us

**11.2** It was generally expressed by respondents that the health of the residents can be directly affected through an integrated 'healthy lifestyles' approach which seeks to address health holistically throughout people's day to day lives. Residents felt that the following measures could be beneficial to integrating better health into resident's lifestyles:

- Development of better quality built leisure facilities;
- Increased access to, and maintenance of, Open Spaces;
- Better food choices in restaurants and cafés.

### Options Appraisal

**11.3** National and regional guidance recognises the important link between lifestyle and health. The Council supports this link, and has identified the health of residents as a key priority for the future of the borough. The Core Strategy Issues and Options Document outlined number of options for the integration of healthier lifestyles. The options were around designing new developments to promote walking and cycling and providing better health services, both of which the Council supports in the promotion of healthier communities.

**11.4** Since the Issues and Options document was published, the Council has identified further means for the promotion of health and lifestyle. The Council has sought to protect existing open spaces, due to the value their play in people's lives as locations for physical activity and recreation.

**11.5** The Council has also chosen to promote the potential for designation of new open spaces in areas of deficiency, and the improvement of the quality of open spaces, as accessibility to and quality of open spaces are seen to be important factors in the promotion outdoor physical activities.

**11.6** Finally, the Council recognises the value of access to nutritional food choices, such as the use of allotments and community gardens, and has chosen to restrict the number of establishments that sell unhealthy foods, such as Hot Food Takeaway stores, allowed to open in the future.

### Policy CS 7

The Council will use spatial planning to improve the health and well-being of Waltham Forest residents by influencing the wider determinants of health and improving access to facilities which can improve health by:

A) Protecting the existing open spaces such as Green Belt areas, Metropolitan Open Land, playing pitches and parks. Development on open spaces will only be allowed in exceptional circumstances and where it can be proven that the proposed development will provide essential social infrastructure or significant community benefits that could not otherwise be achieved;

B) Wherever possible providing new open spaces or play spaces in the form of parks or within new developments, especially in areas of open space deficiency;

C) Improving the poorest quality open spaces where possible;

D) Increasing access to opportunities for formal physical activity through development of better quality Leisure Centres;

E) Promoting everyday, exercise by designing better quality public realm which is conducive to higher levels of incidental exercise from walking and cycling;

F) Protecting people and the environment from unsafe, unhealthy and polluting activities;

G) Promoting increased access to affordable nutritious food and education by encouraging people to grow their own food and limiting the proliferation of unhealthy foods outlets such as Hot Food Takeaway shops; and

H) Ensuring appropriate and equitable access to clinical health services across the borough.

### Justification

**11.7** The physical environment in which people live has a significant impact upon their health. Furthermore, it is clear that the shape and quality of the environment often helps define the lifestyles that people are able to have, and the quality of their

health as a result<sup>(1)</sup>. Reduced levels of physical activity in children and adults as well as excessive calorie intake has resulted in increasing obesity levels in the population. This policy seeks to support Healthy Lifestyles in the Borough by influencing the wider determinants of health, such promoting public realm improvements, food choices and opportunities for physical activity.

**11.8** According to the Government's 2004 Indices of Multiple Deprivation, there are areas in Waltham Forest that suffer from high levels of deprivation. Of the 145 Super Output Areas (SOA's) making up the borough, 11 are in the worst 10% in England; 45 are in the worst 20% and 135 are in the worst 50%. All of which means that 93% of the borough's population experiences a level of deprivation worse than the England average<sup>(2)</sup>.

**11.9** When the figures are examined in relation to health and disability only, Waltham Forest has 21 SOA's in the worst 20% in England. An important point to note about is that there is significant geographical variation in health status across the Borough. The northern parts of the borough enjoy better health and longer life expectancy than residents living in the south. This can be seen through the fact that men from the least deprived areas are expected to live four years longer than those in the most deprived areas. Furthermore, the health of the Borough's residents is in some cases poor compared to other parts of London<sup>(3)</sup>.

**11.10** The national indicators for the overall health of a population are life expectancy and infant mortality. Life expectancy at birth has continued to increase for Waltham Forest men and women, however, the rate of increase remained less than the average for London and England and Wales. Infant mortality in Waltham Forest is still higher than the average for London and England and Wales. The latest infant mortality rate was 5.7 deaths per 1,000 live births, with Waltham Forest still ranked the 9th worst in London. These indicators show that local people experience poor health overall<sup>(4)</sup>. Furthermore, Waltham Forest Primary Care Trust has emphasised that obesity, particularly in children, as well as circulatory disease and coronary disease, are issues of major concern in the borough.

**11.11** There are many different factors which contribute to the poor health in the Borough, such as age, individual lifestyle factors, social and community influences and general socio-economic, cultural and environmental conditions. Currently, many people have lifestyles which are conducive to ill-health and obesity, due to a lack of exercise, sedentary lifestyles, and the consumption of foods with low nutritional value and high fat and salt content. Fewer people in Waltham Forest take regular exercise than in the country as a whole. Research in 2005 showed that only 25% of adults in the borough take 30 minutes moderate exercise 5 times a week. The national figure

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1 Delivering Healthier Communities in London, Human Urban Development Unit, 2007

2 Indices of Multiple Deprivation, Department of Communities and Local Government, 2004

3 Determinants of Health, Waltham Forest Public Health Report 2008/2009, Waltham Forest PCT, 2009

4 Determinants of Health, Waltham Forest Public Health Report 2008/2009, Waltham Forest PCT, 2009



was 32%. This may be due to the fact that satisfaction with sport and leisure services in 2003-04 was 48% which was lower than the national target of 65%<sup>(5)</sup>. There is recognition that an important part of the prevention of ill-health is through the promotion of healthy lifestyles.



**11.12** Physical activity has strong links with addressing obesity and diabetes whilst reducing the likelihood of cardiovascular disease, whilst also generally contributing to better physical and mental health<sup>(6)</sup>. Planning Policy Guidance 17 recognises the vital role that open spaces, sports and recreation facilities play in promoting healthy living and preventing illness. Key factors which support the likelihood of physical activity include:

- Walking and cycling ways to connect homes with schools, shops and other amenities;
- Accessibility to parks and sports facilities; and
- Removal of environmental barriers to permit residents in poorer areas to become more physically active.

**11.13** Waltham Forest is distinctive in that it is bounded by the large and regionally significant green spaces of Epping Forest to the north east and the Lee Valley to the west and south west. These spaces provide significant opportunities for residents and visitors to Waltham Forest to access unique recreation and natural open spaces.

5 Waltham Forest Sport and Physical Activity Strategy 2006 - 2012, Waltham Forest Council, 2006

6 Delivering Healthier Communities in London, Human Urban Development Unit, 2007

Despite these large regional open spaces, closer proximity to smaller more accessible open spaces is limited in the central, higher density areas of the borough, such as Walthamstow<sup>(7)</sup>.



*Open Spaces in the Borough*

**11.14** A key element of this policy is the provision of high quality, accessible and usable open spaces within the Borough, as essential to ensuring opportunities for physical activity. It is the aim of this policy that areas of access deficiency are reduced or potentially eliminated with new public spaces or improvement of the poorest open spaces where possible. The Council generally protects open spaces, with development only allowed in circumstances where it can be proven that new development provides increased community benefit, with optimally, no net loss of such spaces.

**11.15** The approach is to encourage and support people to take up sport and physical exercise, and to provide incentives and motivation for those who are active, to remain active and develop their skills. Above all there is an aim to reduce the barriers to participation and to make sport and other forms of physical activity fun and enjoyable. In relation to built leisure facilities, wherever possible, there is a need to provide a wide range and choice of activities in single multi-functional centres, such as through extended schools and leisure centres.

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7 Draft Open Space Strategy, Waltham Forest Council, 2009

**11.16** The Council also recognises that the 2012 Olympics present a valuable opportunity to capitalise on increasing investment and interest in exercise and health. As such, sustained partnership working and a clear focus on the long-term benefits for the borough are essential in maximising the Olympics' value for Waltham Forest.

**11.17** It is also recognised that the built environment impacts upon opportunities to engage in physical activity, and as such, good design will be key to ensuring that people have opportunities for physical activity. Design of public realm and movement networks should consider the need for safe, permeable and pedestrian friendly spaces which promote active transport such as walking and cycling. By designing the built environment carefully, it can be conducive to high levels of activity. Therefore, another key aspect of this policy is that it promotes design of the public realm which allows residents operate in an environment that contributes to greater levels of incidental exercise such as walking and cycling.

**11.18** Furthermore, access to healthy foods is also a key issue to consider in the development of healthy lifestyles, and although it is not generally a spatial planning matter, factors such as land allocated to community gardens and access to healthy foods in restaurants and cafés can be related to planning. The Council supports the development of education regarding nutrition, and supports policies which seeks to reduce unhealthy foods in the borough.



### Target/Indicator:

- Increasing adult participation in sports (monitored through NI189)
- Reduction in obesity in school children in Year 6 (monitored through NI56)

### Implementation

**11.19** This policy will be implemented through working with partners to deliver a higher quality leisure offer in the Borough, and the development of a corporate strategy which addresses the issue of the limited healthy food choices and nutritional education in the Borough. Policies will be implemented in combination with the health and social infrastructure policies listed in the 'Encouraging Participation and Social Cohesion' section of this Core Strategy. Where possible, new public open spaces should be provided in areas of deficiency, particularly in the areas of Blackhorse Lane and Palmerston Road area and in the area near Essex Road, Wallwood Road and Murchison Road.

### Evidence Base

- Our Place in London - Waltham Forest Sustainable Community Strategy, 2008
- Waltham Forest Strategic Infrastructure Plan - due for completion September 2009
- Waltham Forest Strategic Leisure Report, 2007
- Waltham Forest Primary Care Trust - Public Health Report, 2009



## 12 Vibrant Town Centres

### Strategic Objective 8

Safeguard and strengthen the function of Walthamstow Town Centre, the District and Neighbourhood Centres capitalising on their respective roles for shopping, culture, leisure, tourism and employment etc, while ensuring they continue to develop as distinctive, vibrant, attractive, safe and welcoming places.

### Introduction

**12.1** The borough's town centres represent a key economic asset with the potential to generate considerable turnover and wealth. As our population grows, we need to ensure that there is a good choice of shopping and other town centre services and facilities for residents. This strategy seeks to ensure that our town centres remain successful and attractive in the long term. The ability of the borough's town centres to accommodate additional growth whilst also improving their relative attractiveness will be key to achieving sustainable and well balanced communities.

### What you told us

**12.2** From the Issues and Options consultation, the following options were particularly well supported:

- Keep the existing hierarchy of centres but seek to improve the range and quality of the shopping offer and promote more local shopping,
- Encourage greater differentiation and specialisation between centres;
- Encourage development in particularly in Walthamstow Town Centre but seek to improve other centres as well the need new development/improvement;
- Maintain a careful balance between retail and non uses, whilst controlling the proliferation of particular uses such as fast food/take away shops;
- Redevelop underused sites/premises and encourage a greater mix of uses including housing, leisure and entertainment uses (cinema);
- Retain major leisure facilities;
- Pro-actively manage town centres.

### Options Appraisal

**12.3** Underlying the strategy is the need to plan for continued growth whilst also creating the conditions for the borough's centres to become more vibrant with a better 'offer'. The preferred policy response takes into account all of the above issues.

## Policy CS 8

Healthy and vibrant centres are vital to the Waltham Forest economy. There is already a well established network of centres in the borough made up of Walthamstow (as Major Centre), District and Neighbourhood Centres. The Council will promote the development of these centres as the principal focus and catalyst for future growth and revitalisation in the provision of town centre services and facilities. This will be achieved by:

- A) Ensuring that new proposals for town centre uses including retail, leisure, office, entertainment, hotel, cultural and service uses are directed to the designated centres through the 'sequential test', whilst also ensuring that the scale of development proposed in a centre is appropriate to the role and character of the centre and its catchment;
- B) Promoting the dominant position of Walthamstow Town Centre as a key growth centre, particularly for higher order comparison shopping and other commercial uses. In addition, the development of complementary activities including housing, entertainment, cultural and leisure facilities will be encouraged in this centre;
- C) Creating a sustainable pattern/distribution of town centre uses in Waltham Forest by consolidating retail activities within compact retail core areas of the designated centres and local retail parades;
- D) Resisting proposals likely to have a harmful impact on the vitality and viability of the designated centres/parades;
- E) Creating distinctive town centres by encouraging differentiation and specialisation between centres with regard to their 'offer' and place setting;
- F) Encouraging the development of appropriate clusters of complementary evening and night-time economy uses in town centres;
- G) Encouraging housing in and around town centres as part of mixed use developments;
- H) Promoting the rejuvenation of town centres areas through the redevelopment of under used sites and premises; and
- I) Supporting the establishment and operation of Business Improvement Districts where appropriate to create an improved environment for business and secure improvements in town centre performance.

### Justification

**12.4** A vibrant centre contains two key elements: a mix and concentration of different uses which attract people and create a lively social environment, and the provision of attractive, inviting and safe public spaces that generate a sense of community

ownership and commitment and make people want to visit. The Waltham Forest Sustainable Community Strategy indicates the need to improve the quality and variety of shopping provision within the borough. The borough's town centres are crucial to creating sustainable communities. However, within the northeast London sub-region, there is a choice of alternative shopping, leisure and other town centre services and facilities which are within reasonable proximity to Waltham Forest residents.



**12.5** In planning for future growth, a borough wide 'needs assessment' for retail and commercial leisure uses in Waltham Forest has been undertaken. In this strategy, the quantity of additional floorspace required by the market to the year 2026 is based on the findings of the Waltham Forest Retail & Leisure Study. <sup>(1)</sup> From this study, projected growth in population and expenditure over the period 2009- 2026 is expected to lead to an increase in retail and leisure floor space provision in the borough. Accordingly, the Core Strategy seeks to plan for an overall growth requirement of 11,800 sqm net additional convenience floorspace and 64,800 sqm net comparison floor space up to the 2026. <sup>(2)</sup> The preferred location for retail development however will be carefully considered, particularly for major development which may have an extensive catchment area.

1 Waltham Forest Retail and Leisure Study 2009.

2 The study provides a broad overview of the potential need for further retail and leisure development up to 2026 based on predicted trends and assumptions regarding population and expenditure growth etc. Accordingly, the Council intends to update these projections in 4-5 yearly periods.

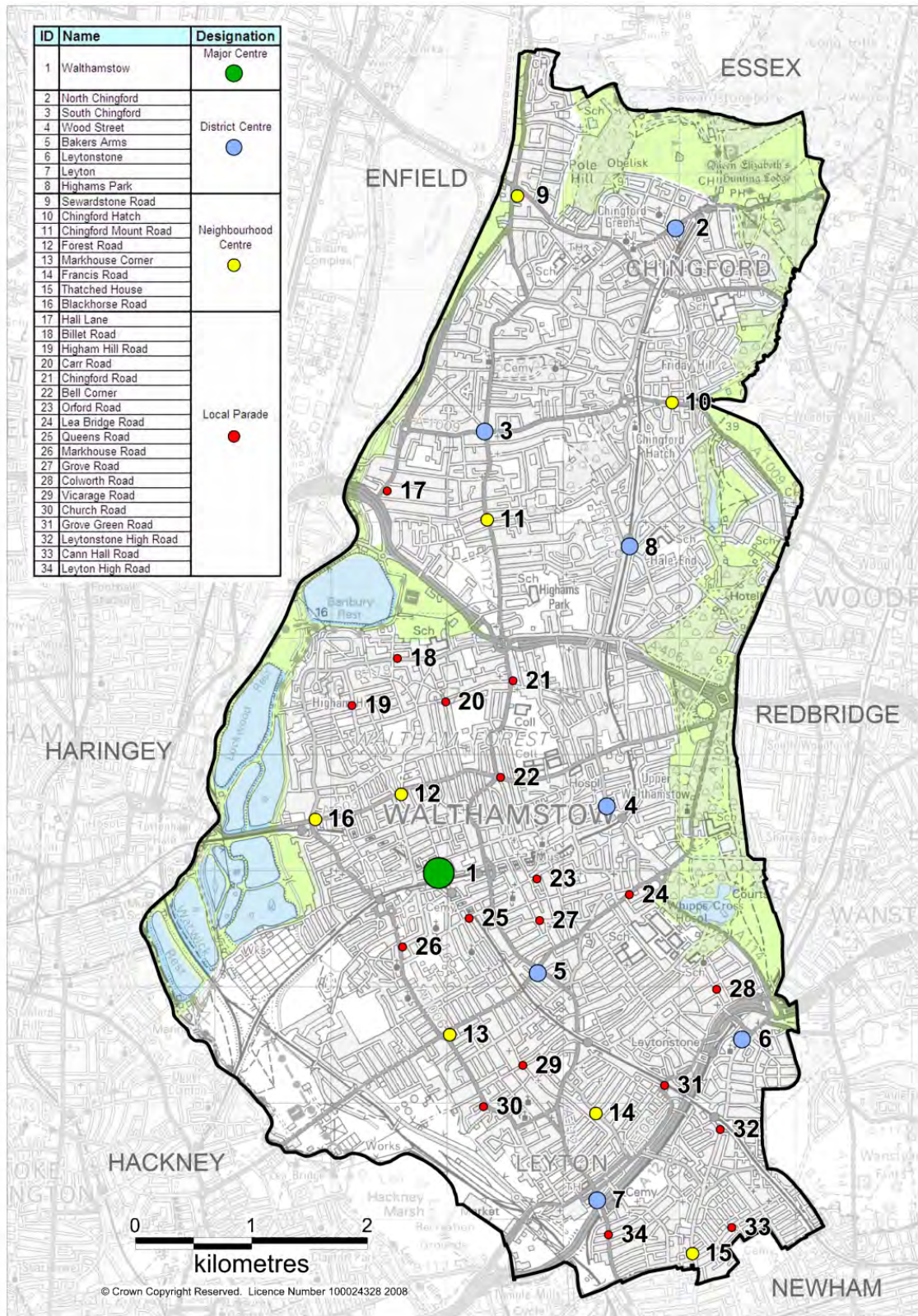
**12.6** With regard to other town centre uses, it is accepted that the Borough's location in close proximity of Central London will limit the potential for further commercial leisure and entertainment facilities. Presently there is no cinema in the borough since the closure of the EMD Cinema, Walthamstow in 2003. Over a longer period to 2026 there is theoretically potential for about 1,200 seats with 4-5 screens. There is potential for more private health club facilities and this may increase in the future if membership rates increase. There is also theoretical scope to improve the late night entertainment provision i.e. nightclubs/music venues. Overall, the Borough's main centres have a high provision of Class A3 to A5 uses, particularly A5 takeaways.<sup>(3)</sup> There is therefore no overriding need for the A3 to A5 sector to expand in any centre, although the quality of Class A3 restaurants could be improved in most centres. New restaurants uses will be encouraged to occupy existing Class A3 to A5 units rather than A1 premises.

**12.7** At the heart of the strategy for delivering growth is a hierarchy of town centres that forms the basis for determining the location of new proposals for shopping and other town centre related uses and activities. It is intended to reinforce the existing hierarchy of centres by steering new development proposals into the established designated centres. These centres have developed over many years and will need to be improved to perform their respective roles in the provision of town centre services and facilities. Despite Walthamstow's appeal to borough residents, it is facing increasing competition from the nearby surrounding centres of Ilford, Wood Green and Stratford. The development of Stratford City is expected to bring both opportunities and potential threats to Waltham Forest residents and businesses. This development is expected to open in 2011 and will contain 140,000 sqm of new shopping provision.

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3 Town and Country Planning (Use Classes) Order - Class A3 (Restaurants, Snack Bars and cafes), Class A4 (Pubs and Bars), Class A5 (Takeaways).





**12.8** Walthamstow is the primary retail centre in the borough. It is designated as a major centre. For many years it has been the focus for shopping and other main town centre uses. It is therefore at the top of the hierarchy within the borough. The Core Strategy proposes, in line with the London Plan, that this dominant position be protected and improved in terms of shopping, particularly higher order comparison

goods. In addition to retail, new development including housing, office and other commercial, cultural, health, leisure and community facilities will be encouraged in this centre.

**12.9** This centre is expected to both expand and improve the quality of the retail experience offered to meet its role as a major centre within London. To further improve its image and enhance attractiveness, a range of other town centre uses and activities (particularly those serving a borough wide catchment) including offices, leisure, cultural, health, housing and community facilities will be located in this centre. In terms of development opportunities, Walthamstow town centre has the most physical and commercial potential to accommodate additional commercial uses in the Borough. The Walthamstow Masterplan <sup>(4)</sup> identifies a number of opportunities to accommodate growth. The priorities for future development include the Arcade site, the South Grove area and the expansion and redevelopment of Selborne Walk shopping centre.

**12.10** The Walthamstow Area Action Plan will be key in delivering improvements to this centre. To ensure that the planned development in the Walthamstow Town Centre successfully takes place, the future expansion of the District and Neighbourhood Centres will be carefully controlled through the application of the sequential test as set out by government policy. <sup>(5)</sup>

**12.11** The sequential approach, as required by government policy (PPS6) indicates that town, district and local centres are the preferred locations for the main town centre uses. The sequential approach indicates that first preference for new developments should be within centres followed by edge-of-centre locations. Out-of-centre locations should be the last in the order of preference. In applying the sequential test, the key issues are the nature and scale of retail/leisure development proposed and the catchment area the development seeks to serve. Walthamstow is the largest centre. Therefore large scale development (over 5000 sq m gross) which serves a significant part, if not all, of the Borough should be concentrated within this centre. In the short to medium term, it will be important to allow Walthamstow Town Centre to consolidate its position as a major centre. However in addition, investment will be directed to other district and neighbourhood centres as determined by need and impact considerations.

**12.12** District Centres in Waltham Forest include North Chingford, South Chingford, Wood Street, Bakers Arms, Leyton, and Leytonstone. Higham Park is proposed as District Centre. Current retail proposals for a new retail foodstore in Highams Park Centre (involving 5223 sq m gross floorspace) when implemented, will elevate this centre from neighbourhood to district status. These centres are geographically reasonably well distributed throughout the borough. Neighbourhood centres are the next level in the hierarchy. These include Highams Park, Sewardstone Road, Chingford Hatch, Chingford Mount Road, Forest Road, Markhouse Corner and Francis Road and Thatched House.

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4 The Masterplan for Walthamstow Town centre and Interim Planning Policy Framework - published on the Council's website  
<http://www.walthamforest.gov.uk/walthamstow-master-plan-ippf.htm>

5 Planning Policy Statement 6 - Planning for Town Centres, March 2005.

**12.13** District Centres and Neighbourhood Centres have a more localised role and should complement Walthamstow by providing reasonably sized facilities for main and bulk convenience food shopping and a reasonable range of comparison shopping facilities. These centres have some small to medium or large food store anchors together with some comparison shopping. The Core Strategy seeks to reinforce their role by ensuring the provision of appropriate local shopping, leisure and community facilities to make them the hub of everyday life for the communities they serve.

**12.14** District Centres will progressively develop as mixed use centres and not necessarily stand alone shopping centres. Subsequent development plan policies/town centre strategies to be prepared will guide the form of future development so that they evolve into fully functioning mixed-use, higher density urban centres with greatly enhanced public transport, access and appropriate parking facilities. A range of supporting town centre uses and activities including office and other commercial, cultural, health, housing and community facilities will be located in these centres.

**12.15** Only small scale development (under 500 sq m) should be provided in Neighbourhood centres. Neighbourhood centres will provide local convenience shopping facilities for local residents within walking distance of their homes. They will be the hub for other facilities provided in and around them such as small office and service uses, schools, doctor's surgeries, community centres and open space. These centres will be expected to provide neighbourhood centre type facilities commensurate with their scale. Planned housing growth in the Blackhorse Lane area is expected to increase the demand for supporting retail facilities in this area. Accordingly this strategy makes provision for a new neighbourhood centre in this area.

**12.16** Most importantly, this strategy also seeks to create distinctive centres - each with a unique 'offer' in terms of their place setting. The preparation of Town Centre Strategies for individual centres will be key in implementing this. A greater degree of differentiation and specialisation between centres will be encouraged. For example, the scale of evening economy activities could be more important in some centres. Whilst other centres could take advantage in developing local niche retail markets. In all centres, good urban design intervention will be necessary to support the creation of an attractive urban realm unique to each setting. The Council and its partners will be working to make individual centres much more distinctive in the types and range of activities they provide.

**12.17** Within the borough generally, and in the designated centres in particular, careful management of changes of use will be required to deliver the spatial objectives of the Core Strategy. The designation of primary and secondary shopping frontages will be key to the implementation of this strategy. The Development Management Policies DPD will define the relevant frontages to which the policy will apply and establish the retail/non retail thresholds applicable to the designated centres. By safeguarding retail premises in primary frontages, the Council hopes that in time there would be a gradual process of relocation of shops from the declining/marginal trading locations into the heart of these centres where they could cluster and thrive.

**12.18** In this regard, the Council considers that the success of any particular centre is dependent, at least in part, upon retaining a reasonably close grouping of shops selling a wide range of goods. Shopping, particularly for items such as clothes, shoes,

footwear and jewellery etc, is in essence a process of search and comparison before final selection. Therefore grouping shops conveniently together attracts shoppers and if the shopping frontage is broken or diluted by uses not directly related to a shopping trip, this leads to a loss of attractiveness. A continuous row of shop fronts encourages pedestrian movement in a centre. Interruptions in this continuity due to extensive frontages dedicated to non retail uses, vacant sites etc discourage pedestrian/shopper traffic. Retail properties in a centre should therefore form continuous frontages, where possible.

**12.19** In creating a sustainable pattern/distribution of town centre uses, this strategy further proposes the designation of a number of small parades representing the lowest level in the hierarchy. Typically, they should generally accommodate small shops (under 200 sq m). They comprise a small grouping of shops within one or two parades including the newsagent, a general grocery store, a post office and occasionally a pharmacy, hairdresser or other small shops of local nature. These parades serve immediate local needs only and provide primarily convenience goods within residential, commercial or mixed-use areas. To create more sustainable development forms, local retail parades will be carefully managed to encourage the development of an appropriate grouping of local shops and facilities.

**12.20** The pattern of retailing in the borough is characterised by a proliferation of retail/commercial activities stretching in long lengths along road corridors. Over the years, the vitality and viability of many of these parades have suffered following changes in the structure of retailing, the effects of competition and changes in shopping habits. The process of change is still taking place as some shops close and new ones open in existing parades. During the plan period, it is expected that the development of local retail parades will evolve in response to changing market conditions and the demands of the new households moving into neighbourhood areas.

**12.21** To safeguard residents' access to local shops, it is an important planning objective to focus retail activities in viable locations. It is expected that the process of adjustment would continue to take place overtime as a cohesive grouping of retailing and local services is formed in the most appropriate locations. Accordingly, this strategy only establishes the broad locations for local retail parades at key locations in the heart of neighbourhood areas. These will be along road corridors including Lea Bridge Road, Forest Road, Hoe Street, Leytonstone High Road, Leyton High Road, Billet Road, Chingford Road, Higham Hill Road, Queen Road etc and other appropriate locations in residential areas. In managing changes of use, protection will be given to existing retail shops in areas deficient in essential local shops. The precise boundaries of these designated local retail parades will be further defined in the Development Management Policies DPD and Supplementary Planning Documents.

**12.22** The extent to which an attractive mix of retail and other activities can be achieved will be mainly influenced by the position a centre has in the overall hierarchy of centres. Thus, a higher order centre such as Walthamstow will have a wider range of retail and other facilities compared with a lower-order or smaller centre.

Nevertheless, the opportunities for individual centres to develop niche markets and therefore attract customers is not expected to be compromised. This strategy seeks to encourage the development of niche markets where this is possible.

**12.23** Depending on its place in the hierarchy, a successful centre should include a range of activities, e.g. health and fitness, leisure, libraries, community facilities, residential accommodation, etc that are particularly active outside shopping hours and can have synergies with activities such as restaurants, cafés and bars. These types of activities encourage the development of the 'evening economy' and provide increased security and surveillance in the centre through the continuation of activities after shops have closed. Offices and residential development in or on the fringe of a centre can also contribute to activity outside business hours and increase the number of people using the centre.

**12.24** Walthamstow Town Centre has the potential for the development of an appropriate cluster of evening economy activities. In supporting evening economy activities however, it will be important to ensure that uses are well managed individually or collectively to avoid an excessive concentration. Accordingly, development proposals for the night-time economy will not be supported where cumulative implications are presented. For example, a concentration of drinking establishments and night clubs that could cause environmental problems or unacceptable harm to residential amenity or the town centre in general through creating or adding to significant problems of community safety, litter and disturbance. Where necessary, planning obligations may be sought to contribute towards the cost of creating and managing the evening and night time economy. Further guidance in implementing this policy will be provided through the preparation of town centre strategies.

**12.25** Over the plan period, the borough's designated centres are expected to deliver major improvements in range and quality of activities they provide. It will be necessary to build on the distinctive character, strengths and tackle identified weaknesses of individual centres. Through the preparation of town centre strategies and action plans, the Council and partners hopes to deliver the much need transformation required. It will also be necessary to ensure that development opportunities are used to fill gaps in provision and strengthen the role of town centres. Further detailed site analysis/ appraisals will also be undertaken through the preparation of the Site Allocations DPD. The contribution of the historic environment to the economic, social and environmental well-being of the area is also important and will be encouraged. Heritage assets and the wider historic environment within or in close proximity to centres can, when sensitively used, help to regenerate and retain local distinctiveness.

**12.26** There are a variety of approaches and scales of intervention that may be used to improve the borough's town centres. These range from formal planning, through management approaches and partnerships such as town centre management and the establishment of Business Improvement Districts, to a myriad of local smaller initiatives and schemes. In some centres, evening economy activities may be more important than in others. Through the preparation of town centre strategies/action plans specific actions appropriate to each centre will be identified.

**12.27** In partnership with local businesses, the Council has established a Business Improvement District (BID) in Leytonstone District Centre and has plans to extend this to other centres. The BID project aims to empower businesses through small investments and a variety of strategies to help address key challenges in the town centre. Through partnership working, the Council will ensure an integrated approach to the management, marketing, development and operation of town centres. These will be detailed in town centre strategies/marketing plans.

### Targets/Indicators

**12.28** Key targets/indicators to be met are as follows:

- Improved range/type of town centre activities and facilities provided - increase in the number of new uses and activities in individual centres,
- Periodic monitoring of town centre performance, including user satisfaction surveys, growth in floorspace, footfall, shopping centre ranking, retail rents and yields,
- Percentage of new retail, leisure, office and other main town centre uses located in Walthamstow, the District and Neighbourhood centres and at out of centre locations,
- Monitoring of retail completions and commitments,
- Primary shopping frontages of Walthamstow and District centres to maintain at least 70% ground floor retail frontage use,
- Vacancy levels within primary and secondary frontages,
- Mix of uses in designated town centres/frontages,
- Number of vacant/underused sites redeveloped,
- Number of town centre redevelopment schemes/projects taking place.

### Implementation

**12.29** The boundaries of the designated centres will be defined in the Proposals Map DPD to be prepared. In the period until this document is prepared and adopted, Schedules 9 & 10 of the saved UDP Review 2006 will apply.

**12.30** This policy will be implemented in conjunction with other policies in the plan, through the determination of planning applications for retail, leisure and community uses etc and the preparation of Development Management Policies DPD, Site Allocations DPD and the Walthamstow Area Action Plan. Town Centre Strategies to be prepared for individual centres will set out further detailed proposals.

**12.31** The Proposals Map DPD will define the precise boundaries of the designated primary and secondary frontages. Town centre strategies/SPDs will establish the relevant retail/non-retail thresholds applicable in particular centres. Until these are prepared and adopted, the defined frontages as listed in Schedules 11, 12, 14 & 15 of the Saved UDP 2006 will apply.

**12.32** The Council will use its statutory powers where appropriate to maximise the contribution town centres make to the prosperity of the borough. The preparation of masterplans, town centre strategies and actions plans and the preparation of development schemes will be key to the delivery of this policy. These will be taken into consideration where relevant at the planning application stage.

#### **Evidence Base**

- Waltham Forest Retail & Leisure Study 2009
- Walthamstow Town Centre Interim Planning Policy Framework
- Waltham Forest Landuse Survey 2008
- Waltham Forest Place Shaping - Where We are Now, June 2007

## 13 Transform Design and Quality of Public Space

### Strategic Objective 9

Create positive, responsive and inclusive environments including buildings and spaces of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods, whilst also protecting and enhancing the borough's built heritage assets.

### Introduction

**13.1** In this chapter we set how we wish to encourage the transformation of our built environment (including buildings and spaces) through design intervention. The places where people live and work have a profound effect on their quality of life and life chances. Good design has an important role to play within this context and has been shown to provide economic and social value, promote civic pride, encourage safer and more active places, and result in more sustainable environments. Good design is not therefore just about appearance. It is also about the way places function – enabling and encouraging people to live healthy lifestyles, reducing opportunities for crime, creating accessible environments which are inclusive for all sectors of society, increasing opportunities for social interaction and allowing easy cleansing and maintenance.

**13.2** The quality of life in the borough can be enhanced by more careful thought being given to the places we create. In addition to creating well designed places, in Waltham Forest we want to promote the characteristics and qualities that make us distinctive. These include our conservation areas, key buildings and spaces. We also want to strengthen and protect what we already have and influence the creation of more distinctive places through urban design intervention. New development provides the opportunity to create surroundings that future generations will cherish. The Local Development Framework provides a major opportunity to raise the standard of design in the borough and the chance to improve the public realm.

### What you told us

**13.3** The key points raised at the Issues and Options consultation stage are as follows:

- Support for an Urban Design Strategy to improve the design quality in the borough, also ensuring that developments meet the highest best practice standards for access and inclusion.
- Concerns regarding high density/high rise development and the impact such developments would have on the character of existing neighbourhoods/ particular areas of the borough.
- Need to protect the character of existing neighbourhoods.
- Improve accessibility to historic environments and public spaces.



- Strong protection of existing conservation areas - tough enforcement action.
- Other parts/areas of the borough should be considered for enhancement /protection as conservation areas/areas of special character.

## Options Appraisal

**13.4** In choosing a preferred option, the clear choice is between two main approaches. Whether to follow a prescriptive criteria based policy or set out the broad principles and requirements to encourage high quality urban design, taking into account local circumstances and offering greater scope for innovative design solutions to emerge. The preferred policy approach is the latter.

**13.5** It is considered that a criteria based policy would have to set out the detailed criteria for urban design with prescriptive rules which may not take into account site specific circumstances and the changing context. Although this could help to ensure that high design standards are achieved in a consistent manner, a highly detailed policy in a Core Strategy would be very restrictive, possibly resulting in standard and unimaginative design solutions. It would not allow designs to adapt to changing circumstances – for example, to respond to new building products and technologies that improve thermal efficiency and contribute to the reduction of carbon outputs. A policy based on broad principles could however be supplemented by more detailed design guidance in subsequent AAPs or SPDs to allow guidance to be relevant to a particular area or type of development.

### Policy CS 9

In Waltham Forest, we want to strengthen and enhance the best of what we already have whilst also influencing the creation of high quality and more distinctive places through greater urban design intervention. In managing changes to the built environment we will seek to maintain and enhance our distinctiveness and built heritage whilst also creating high quality places with well designed and maintained buildings and spaces. New development proposals will be expected to:

A) Give strong recognition to local distinctiveness and spatial context within the borough's neighbourhoods of Chingford, Walthamstow, Leyton and Leytonstone and the unique characteristics they present as defined by the combination of common elements such as block structure, urban grain, building typology, street pattern and public realm, building density/height, richness, private and public space and the presence of street trees,

B) Create new distinctive and legible areas/spaces based on a design-led approach to redevelopment particularly in the identified regeneration/growth areas,

C) Create places of high architectural and urban design quality that are well used and valued and founded on a careful analysis and understanding of local distinctive characteristics as applicable to individual sites and the surroundings,

D) Ensure compliance with good urban design principles including layout, connectivity, legibility, form, scale, massing, materials, detailing, sustainable construction and climate change implications generally,

E) Apply good practice design standards – in particular the CABE/HBF Building for Life criteria,

F) Incorporate high quality inclusive design measures to create an attractive, safe, healthy, accessible and sustainable environment throughout Waltham Forest, and

G) Safeguard designated areas of historic importance such as conservation areas and archaeological priority zones and protect buildings and spaces of historic value including listed buildings and parks and gardens of historic interest.

### Justification

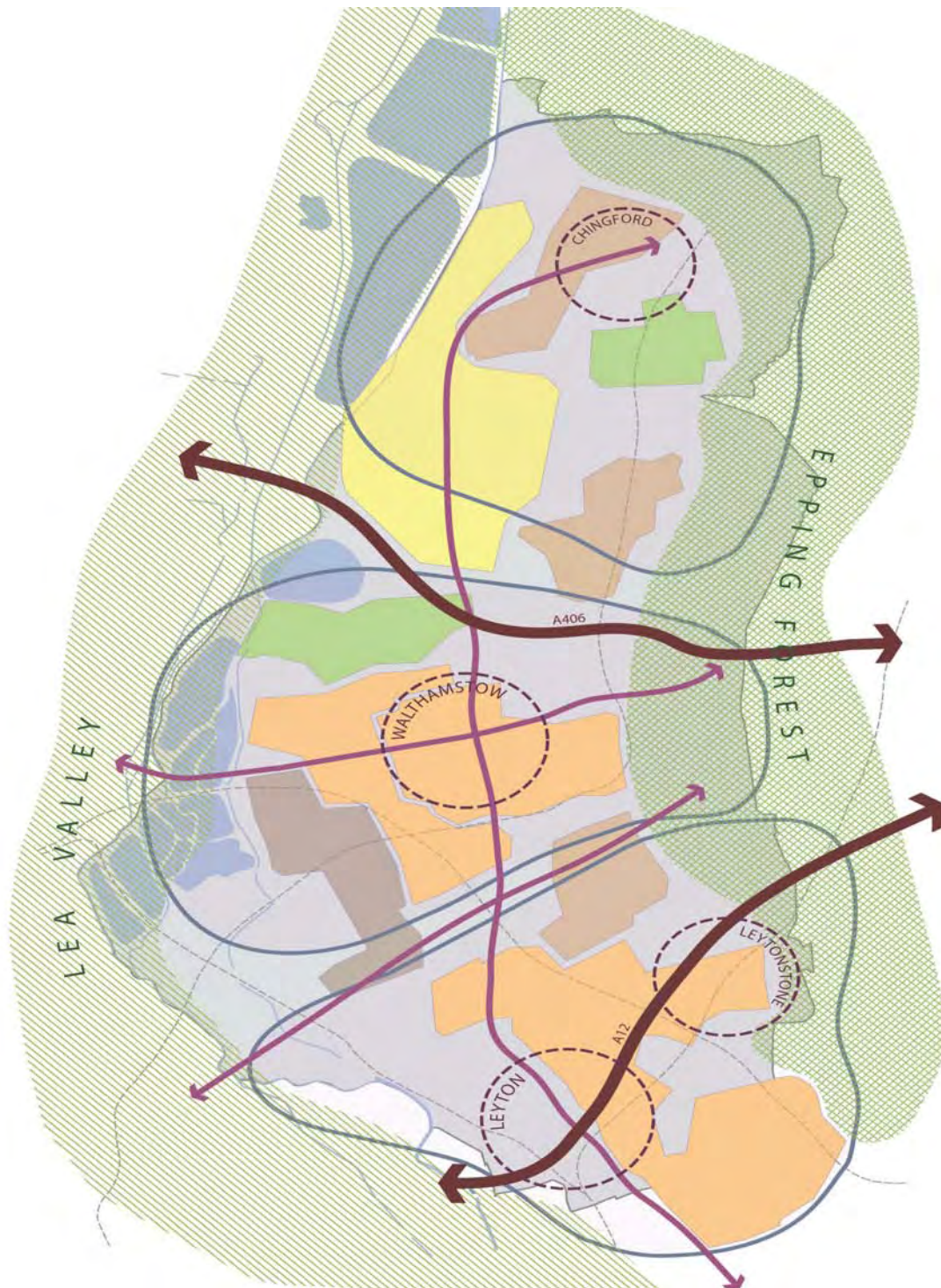
**13.6** The design and quality of buildings and spaces in Waltham Forest is fundamentally important. Our buildings and spaces set the scene for our living and work and help to create positive environments that nurture and inspire individuals and the community as a whole. Good design will support the local economy and will help to provide a strong visual identity and sustainable future.

**13.7** The key evidence informing this policy is the Waltham Forest Characterisation Study. <sup>(1)</sup> The study included an analysis of the Borough's overall character and identified a set of key findings and recommendations.

**13.8** The borough has a diversity of typologies and character areas. The majority of the borough is formed of distinct and relatively large neighbourhoods including Chingford, Walthamstow and Leyton/Leytonstone. Each neighbourhood is dominated by a specific typology developed over the years and undertaken through both private and public sector development. For example, the extensive neighbourhoods of Leyton and Leytonstone are dominated by regular Victorian terraces. The inter-war residential streets in Chingford are also distinctive. In general, the main typologies could be described as Victorian, Edwardian, Warner, Garden City, Inter-War, Post-war and Modern (see illustration below). <sup>(2)</sup>

1 Waltham Forest Characterisation Study July 2009 - published in the Council's website: <http://www.walthamforest.gov.uk/wf-characterisation-study-jul09.htm>.

2 Full description provided in the Waltham Forest Characterisation Study, July 2009.



**13.9** The distinctive character of the borough is also formed by the open spaces which continue to influence and interact with the built environment. From the large expanses of the flats of the Lea Valley, the woodlands of Epping Forest to the pockets of green dotted throughout, the Borough encompasses large woodland, floodplains, reservoirs, local parks, playing fields and allotments. The Lea Valley Regional Park and reservoirs make up a large proportion of the western and southern boundaries of the Borough. The eastern edge of the Borough is covered nearly in its entirety by Epping Forest, the largest public open space in the London area, at almost 2,500 hectares. The area north of the Borough also consists largely of open space, including woodland, heathland etc. Epping Forest Metropolitan Park, the Lea Valley Regional

Park, and the area north of the Borough are all part of the Metropolitan Green Belt and these large green landscapes form a near closed edge to the entire Borough. Policy CS7 also deals with open spaces including the Green Belt and Metropolitan Open Land. Policy CS4 deals with Biodiversity.

**13.10** Over the plan period, there will be pressures for development in the borough and its neighbourhoods which will require careful management. To accommodate the pressures for growth, high density developments will be encouraged at appropriate locations in the borough. However, the issue of density is complex and successful high density housing will demand careful consideration to the overall quality of design and place-making. A particular concern is how high density housing forms can respond to context and character, particularly in a borough like Waltham Forest which is characterised generally by two-storey suburban housing.

**13.11** Therefore, whilst higher density development (up to and above 450 habitable rooms per hectare) can work successfully in the appropriate location, there are other areas of the borough where careful consideration will need to be taken to protect and/or reinforce existing character. For example, simply increasing the density of suburban forms and layouts by insensitive infill or by squeezing standard house types closer together and reducing space standards is unlikely to produce a quality living environment for residents. This is particularly relevant in relation to some forms of affordable/ social housing and housing for families.

**13.12** Waltham Forest is often perceived as a low-rise Borough, dominated by two storey buildings. There are, however, many instances across the Borough that exceed this height. Achieving higher density does not however automatically mean taller buildings. Many compact forms such as the Victorian terrace or the Warner half house achieve relatively high densities without the need to build higher than two storeys. However, beyond the density threshold of more than a 100 dwellings per hectare, more medium rise forms of development will become more appropriate.

**13.13** In managing the pressure for high density developments, the existing transport nodes with high accessibility ratings will provide the best development opportunity. Linking transport, services, jobs and people through high density development will help create sustainable communities. People will be able to easily access the services they need by public transport, along with eradicating the need for trips across town to access other services. For example, Walthamstow Town Centre provides opportunity for such development. This centre is a positive location for higher density given the existence of a transport interchange, its location on higher ground and also the finer grain nature of the centre. In the centres of Leyton and Leytonstone, the proximity to transport networks and the nearby Stratford City and the Olympics developments will often support a more efficient use of land through high density developments.

**13.14** Strategic views out of the Borough occur at a number of vantage points. Views of the City of London and Canary Wharf are glimpsed at a number of locations including Pole Hill and Leyton Station bridge. In addition, views across the Lea Valley to Alexandra Palace and Muswell Hill occur frequently through the central and western parts of the Borough. Proposals will be expected to recognise the existence of these strategic views.

**13.15** A particularly notable feature of the borough's character is the large number of trees which populate the streets. Whilst these inevitably create maintenance liabilities their presence here is both an important amenity and also a particular feature of the borough's forest history. With our changing climate, street trees also play a positive role by providing shade and by improving air quality. Accordingly, the Council will seek to ensure that the provision of street trees enhances the character and appearance of the borough.

**13.16** In Waltham Forest, the streets, roads and spaces that connect buildings are just as important as the buildings themselves. The streets within the borough make up an important element of the overall public realm, and have a huge influence on how people experience local character. Beyond the streets themselves, the public spaces, parks and civic squares that provide gathering points and respite have a substantial impact on local character. As our climate changes, public spaces will play an increasingly important role in supporting adaptation to the changes in the climate. In particular, we must ensure that our spaces are designed to provide protection (when needed) from the elements of the weather and enhance biodiversity in line Policy CS4.

**13.17** Additional guidance on design for access will be provided in a Supplementary Planning Document. These documents will set out the principles and standards that will be applied in ensuring that the built environment, public spaces, pedestrian and transport linkages are well designed and inclusive. Integrating inclusive design principles in all new developments will promote social equality by creating a sustainable community that everyone can live, work, learn and participate in without being confronted by barriers that prevent them from doing so.

**13.18** The conservation and enhancement of the historic environment has a significant role to play in regenerating urban areas. Waltham Forest has a diverse heritage which contributes to its identity. The quality and distinctiveness of the historic environment can be easily eroded by ill conceived and short sighted actions and once lost, the historic environment is difficult to restore.

**13.19** Conservation areas are defined in law as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" <sup>(3)</sup> Conservation areas can bring many benefits, including giving greater controls over demolition, minor development and tree felling. The Council has a duty to declare as Conservation Areas those areas of the borough that have special architectural or historic interest, and whose character or appearance it is desirable to preserve or enhance.

**13.20** The Council has already designated 12 Conservation Areas. These are shown on the saved UDP Proposals Map and the accompanying schedules (Schedule 31) - pending the preparation and adoption of the Proposals Map DPD. The Waltham Forest Characterisation Study 2009 reinforces the importance of these unique areas. These conservation areas are spread across the Borough and define distinctive areas such as Walthamstow Village and examples of cohesive design such as the Warner housing of Leucha Road in Walthamstow.

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3 Planning (Listed Buildings and Conservation Areas) Act 1990.

**13.21** The Waltham Forest Characterisation Study provides detailed information on individual character areas which together make up the whole borough. A number of these character areas have been identified - all unique on their own merits. The Development Management Policies Development Plan Document will set out the detailed policy approach to be used in managing changes within the borough generally including the identified character areas. Where necessary Supplementary Planning Documents may also be prepared to provide further guidance.

**13.22** The designation of conservation areas are not intended to prevent change or development but to ensure that where development takes place, they preserve or enhance the essential character of an area. Accordingly rigorous design standards will be applied in these areas. Applicants for planning permission will be required to demonstrate that their proposals are sensitive to the context the area. The Council has prepared guidance leaflets for all the designated areas of historic character.

**13.23** The historic legacy of the Borough means significant areas of land are identified as Archaeological Priority Zones which have been identified as having particular archaeological interest. Some of these zones cover extensive areas such as the whole of the Lea Valley, the valleys of The Ching and The Fillebrook Rivers and areas around former Saxon and Mediaeval settlements such as Chingford, Walthamstow, Leyton, Highams Park and Leytonstone. All of these designations require policy protection. Any development or changes taking place in these areas will be carefully managed to encourage the conservation, protection and enhancement of the archaeological heritage of the borough.



### Targets/Indicators

**13.24** The key indicators to be applied in achieving this policy are set out below:

- Comprehensive design and access statements submitted with planning applications.
- Building for life assessments undertaken for schemes of 10 units and above.
- High quality public realm projects/schemes prepared and implemented.
- Landscaping schemes undertaken
- Conservation area appraisals undertaken.
- Number of listed buildings on the 'Buildings at Risk' register.

### Implementation

**13.25** Maintaining and improving the quality of the built environment is not solely the responsibility of the Council. Owners and occupiers have a responsibility to maintain their buildings and spaces. Developers and designers have a responsibility to ensure that alterations and new development is sustainable and of an appropriate quality that recognises the local context.

**13.26** This policy will be implemented through the development management process. Detailed policy guidance will be provided in the Development Management DPD and Supplementary Planning Documents.

**13.27** Until such time that these are prepared and adopted, policies in the Saved UDP 2006 document will apply. Detailed character statement/leaflets have been prepared to explain the value of each area.

**13.28** To guide improvements to the public realm, the Council will prepare a Public Realm Strategy. Further design guidance on the principles to be applied in bringing forward new development will be provided in Supplementary Planning Documents.

**13.29** In promoting good design, the Council will work with its partners - including GLA/Design for London and the Commission for Architecture and the Built Environment (CABE) in applying Building for Life Standards and ensuring that promotion of the highest standards in architecture and design. The Council will apply good practice design standards – in particular the CABE/HBF Building for Life criteria.<sup>(4)</sup>

**13.30** A key partner in delivering this policy is English Heritage. The Council is preparing Conservation Area Appraisals for all Conservation Areas. The implementation of the policy will require the active role of an enforcement team to deal with day-to-day enforcement issues.

### **Evidence Base**

- Waltham Forest Characterisation Study, July 2009
- Waltham Forest High Density Study 2009
- Waltham Forest Sustainable Community Strategy
- CABE Achieving the Building the Life Standard, 2005
- The High Street Life in Waltham Forest
- Public Realm Place-making Study 2008/9
- Public Realm Gateway Study 2008/9

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4 Building for Life is the national standard for well-designed homes and neighbourhoods - see <http://www.buildingforlife.org/criteria>



## 14 Improving Community Safety

### Strategic Objective 10

Ensure that Waltham Forest is a safer, more accessible and inclusive place where people want to live, work and visit and where anti-social behaviour, crime and the fear of crime no longer reduces the quality of people's lives.

### Introduction

**14.1** Crime, fear of crime and anti-social behaviour are major concerns for local residents in Waltham Forest. Anti-social behaviour does not just make life unpleasant; it prevents a peaceful community life and degrades the environment. Improving community safety and reducing anti-social behaviour is a key aim of the Council's Sustainable Community Strategy. Tackling crime and the perception of crime is vital for economic regeneration, the creation of safe and sustainable communities and to make the Borough a more attractive place for people to come to live, work and visit.

### What You Told Us

**14.2** Respondents to the Issues and Options consultation placed a strong emphasis on high quality developments, that incorporate community safety features , 'secured by design' and 'designing out crime' principles.

### Option Appraisal

**14.3** From the Sustainability Appraisal review and the Issues and Options consultation it was established that applying the following options would be likely to have positive effects on LBWF objective of reducing crime and the fear of crime around the borough:

- applying 'secured by design' and 'designing out crime' principles to all new developments
- incorporating community safety features in all new developments
- developing a network of walking routes

**14.4** Drawing up appraisals of the borough's housing areas and town centres and devising appropriate design and land use strategies for each was found to be unsustainable due to the impracticality and cost implications involved in under-taking the necessary studies for all identified areas within the Borough.

**14.5** There are considered to be no reasonable alternatives to those options listed for the Safer Places Issue in the Issues and Options document. However, the Council will consider carefully any reasoned and realistic policy alternatives or variations which may be suggested in response to consultation on this Preferred Options Report.

## Policy CS 10

The Council will aim to improve community safety and cohesion and reduce opportunities for crime and anti-social behaviour by:

A) Requiring all forms of new development in the Borough to demonstrate that they have incorporated principles of 'designing out crime' by providing well designed, legible routes and spaces, appropriate levels of natural surveillance and activity and by creating a sense of ownership and responsibility by clearly defining public and private spaces.

B) Promoting safer streets and public realm improvements throughout the Borough, especially in areas which experience proportionally higher levels of crime.

C) Developing a network of safe walking and cycling routes, particularly in the regeneration areas of Blackhorse Lane, Walthamstow Central and Northern Olympic Fringe Area, to link homes with town centres, employment areas, recreation/leisure facilities and open space.

D) Ensuring Waltham Forest's businesses and organisations take responsibility for reducing the opportunities for crime through effective management, maintenance and design.

E) Providing opportunities for sporting, recreational, cultural and community based activities for people in the borough in order to reduce involvement in criminal activities and anti-social behaviour.

F) Encouraging well designed security and public safety measures in all buildings and transport systems.

### Justification

**14.6** Section 17 of the Crime and Disorder Act 1998 places a duty on local authorities to do all they can to reasonably prevent crime and disorder in their area. Planning Policy Statement One: Delivering Sustainable Development also requires local authorities to promote 'safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion'.

**14.7** Waltham Forest suffers from higher than average rates of crime<sup>(1)</sup>. Crime, fear of crime and anti-social behaviour are a primary concern for many residents and businesses and can undermine people's quality of life and well-being. Waltham Forest's Resident's Panel Survey 2007 gave anti social behaviour as the greatest reason for leaving the Borough whilst the England Place Survey 2008 found Waltham

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1 Waltham Forest Safety Net Strategic Assessment, 2008

Forest to be within the top five of London Boroughs most concerned about anti social behaviour with 36.5% of residents claiming that antisocial behaviour is a problem within the Borough<sup>(2)</sup>.

**14.8** In the last 12 months to the end of August 2009 there were 26,933 criminal offences reported across Waltham Forest. This represents an increase of 1,329 criminal offences on the previous 12 months<sup>(3)</sup>. Correspondingly, deprivation levels are also worsening in the Borough.

**14.9** The main criminal offences reported are violence against the person, motor vehicle crime, burglary, robbery and domestic crime<sup>(4)</sup>. The level and type of crime and anti-social behaviour varies across the borough. 'Hotspots' have been identified at Walthamstow Central, Lea Bridge, Leyton, Grove Green, Hatch Lane, Cathall, High Street, Markhouse, William Morris, Bakers Arms, Higham Hill and Cann Hall<sup>(5)</sup>.

**14.10** A distinct crime divide can be seen between the north and the central and south of the borough<sup>(6)</sup>. This geographical split of crimes necessitates different strategies being developed to tackle crime and disorder in the north of the borough than in the centre and south, particularly as these differences are likely to increase as a greater population influx is predicted into the south and centre of the borough.

**14.11** The design and layout of the physical environment is key to creating safe environments and reducing crime and disorder. 'Designing Out Crime' and designing in community safety should be core principles in planning any new development, town centres, public spaces, transport hubs and streets. The Council will expect development proposals to reflect the guidance found in *Safer Places: The Planning System*<sup>(7)</sup> and Crime Prevention and the Association of Chief Police Officers (ACPO) publication *Secured by Design*<sup>(8)</sup>. This will be particularly important in the borough's crime hotspots (see above) and measures should reflect any crime and anti-social behaviour problems specific to the local area<sup>(9)</sup>.

**14.12** Well designed residential developments, streets and public spaces can also significantly reduce the fear of crime and promote safe, inclusive, sustainable communities. A contributory factor to improving safety and reducing the fear of crime is to create and sustain a 'sense of place', where it enables people to identify with their surroundings or locality.

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2 Place Survey: England - Headline Results 2008 (Revised) (Published 26 June 2009)

<http://www.communities.gov.uk/publications/corporate/statistics/placesurvey2008>

3 Metropolitan Police Latest Crime Figure for Waltham Forest

(<http://www.met.police.uk/crimefigures/datatable.php?borough=jc&period=year>)

4 Metropolitan Police Latest Crime Figure for Waltham Forest

5 Waltham Forest Safety Net Strategic Assessment, 2008

6 Waltham Forest Safety Net Strategic Assessment, 2008

7 *Safer Places – the Planning System and Crime Prevention*; ODPM; 2004

8 *Secured by Design*; ACPO; 2009

9 see LBWF Safety Net Strategic Assessment, 2008

**14.13** Legible routes and spaces which provide a clear distinction between the public and private realm allow people to understand their surroundings better and feel safe and secure. The design of streets, public areas and the spaces between buildings is important to make sure that they are accessible, safe and uncluttered. Development which restricts movement into or through a scheme, such as 'gated' developments, will not be permitted. Appropriate levels of active frontages and natural surveillance will increase the numbers of 'eyes of the street' and allow streets and public places to be sufficiently overlooked. This can significantly discourage criminal activity and can have a positive knock-on effect by encouraging greater use of the public realm which, in turn, can improve feelings of safety in the Borough.

**14.14** Appropriate community safety measures and public realm improvements will be implemented in the Borough through contributions from large developments. Maintenance of the public realm also has an impact on the perceptions of an area and levels of personal safety. The use of local management agreements (e.g. secured through section 106 agreements or attached as a condition when the Council grants development approval) will also be used to encourage owners/occupiers to take responsibility for potential impacts of their premises on their surroundings and implement effective and long-lasting maintenance strategies.

**14.15** Developing a network of safe walking and cycling routes through the borough is a key objective in making Waltham Forest a more attractive place for people to live, work and visit. The creation of well-designed, legible pedestrian and cycling routes with adequate levels of street lighting and natural surveillance will be a particular focus in regeneration areas of Blackhorse Lane, Walthamstow Central and Northern Olympic Fringe Area. Enhanced routes are also needed across the Borough to link homes with town centres, employment areas, recreation/leisure facilities and open space in the Borough. This will also have additional benefits for the Borough in terms of health benefits, reducing car use, congestion, improving air quality, accessibility to shops, and services, education and employment.

**14.16** Design policies relating to community safety will be set out in detail in the emerging Urban Design SPD, Development Management DPD and the Blackhorse Lane, Walthamstow Central and Northern Olympic Fringe Area Action Plans.

**14.17** The Council will ensure that community safety measures are incorporated into new development by ensuring that planning applications are submitted with Design and Access Statements which clearly demonstrate how development proposals will incorporate the principles of *Secured by Design* and 'Designing out Crime'.

**14.18** By implementing this policy along side other core strategy policies relating to education, employment, skills and social infrastructure the Council aims to tackle the root cause of crime and anti-social behaviour in the borough. Reducing levels of unemployment, worklessness and deprivation as well as promoting access to educational and employment opportunities can enhance people's prospects and aspirations. Providing additional facilities for sport, recreation, leisure and cultural and community based activities can also provide opportunities for people to engage in positive activities, particularly for young people or people out of work. These measures can significantly reduce the number of people engaged in criminal activities and anti-social behaviour.

## Indicators and Targets

- Decrease in crime across the Borough (National Indicators 15, 16 and 20).
- Improved perceptions about anti-social behaviour (National Indicator 17).
- Improved perception that the local council is addressing local concerns about anti-social behaviour and crime (National Indicator 21).
- Increased number of young people participating in positive activities (National Indicator 110).
- Improved levels of street and environmental cleanliness (National Indicator 195).
- An annual increase in the number of Design and Access Statements submitted with planning applications.

## Implementation

**14.19** This policy will be implemented in conjunction with other policies in the plan, through the determination of planning applications and the preparation of additional Development Plan Documents. Design policies relating to community safety will be set out in detail in the emerging Urban Design SPD, Development Management DPD and the Blackhorse Lane, Walthamstow Central and Northern Olympic Fringe Area Action Plans.

**14.20** The Council will ensure that community safety measures are implemented in the Borough by ensuring that planning applications are submitted with Design and Access Statements which clearly demonstrate how a development will incorporate the principles of *Secured by Design* and 'Designing out Crime'.

**14.21** The Council will secure contributions from large developments to provide appropriate community safety measures and public realm improvements. Local management agreements (e.g. secured through section 106 agreements or attached as a condition when the Council grants development approval) will be used to encourage owners/occupiers to take responsibility for potential impacts of their premises on their surroundings.

## Evidence Base

- Our Place in London - Waltham Forest Sustainable Community Strategy, 2008
- Waltham Forest Safety Net Strategic Assessment, 2008
- Place Survey 2008, CLG
- Waltham Forest Residents' Survey, BMG Research Report, 2007
- Metropolitan Police Latest Crime Figure for Waltham Forest
- Waltham Forest's Crime, Disorder and Drugs Strategy 2005/08
- Safer Places – the Planning System and Crime Prevention; ODPM; 2004
- Secured by Design; ACPO; 2009
- Waltham Forest Urban Design SPD, Draft for Public Consultation, September 2009

## 15 Making the Most of Regeneration

### Strategic Objective 11

Capitalise on redevelopment opportunities to secure physical, economic and environmental regeneration of the borough and ensure the delivery of key benefits for the wider community.

### Introduction

**15.1** The Council has an important leadership role to play in promoting the economic, social and environmental well-being of the Borough. Regeneration will provide the opportunity to transform the borough and address some of our key pressing needs. Among other benefits, it will improve the borough by providing homes, strengthening our employment areas, revitalising our town centres, transforming schools, encouraging and providing new health care and community facilities.

**15.2** Our challenge is to work strategically in the region and sub-region, building relationships with neighbouring boroughs, development agencies and developers to maximise the benefits of regeneration and ensure that wealth is enjoyed by everyone in our community.

### What you told us

**15.3** From the Issues and Options consultation, there was general support for encouraging regeneration in the borough - in seeking improvements to housing provision, tackling deprivation, creating opportunities for employment, transforming schools, delivering community facilities, revitalising town centres, promoting social inclusion, improving transport etc.

### Options Appraisal

**15.4** A holistic approach to regeneration is preferred. This involves using a range of mechanisms to ensure the delivery of realistic and achievable measures in line with government aspirations and policy. The results from the SA identified no significant negative effects or outcomes arising from applying a holistic approach.

### Policy CS 11

Waltham Forest is superbly positioned for change. Working with our partners, stakeholders and our communities, we will capitalise on the opportunities, benefits and linkages from the regeneration of East London. In pursuing our ambition for growth and change, we will seek to achieve greater convergence with the rest of London in delivering regeneration outcomes. Through renewal and revitalisation we will transform and improve our urban area by:

A) Working in partnerships with a range of organisations including neighbouring boroughs, stakeholders, delivering agencies, community groups, and other private and public sectors, locally, sub-regionally and regionally to ensure that regeneration is delivered in a joined up way;

B) Focusing regeneration activities in the key growth areas including the Area Action Plan areas of Blackhorse Lane, Walthamstow Town Centre, Wood Street and the Northern Olympic Fringe and encouraging design led regeneration in these areas;

C) Tackling the smaller spatial concentrations of deprivation in the middle and north of the borough through action plans, planning frameworks and targeted projects.

D) Supporting and facilitating the delivery of key improvements to our local transport network – including the reinstatement of the Hall Farm Curve and the Lea Bridge Station;

E) Maximising funding opportunities available to the Council and its partners through developer contributions, bidding and funding regimes etc;

F) Applying a comprehensive set of actions including the establishment of Business Improvement Districts and the use of compulsory purchase powers to tackle land issues which inhibit regeneration.

## Target/Indicators

**15.5** The key targets and indicators that are to be applied in achieving this policy are set out below:

- Number of regeneration projects undertaken, delivery milestones achieved,
- Number of new homes and employment developments completed in key regeneration/growth areas,
- Number of environmental improvement schemes undertaken,
- S106 Contributions secured through regeneration proposals.

## Implementation

**15.6** This policy will be implemented in conjunction with other policies in this Core Strategy, through the determination of planning applications and the preparation of the Site Specific Allocations DPD and Area Action Plans for Walthamstow Town Centre, Blackhorse Lane, Northern Olympic Fringe and Wood Street areas. To guide the implementation of this policy, the Council is also preparing a regeneration strategy. This will identify detailed action plan projects to be undertaken.

## Justification

**15.7** The borough is close to the heart of a number of key regeneration areas. The Upper Lea Valley runs through Haringey, Enfield and Waltham Forest with Hackney linking it to the Lower Lea. This area is one of London's key areas of opportunity and

need. It connects with the Government's 'London-Stansted-Cambridge- Peterborough' Growth Corridor and represents a significant opportunity area recognised in the London Plan. This area will provide a host of employment, leisure and housing opportunities. Among the planned regeneration projects in this area include Central Leaside and Tottenham Hale.

**15.8** Waltham Forest is also within close proximity to the huge investment in the Olympic Park and Stratford City. The southern end of the borough has its borders with Hackney and Newham including the links to the Thames Gateway and the opportunities for regeneration in these areas.

**15.9** A partnership between different players in both the private and public sectors will support successful regeneration. It will be important to harness and focus partnership working between and across various organisations - seeking the commitment of organisations, individuals and stakeholders and building on the strengths of partners. This will help to deliver outcomes that are greater than the sum of the parts - outcomes that meet the aspirations of our communities.

**15.10** Using a partnership approach for urban regeneration will provide greater efficiency in the use of public resources. Due to the multi-dimensional and complex nature of urban problems, partnerships can help to co-ordinate activity and extend across traditional policy boundaries. Local partnerships can lead to better policy coordination and facilitate a multi-dimensional approach in problem solving, using a range of knowledge, skills and resources.

**15.11** In bringing about lasting improvements in physical, economic, social and environmental conditions in Waltham Forest, we will capitalise or tap into the opportunities and benefits neighbouring regeneration projects will bring. The Council is already involved in a number of partnership working arrangements and has a commitment to continue to pursue this in the future.

**15.12** The 2012 Games will help to revitalise East London and open development opportunities. Together with other Olympic Host Boroughs, significant efforts are being made to ensure the emergence of a tangible socio-economic legacy for east London from the 2012 Games. The Host Boroughs have agreed to develop a Multi Area Agreement (MAA) in partnership with central government. The MAA is about the regeneration of our local communities and overturning the long history of deprivation by seizing the many opportunities, including the Olympics, in our boroughs and focusing on the major economic drivers to stimulate change – in simple terms, this is about giving people access to employment, a decent home, and a quality place to live and settle.

**15.13** The Legacy Masterplan Framework (LMF) is a physical regeneration planning process focusing on the treatment of the Olympic Park after 2012. Led by the London Development Agency, the LMF will determine the form and function of the entire Park, including its stadia, neighbourhood areas and green space.



**15.14** The Strategic Regeneration Framework (SRF) is a Host-Borough-led process to ensure that the physical outcomes of the LMF are accompanied by socio-economic interventions. Following a recent review by the Host Borough Unit, the SRF is focusing on the themes of health, educational attainment, community safety & cohesion, environment & sustainability, access & connectivity and economy & entrepreneurship.

**15.15** A number of 'fringe masterplans' are being driven by the Host Boroughs as a means of ensuring that neighbourhoods and communities surrounding the Olympic Park boundary are well-placed to benefit from key legacy developments. Opportunities for greater participation and co-ordination of development will be pursued.

**15.16** The draft London Plan is committed to addressing social exclusion and spatial concentrations of deprivation. In this strategy, we have identified four broad geographical areas where consolidated regeneration efforts would be applied. These include Walthamstow Town Centre, Blackhorse Lane, Wood Street and the Northern Olympic Fringe. The Council considers that targeted intervention at these key location/areas will bring the opportunity to transform our places and communities whilst capturing or maximising the ripple effects for the benefit of the whole borough.

**15.17** The Borough has pockets of areas that have been identified for regeneration from being categorised as in the 20% most deprived Lower Super Output Areas (LSOAs). These pockets, while concentrated mainly in the south of the Borough, are also located in the middle and north of the borough, albeit at a reduced concentration. These areas may be currently under-served by markets, shops, essential services and require planning to address these deficits and look to address these through action plans, planning frameworks and targeted projects.

**15.18** The Council has campaigned for many years for a rail service to be introduced between Chingford and Stratford to connect Waltham Forest to the Lower Lea Valley. Walthamstow and Chingford are located only a few miles from Stratford but are not connected to it by rail.

**15.19** Several decades ago, rail services operated between Chingford and Stratford. However, in the 1960s, the infrastructure which makes the service possible, the Hall Farm Curve (HFC) at Coppermill junction, was removed. The HFC connected together the Chingford to Liverpool Streetline and the Tottenham Hale to Stratford line.

**15.20** The proposed HFC rail services would operate from the five stations in Waltham Forest (Chingford, Highams Park, Wood Street, Walthamstow Central and St James St) on to the HFC, through the disused station at Lea Bridge on Lea Bridge Road and then on to Stratford. The journey time from Chingford to Stratford would be approximately 20 minutes and from Walthamstow Central to Stratford 10 minutes.

**15.21** In recent years the case for the reopening of the Hall Farm Curve has strengthened considerably. The need to connect the borough to the Stratford City development, the London 2012 Olympics and Paralympics site and the major regeneration areas in the Lower Lea Valley means that there would be a much greater demand for the service than previously. In addition, planned housing growth in

Waltham Forest means that more people will need to access job opportunities. Once easy access to Stratford is established, there are convenient onward links to destinations in all directions.

**15.22** Lea Bridge Station was closed to passengers in 1985. If re-opened it would provide access to the Lea Bridge Gateway (LBG) area, the borough's largest industrial park and also access to the Lea Valley Park. The number of households located within walking distance of the station is currently relatively low but this is set to increase as there are a number of possible development sites around the station.

**15.23** The reinstatement of the Hall Farm Curve would considerably strengthen the case for reopening the station because it would provide rail access to the LBG industrial park and the Lea Valley Park from Walthamstow and Chingford. Consequently many existing car trips could be converted to rail. Access to the Lea Bridge area would also be provided from the Upper Lea Valley as trains already run between Stratford, Tottenham Hale and destinations further north.

**15.24** The current system of planning obligations relies on agreements negotiated between local planning authorities and persons with an interest in a piece of land (or 'developers') in the context of granting planning permission. They may make development acceptable which would otherwise be unacceptable in planning terms. Obligations are principally delivered through 'Section 106 Agreements' but may also be secured through unilateral undertakings by developers.

**15.25** Developer contributions will be important in securing appropriate levels of required services, facilities, and infrastructure to support growth. The Council will ensure that all new developments within Waltham Forest are served by adequate physical and social infrastructure and that such new development is carried out in a manner that secures appropriate developer contributions towards the provision of infrastructure and the mitigation of any environmental impacts. Pooling of contributions and phasing of infrastructure contributions may be necessary. The Council has prepared a Supplementary Planning Document on Planning Obligations.

**15.26** The government has indicated that it intends to introduce a Community Infrastructure Levy (CIL). The introduction of CIL requires primary legislation which will allow (but not require) local authorities to require new development to pay a locally determined levy. The proceeds of the levy would be spent on local and sub-regional infrastructure within Waltham Forest.

**15.27** The establishment of a Business Improvement District (BID) is another instrument for partnership work, but with the added potential to create positive regeneration outcomes. Business Improvement Districts are a partnership between the Council, property and business owners that develop and take forward projects and services that make a collective contribution to the stabilisation and improvement of an area or commercial district. The BID services provided are supplementary to those provided by the Council and may include security, maintenance of public spaces, removal of litter and graffiti, economic development, public parking improvements, special events and social services.

**15.28** In some instances, it may be difficult for the private sector to assemble sufficiently large sites for development to take pace because of the multiplicity of ownership. The Council help this process by identifying areas where opportunities for site assembly may exist and by the use of Compulsory Purchase Powers where necessary.

### Evidence Base

- Waltham Forest Sustainable Community Strategy,
- Blackhorse Lane Interim Planning Policy Framework
- Walthamstow Town Centre Masterplan and Interim Planning Policy Framework
- Wood Street Scoping Study, 2009
- Strategic Regeneration Framework
- Legacy Masterplan Framework
- Draft Waltham Forest Regeneration
- Sustainable Community Strategy



## 16 Implementation

**16.1** This Implementation and Delivery Section outlines how the Waltham Forest Core Strategy will be delivered over the lifetime of the plan. It is recognised that the strategy is only as beneficial as it is achievable. As such, deliverability is one of the key aspects of a sound Core Strategy. The policies set out in the previous sections provide the enabling mechanisms to implement the strategic objectives, and the Council is committed to a successful and continued plan for implementation and delivery.

**16.2** The Core Strategy, working with the other Local Development Framework documents, will be delivered through two delivery mechanisms. The first mechanism will be the Delivery Programme, and the second is by providing a regulatory framework for development decisions.

### Delivery Programme

**16.3** The Delivery Programme integrates a number of new and existing programmes to ensure the long term provision of housing, infrastructure and services in the Borough. This programme will be particularly important to meeting and delivering the Core Strategy's strategic objectives. This approach reflects Waltham Forest's commitment to ensuring future growth in the Borough is sustainable and meets the aspirations of the Core Strategy's spatial vision.

**16.4** The Council has a large number of programmes which are ongoing in their delivery, and the Core Strategy has sought to identify where existing programmes can be incorporated with future plans. The following programmes will play a particularly significant role in the meeting of the Council's Strategic Objectives:

- Delivery of Regeneration Area Plans
- Building Schools for the Future Programme
- Infrastructure Delivery Plan
- Housing investment programmes
- Policy and strategy programmes

**16.5** A major element of the Delivery Programme is the Infrastructure Plan. Developing the necessary infrastructure in the Borough - in parallel with housing growth - such as schools, health services and community facilities, will be key to the sustainable development of Waltham Forest. Therefore, a key element of this plan will be identifying where required infrastructure will be delivered and the key partners that the Council will be working with to make this happen.

**16.6** This Council has also developed an interactive infrastructure assessment model, which will be used to regularly review the housing growth and resulting infrastructure requirements in the Borough. Outputs from this model will help to update the Infrastructure Delivery Plan, and ensure that the Core Strategy and its objectives are part of an iterative process for positive change in the Borough. By ensuring constant review of the Delivery Programme, the Council will be ensuring sustainable development in the Borough.

**16.7** Furthermore, for each broad policy area that relates to the growth of the Borough, the Council has devised a broad implementation strategy under the following headings:

### **Delivering new homes**

**16.8** Building the right types of homes in the right locations is key delivering a sustainable community. The Core Strategy will focus on the development of new housing in the borough's growth areas of the North Olympic Fringe, Walthamstow Central and Blackhorse Lane. It will aim to ensure that the size, type and tenures of new housing will meet priority needs in the borough. It will make the most efficient use of housing land. It will seek to resist the loss of any housing and resist the conversion of existing family housing. It will seek to ensure that new homes are built in the most accessible locations which are close to public transport and social infrastructure.

### **Creating and attracting new jobs**

**16.9** A key objective of the core strategy is to enable convergence of Waltham Forest with the rest of London in terms of quality of life and wealth. The borough's proximity to major growth and regeneration areas at the Olympic site and Stratford City and along the Lea Valley presents a unique opportunity to attract and retain high quality, well paid jobs to the borough. To ensure our residents are well placed to take advantage of these opportunities the core strategy has identified three areas of major regeneration: Blackhorse Lane, Walthamstow Town Centre and Northern Olympic Fringe. Consultants studies have indicated that between now and 2026 the amount of employment land required is likely to decrease considerably. Access to these new job opportunities is also going to require higher levels of qualifications and skills than many residents currently possess. The core strategy aims to tackle these two crucial issues by ensuring that there is sufficient quantity and quality of employment land to support the level of economic growth anticipated and ensuring that residents gain the skills and abilities required to access new jobs being created.

### **Providing new community and social infrastructure**

**16.10** Appropriate and timely provision of infrastructure will be key to the sustainable development of the Borough. It is the purpose of the Infrastructure Delivery Plan to ensure that new housing is matched by new services and facilities for the residents of Waltham Forest. This is a key element of the growth of the Borough.

### **Delivering improvements to reduce the impact of climate change**

**16.11** A key aspect of growth is how we manage the associated impacts particularly in relation to climate change. The Core Strategy seeks to ensure that the borough is well placed in the longer term to manage impacts in the most sustainable way. Importantly growth in the Borough will provide key opportunities to establish more efficient low carbon and renewable decentralised energy networks. These networks can provide long term sustainable energy options that will further enhance our ability to effectively respond to climate change. Therefore the Core Strategy will seek to promote growth and responding to climate change as mutually supportive factors in spatial planning considerations.

### **Improving transport infrastructure - the Hall Farm Curve**

**16.12** The reinstatement of the Hall Farm Curve will connect the borough to the Stratford City development, the London 2012 Olympics and Paralympics site and the major regeneration areas in the Lower Lea Valley. The journey time by public transport from Chingford to Stratford would reduce to approximately 20 minutes and from Walthamstow to Stratford 10 minutes. Rail access to Stratford would also open up a range of convenient onward links to key destinations, including to London Docklands with its range of job opportunities.

### **Expanding town centres offer**

**16.13** Projected growth in population and expenditure over the plan period is expected to lead to an increase in retail and leisure floorspace. Accordingly, the Core Strategy seeks to plan for an overall quantum of growth of 11,800 sq m net additional convenience and 64,800 sq m net comparison floor space. This will be accommodated within the borough's town centres – with priority given to Walthamstow Town Centre. The successful implementation of this growth opportunity together with other policy mechanisms included in this strategy e.g. greater encouragement of mixed use developments will be the catalyst for town centre revitalisation and the creation of healthy and vibrant centres.

### **Realising development opportunities in key regeneration areas**

**16.14** A key aim of the core strategy is to enable convergence of Waltham Forest with the rest of London. The regeneration of key parts of Waltham Forest will determine the physical and visual form of the borough over the lifetime of the plan period. The most significant regeneration projects affecting Waltham Forest include Stratford City, a major element in the regeneration of East London; the progression of the reinstatement of the Hall Farm Curve and the introduction of a new rail service between Chingford and Stratford; and most significantly, the regeneration opportunities that the 2012 Olympic Games will bring to East London including the regeneration of the Northern Olympic Fringe area integrating into the Olympic development and other development in the area. Therefore the Core Strategy seeks to maximise regeneration opportunities in an environmentally, economically and socially sustainable approach.

### **Working with Partners**

**16.15** The strategic objectives and policies of this Core Strategy will be delivered through coordinated working with a wide range of the Council's partnership organisations, including the public, private and third sector. Such organisations include Government agencies, London Development Agency, Olympic Delivery Agency, the public transport providers, the NHS Primary Care Trust, the water, electricity, gas and telecommunications industries and the development industry. It is envisaged also that significant investment is likely to come from the private sector, through house-building companies, developers, retailers and business companies. By strengthening existing partnerships and developing new partnerships, the strategic objectives of the Core Strategy will be delivered through a joined-up approach to positive growth in the Borough.

## Planning Regulatory Framework

**16.16** In addition to providing a guide for the delivery of positive change in the Borough, the Local Development Framework will provide a clear framework for making development decisions using regulatory mechanisms. Generally, this will be through a prescriptive approach to plan and decision-making, with most decisions being made at the development pre-application and application stage in accordance with the documents. A number of documents under the Local Development Framework umbrella will be produced to act as these regulatory mechanisms, including the Development Management DPD, Proposals Map DPD, supplementary planning documents and other planning documents and briefs.

## Planning Obligations

**16.17** Planning obligations will be agreed between the Local Planning Authority and developers in the context of granting planning permission, to mitigate, compensate and prescribe matters relating to the development. The Council may pool contributions relating to significant infrastructure i.e. transport, education and health. Pooling of financial contributions may occur in order to meet the identified infrastructure needs of the borough, set out in the Infrastructure Delivery Plan.

**16.18** The Government is proposing to scale back planning obligations under Section 106 to allow them only to be used for mitigation of impacts which arise directly from the proposed development. The Government envisages that this scaling back will occur regardless of whether a local authority has adopted the Community Infrastructure Levy (CIL). Accordingly, there will be an incentive for Waltham Forest to adopt CIL, otherwise the Council will not be able to recover contributions from developers for indirect or incremental impacts. The Government proposes a two-year transitional period from 6 April 2010 to allow LPAs to prepare for this change. It is proposed that affordable housing obligations will still be covered by Section 106.

**16.19** CIL is a proposed new tariff which the London Borough of Waltham Forest may use to charge on most forms of development. The Government believes there is a need for developers to contribute further to the provision of infrastructure and that the current means of doing so through planning obligations (under Section 106 of the Town & Country Planning Act) provides only a partial means of claiming the necessary contributions required for infrastructure growth. The Government will allow Waltham Forest to introduce its own rates. In setting these rates, Waltham Forest will be required to consider various factors, including the potential effect of CIL upon the economic viability of development as a whole across Waltham Forest.

## 17 Monitoring

**17.1** The Core Strategy is a dynamic and active document that will be monitored on its performance regularly, by assessing whether the policies are meeting the Core Strategy's strategic objectives. Careful, comprehensive and frequent monitoring of the Core Strategy will play a significant role in successful delivery and implementation.

**17.2** The Annual Monitoring Report will report on a collection of indicators to assess progress towards the spatial vision and the effectiveness of policies within the Local Development Framework. Following a Plan-Monitor-Manage approach, the Annual Monitoring Report will identify any areas for review or further work required.

**17.3** Monitoring will generally take the form of annually reviewing the policies and their success through the chosen indicators and targets, using the the Annual Monitoring Report. Please see Appendix 3 for the Monitoring Table.

**17.4** Under section 35 of the Planning and Compulsory Purchase Act 2004, each year the Council must produce an Annual Monitoring Report to assess the implementation of the Local Development Framework and the extent to which policies in Local Development Documents are being achieved. The report consists three main parts:

- providing contextual background information on the Borough.
- progress of implementing Local Development Framework in Waltham Forest.
- analysis of planning policy performance against the national/core indicators set by the government and local indicators set by Waltham Forest.

**17.5** This will be the principal tool that will monitor the Core Strategy, alongside other monitoring tools including the borough's monitoring systems, national indicators, Community Plan indicators, resident surveys, Local Area Agreement and Multi-Area Agreement indicators.



## 18 Appendices

Appendix 1

LDF CORE STRATEGY (PREFERRED OPTIONS) - PROPOSED DELIVERY PLAN

Main elements of Growth	Impact/Outcome	Key Implementing Agencies	Key mechanisms for delivery	Funding Source	Timing
Delivering new homes	<p>a) Increasing the supply of new homes, particularly family homes, in the borough ensuring they are close to public transport and social infrastructure;</p> <p>b) Maximising the development of affordable housing in the borough;</p> <p>c) Ensuring the development of an attractive, mixed and balanced community that retains residents, by providing homes of differing sizes, types and tenures that meet local priority need.</p> <p>d) Efficient use of housing land;</p> <p>e) All housing is built to the highest quality design;</p> <p>f) Meeting the needs of Gypsies and Travellers.</p>	<p>Private housing developers</p> <p>Development Management</p> <p>Affordable housing providers (Registered Social Landlords, Private Sector, Ascham Homes)</p> <p>Homes and Community Agency</p> <p>Public sector land owners</p> <p>Local Strategic Partnership</p> <p>Strategic Land Use Group (SLUG)</p>	<p>Sustainable Community Strategy</p> <p>Site Specific Allocations Document</p> <p>Development Management Document</p> <p>Area Action Plans for the Regeneration Areas</p> <p>Waltham Forest Housing Strategy 2008 -2028</p> <p>Growth Area Programme of Development</p> <p>Strategic Housing Land Availability Assessment</p>	<p>Affordable housing contributions from developments through planning obligations;</p> <p>Affordable housing providers (Registered Social Landlords, Private Sector, Ascham Homes)</p> <p>Homes and Communities Agency</p> <p>Social Housing Grant</p> <p>Local Strategic Partnership partners</p> <p>Housing Planning Delivery Grant</p> <p>Growth Area Fund</p>	Throughout the Plan
Creating and attracting new jobs	<p>a) Intensified and upgraded employment lands</p> <p>b) Well managed and promoted Strategic Industrial Locations (SILs)</p>	<p>LBWF Development Management;</p> <p>Landowners;</p>	<p>Development Management Policy Document</p> <p>Site Specific Allocations Document</p>	<p>Private sector investment</p> <p>Business Improvement District funds</p>	Throughout the Plan

Main elements of Growth	Impact/Outcome	Key Implementing Agencies	Key mechanisms for delivery	Funding Source	Timing
	<p>c) Release of non-designated employment land is no longer viable and surplus to requirements for more productive uses, particularly social</p> <p>Infrastructure and affordable housing</p> <p>d) Growth in the borough's regeneration areas, with Walthamstow Town Centre and Blackhorse Lane as preferred locations for office developments as part of mixed use schemes;</p> <p>e) A mix of employment facilities and types, including provision for small and medium sized enterprises;</p> <p>f) Maximising the Borough's potential as a desirable location for creative/ cultural industries</p> <p>g) Promoting Green Industries and ensuring that new industries and employment facilities address climate change objectives set out in policy CS4;</p> <p>h) Supporting new Business Improvement Districts (BIDs)</p>	<p>Private Consultants commissioned by LBWF;</p> <p>Developers;</p> <p>Local Strategic Partnership;</p> <p>Employment and Enterprise Partnership;</p> <p>Thames Gateway Partnership;</p> <p>TfL &amp; Network Rail;</p> <p>Strategic Land Use Group (SLUG);</p>	<p>Area Action Plans for the Regeneration Areas</p> <p>Development Management decision making</p> <p>Business Improvement Districts</p> <p>Local Strategic Partnership Board</p> <p>Waltham Forest's enterprise and employment strategy 2009-14</p> <p>Employment and Enterprise Partnership</p> <p>Growth Area Programme of Development</p> <p>Thames Gateway Partnership</p>	<p>Public Sector investment in regeneration, training and skills development schemes</p> <p>Private sector funding through Section 106</p> <p>Greater London Authority/London Development Agency</p> <p>Planning Obligations - local labour agreements Learning and Skills Council</p> <p>Transport for London &amp; Network Rail</p> <p>Department for Transport</p>	

Main elements of Growth	Impact/Outcome	Key Implementing Agencies	Key mechanisms for delivery	Funding Source	Timing
	i) Incorporating estate improvements and energy efficient measures; j) Directing business developments to appropriate locations across the borough to reduce the need to travel and enhance the accessibility of jobs being created; k) Supporting local enterprise development, employment and training schemes				
Providing new community and social infrastructure -Further detail in supporting Appendix	See Strategic Infrastructure Plan at Appendix 2.	See Strategic Infrastructure Plan at Appendix 2.	See Strategic Infrastructure Plan at Appendix 2.	See Strategic Infrastructure Plan at Appendix 2.	See Strategic Infrastructure Plan at Appendix 2.
Delivering improvements to reduce climate change	a) New developments to meet increasingly high standards of design and construction that prioritise energy efficiency and make use of decentralised and/or renewable energy sources. In some circumstances new development may contribute to an account which will be used to fund the improvement of existing buildings to be more energy efficient.	Waltham Forest Council Development Industry, Energy Sector and Energy Service Companies London Development Agency House Builders	National legislation and policy. PPS1 and Climate Change Supplement, PPS22. London Plan Code for Sustainable Homes. BREEAM, Building Regulations.	Energy Sector including Energy Service Companies, Developer contributions, Greater London Authority London Development Authority other Central or Regional Government Bodies who may have funding opportunities	Throughout the plan period

Main elements of Growth	Impact/Outcome	Key Implementing Agencies	Key mechanisms for delivery	Funding Source	Timing
	<p>b) New development will provide the catalyst for creation of decentralised energy networks in the borough which will all have the opportunity to connect to existing development. It is anticipated the relationship between new and existing development will therefore be mutually supportive in establishing viable decentralised energy networks in the borough.</p>		<p>Development Management Policies. Waltham Forest Climate Change Strategy Delivery Plan. Area Action Plans. Supplementary Planning Document. Development Management and assessment of applications.</p>		
Improving transport infrastructure	<p>c) Improvements to borough wide transport connections including public transport, walking and cycling routes. In particular the Council will seek to facilitate the reopening of Lea Bridge Station and the establishment of the Hall Farm Curve link.</p>	<p>Waltham Forest Council Transport for London London Rail, Department for Transport Network Rail</p>	<p>Waltham Forest Council. Waltham Forest Transport Implementation Plan Growth and demand for travel. Private industry. Developer contributions. Transport for London London Rail Department for Transport Network Rail</p>	<p>Waltham Forest Council Transport for London London Rail Transport for London Network Rail</p>	<p>Throughout the plan period with aspiration to have Hall Farm Curve open between 2015-2020.</p>
Expanding Town Centres Offer	<p>a) Provision of additional retail floorspace to meet the demand</p>	<p>Waltham Forest Council Developers &amp; Businesses</p>	<p>Walthamstow Town Centre Area Action Plan,</p>	<p>Private Sector</p>	<p>Throughout Plan Period</p>

Main elements of Growth	Impact/Outcome	Key Implementing Agencies	Key mechanisms for delivery	Funding Source	Timing
<p>Realising development opportunities in key regeneration areas</p>	<p>b) Provision of additional leisure floorspace c) Increase in night-time economy uses in town centres</p>		<p>Town Centre Strategies and Marketing Plans, Supplementary Planning Documents, Site Development Briefs Development Management – Planning application process</p>		
	<p>a) Residents and businesses capitalise on the benefits from the development of Stratford City; b) Reinstatement of the Hall Farm Curve and the introduction of a new rail service between Chingford and Stratford; c) Provision of local and sub-regional infrastructure delivery and affordable housing; d) Developing the economy to create wealth, business and employment; e) Developing places for people. f) Developing and promoting Waltham Forest and East London's access to opportunities and experiences;</p>	<p>London Borough of Waltham Forest; Local Businesses; Olympic Development Agency. Local Educational Institutions; Private housing developers; Transport for London; Infrastructure Planning Commission (IPC); Affordable housing providers (Registered Social Landlords, Private Sector, and Ascham Homes); Waltham Forest Business Board; Planning and Development Community;</p>	<p>London Plan; Sustainable Community Strategy; Site Specific Allocations Document; Development Management Document; Area Action Plans for the Regeneration Areas; Strategic Land Use Group (SLUG); Waltham Forest Housing Strategy 2008 -2028; Local Area Action Plans; London 2012 Olympic Legacy Action Plan Town Centre Strategies and Marketing Plans;</p>	<p>Affordable housing and infrastructure contributions from developments through planning obligations Affordable housing providers (Registered Social Landlords, Private Sector, and Ascham Homes); Homes and Communities Agency; Social Housing Grant; Local Strategic Partnership partners; The Mayor's 'Great Spaces' Initiative; Growth Area Fund</p>	<p>Throughout Plan Period</p>

Main elements of Growth	Impact/Outcome	Key Implementing Agencies	Key mechanisms for delivery	Funding Source	Timing
	g) Capitalising on regeneration opportunities that the 2012 Olympic Games will bring to East London;	Public Sector Land Owners; Local Strategic Partnership;	Supplementary Planning Documents; Site Development Briefs; Waltham Forest Growth Area Programme of Development Regeneration Strategy		

**Appendix 2**  
**DRAFT Infrastructure Delivery Plan**

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
<b>Children and Young People</b>						
Creation of 4 additional children Centres	Statutory	Waltham Forest Council	Sure Start	TBA	Remaining wards without a children's centre	To cater for need to 2026
Expansion of Provision of Existing primary schools by 9 Forms of Entry	Statutory	Waltham Forest Council	Capital Programme	TBA	2 FoE at Edinburgh primary school, 1 FoE each at Willow Brook, and Saint Saviour's primary schools, and 1 FoE each at the primary phases of George Mitchell and Buxton all-through schools. 3 FoE not yet identified	2009 - 2012
Expansion of Provision of Existing secondary schools by 6 Forms of Entry	Statutory	Waltham Forest Council, private sector/voluntary/charitable providers	Building Schools for the Future	TBA	1 FoE each at HighamsPark and Leytonstone and 2 FoE each at Willowfield and Kelmscott secondary Schools	2011-2014
New Secondary School – 8 Forms of Entry	Statutory	Waltham Forest Council, private	Building Schools for the Future	TBA	Central to South Waltham Forest	2015. To cater for need to 2018



Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
Increased Further Education capacity by 830 places capacity	Statutory	sector/voluntary/charitable providers Waltham Forest Council, Colleges, private sector/voluntary/charitable providers	Funded through BSF programme, voluntary-aided sector, Growth Area funding, housing developer contributions	TBA	At Secondary Schools across the Borough	2010
<b>Health</b>						
Development of consolidated surgeries	Critical	Waltham Forest Primary Care Trust	Central Government	TBA	Planned for St James Street, Tallack Road, Higham Hill and Handsworth Avenue	2009 -2016
Development of Polyclinics	Critical	Waltham Forest Primary Care Trust	Central Government	TBA	6 Broad locations identified – 2 in Chingford, 1 in Walthamstow, 3 in Leyton/Leytonstone	(TBC – Oliver Road Polyclinic already completed)
Secondary Health Care - Demand led potential	Critical	London Strategic Health Authority	London SHA / Waltham Forest	15.4 million	Borough wide or potentially within adjacent LAs.	2009 -2026 -There are reasonable grounds to assume

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
requirement for: (i) 72 acute beds (ii) 10 intermediate beds (iii) 10 intermediate day spaces		(SHA)	PCT / Growth Area funding / housing developer contributions			that the existing provision of secondary health care infrastructure will be able to meet  at least some, if not a large proportion, or the new demand that is expected to arise. Accordingly, the potential requirement  noted is subject to confirmation and it is advised that it should note be taken as given that it will be required.
<b>Leisure and Open Space</b>						
1 Swimming Pool - replace/upgrade existing pool currently at the Pool & Track site	Preferred	Waltham Forest Council	Waltham Forest PCT / Growth Area funding / housing developer contributions	2.9 million	To be determined – recognise that facilities in the Olympic site may serve the south of the Borough.	2009 - 2016

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
Redevelopment / redevelopment of Sports Halls to increase quality and use.	Preferred	Waltham Forest Council	Waltham Forest PCT / Growth Area funding / housing developer contributions	TBA	Across the Borough.	2009 - 2026
Parks and Open Spaces – Improvement to quality and access	Preferred	Waltham Forest Council	Housing developer contributions as demand will arise from new developments	TBA	Temple Mills Lane, southern section of High Road Leyton, Lloyd Park and Aveling Park	2010 - 2020
Parks and Open Spaces – new open spaces (potential for as part of private development)	Preferred	Waltham Forest Council	Housing developer contributions as demand will arise from new developments	TBA	Blackhorse Lane and Palmerston Road area and in the area near Essex Road, Wallwood Road and Murchison Road	2010 - 2020
Child Play Spaces and MUGAs - 22-25 play spaces / MUGAs	Preferred	Waltham Forest Council	LB Waltham Forest (via the Play Capital Investment Programme)	TBA		2009 - 2016
Improvement of libraries – including technological capabilities and accessibility	Preferred	Waltham Forest Council	Central Government, Growth Area funding. Potentially housing developer contributions	TBA	Various locations with investment particularly in town centre areas.	2009 - 2026
<b>Other Social</b>						
Employment Brokerage - Additional 81sqm of floorspace required	Preferred	Waltham Forest Council	Central Government, Growth Area funding.	£134k	Central Waltham Forest	2009 - 2026

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
Places of - Additional 2 places of worship halls required	Preferred	Private Enterprise	Private/voluntary sector funding	NA	Various Locations – town centre preferred	2009-2026
<b>Emergency Services</b>						
Police – Delivery of a new custody suite	Critical	Metropolitan Police	Developer	TBA	Hainault Road	2009 - 2019
Police – Delivery of new station front counters	Critical	Metropolitan Police	Metropolitan Police / Developer	TBA	Walthamstow Town Centre	2009 - 2014
Police – modernisations and consolidation of estate providing better office accommodation	Critical	Metropolitan Police	Metropolitan Police (Capital Receipts)	TBA	Borough Wide	2009 - 2026
Fire – Redevelopment of Leytonstone Fire Station on existing site.	Critical	London Fire Brigade	Private Finance Initiative	TBA	Leytonstone Fire Station	2009 - 2014
<b>Utilities</b>						
Water - Provision of 3.3 additional million l/day and related local and strategic infrastructure	Critical	Regulator/ Water Utility Provider such as Thames Water	Utility provider – recouped from developer	NA	Cross Borough – Thames Water already planned for a new desalination plant at Beckton and new reservoir in Oxfordshire.  Based on the limited information available, additional required infrastructure is expected to include upgraded or renovated	2009 -2026 (as a when growth happens)

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
Electricity - Provision of 26.3 MVA to 2026 and related local and strategic infrastructure	Critical	Regulator/ Water Utility Provider such as EDF Energy	Utility provider – recouped from developer	NA	Cross Borough - Additional required infrastructure is expected to include new primary and secondary substations.	2009 -2026
Gas - Provision of 6.7 thousand m3/hr and related local infrastructure	Critical	Regulator/ Water Utility Provider such as EDF GAS	Utility provider – recouped from developer	NA	Cross Borough - Additional required infrastructure is expected to be limited to extension in mains to the development and potential on-site works.	2009 - 2026
Decentralised Energy Systems – Blackhorse Lane  Provision of CHP plant systems to meet a proportion of the estimated total gas and electricity consumption (existing plus forecasted) up to 2026 of 125,900 MWh The optimum CHP engine capacity proposed for the Blackhorse Lane sub area is 12.75MWe	Critical to meet 2016 and future targets	Waltham Forest Council /LDA / PPP / PFI	LDA / ESCo (PFI or PPP)	TBA	Blackhorse Lane - where new development is most likely to occur . To be coordinated with Tottenham Hale	2026
Decentralised Energy Systems - Southern WalthamForest	Critical to meet 2016 and future targets	Waltham Forest Council /LDA / PPP / PFI	LDA / ESCo (PFI or PPP)	TBA	Southern WF - Argyle Estate and other locations	2026

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
<p>Provision of CHP plant systems to meet a proportion of the estimated total gas and electricity consumption (existing plus forecasted) up to 2026 of 2,417,409 MWh. The optimum CHP engine capacity proposed for the Southern WF sub-area is 68MWe</p>						
<p>Decentralised Energy Systems – Central Waltham Forest</p> <p>Provision of CHP plant systems to meet a proportion of the estimated total gas and electricity consumption (existing plus forecasted) up to 2026 of 2,692,149 MWh. The optimum CHP engine capacity proposed for the Central WF sub-area is 93.5MWe</p>	Critical to meet 2016 and future targets	Waltham Forest Council / LDA / PPP / PFI	LDA / ESCo (PFI or PPP)	TBA	Central WF - Possibly in Walthamstow town centre	2026
<p>Waste - Use of additional waste management facilities and land and</p>	Critical	North London Waste Authority	Waltham Forest Council, via NLWA apportionment together with other north London boroughs & funding request for PFI credits together with	TBA	Borough Wide	2014 - 2026

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
			other funding options to be explored by the Council.			
Waste - inclusion of integrated waste management facilities within new developments	Critical	Waltham Forest Council	Private companies e.g. developer of a housing estate	NA	Borough wide – in new developments	2009 -2026
<b>Transport</b>						
Rail – Crossrail and Crossrail 2	External to the Borough	TfL/Network Rail	Transport for London/ Network Rail/ Businesses/ Developers	£17b	Stratford (close to the Southern WF sub area)	2017
To alleviate pressure on the LU system and provide a faster east to west rail link connecting Heathrow in the west with the Thames Gateway in the east						
Rail - North London Line	Critical	Network rail	Department for Transport		Barking to Gospel Oak line	2010
Freight Gauge capacity enhancement on Barking to Gospel Oak Line allowing 'high cube' container trains to operate, doubling						

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
number of paths allowing TfL to operate 4 overground trains per hour on the Barking to Gospel Oak line.						
Rail - Possible reinstatement of Hall Farm Curve on Chingford to Liverpool Street Line	Critical	Network rail	Network rail	To be identified	Existing Line in the LeaBridge Area	Delivery by 2014-2019
Rail - Possible reinstatement of LeaBridge railway station on Lea Valley Line	Critical	Network rail	Network rail	To be identified	Existing Station in the LeaBridge Area	Delivery by 2014-2019
London Underground – Victoria Line - Higher frequency and larger trains (19% increase in capacity)	Preferred	Transport for London	Transport for London	Approx £30 billion	Blackhorse Road and Walthamstow Central	2012
Rail and Underground Stations – step free access at stations.	Preferred	Transport for London/ Network Rail	Transport for London/ Network Rail	TBA	Borough Wide	2015 - 2026
Bus – Blackhorse to Stratford Olympic Legacy route - Improvements and increase in service frequency	Preferred	Transport for London	Olympic Development Authority	TBA	Blackhorse Lane to Stratford	Delivery by 2009-2014
Bus - Corridor Bus Priority - To improve capacity, accessibility and connectivity	Preferred	Transport for London	Transport for London	TBA	Borough Wide	Delivery 2014



Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
Bus - Junction Bus priority - To reduce delay and improve reliability	Preferred	Transport for London	Transport for London	TBA	Borough Wide	Delivery 2014
Bus - Improvements to Bus Stops – public realm, safe design, GPS tracking	Preferred	Transport for London	WalthamForest Council/Transport for London	TBA	Borough wide	2009 - 2026
Bus - Bus service enhancement – one additional bus needed in the short terms and a further 2 buses needed in the long term.	Preferred	Transport for London	WalthamForest Council/Transport for London	TBA	Chingford Mount bus corridor	2009 - 2026
Bus - Bus service enhancement – 4 additional buses in the short term and 2 additional buses in the long term.	Preferred	Transport for London	WalthamForest Council/Transport for London	TBA	Markhouse Road bus corridor	2009 - 2026
Bus - Bus service enhancement – up to 7 additional buses in the short term and another 21 additional buses long term	Preferred	Transport for London	WalthamForest Council/Transport for London	TBA	LeaBridge Corridor	2009 - 2026
Public Realm - Improvement to public realm at public transport interchanges	Preferred	TfL/Network rail/LBWF/Development Contributions	TfL/Network rail/LBWF/Development Contributions	TBA	Borough Wide	2009 -2026
Walking - To improve accessibility,	Preferred	Waltham Forest Council	TfL/LB	TBA	Borough Wide	2009 - 2026

Infrastructure Item	Priority (Statutory, critical, preferred)	Who (lead agency/partner)	How (delivery/ funding mechanism)	Cost	Where (location)	When (timescale)
connectivity, capacity and safety			WF/developer contributions			
Cycle - pathways and parking to improve cycle use	Preferred	Waltham Forest Council	LB WF/developer contributions	TBA	Borough Wide	2009 - 2026

## Appendix 3

## LDF CORE STRATEGY (PREFERRED OPTIONS) – MONITORING INDICATORS AND TARGETS

Strategic Objective	Core Strategy Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO 1	CS 1 Improve Housing Quality and Choice	<ul style="list-style-type: none"> <li>Increasing housing supply, particularly family homes</li> <li>All new developments with a capacity of 10 or more units to include affordable housing;</li> <li>All new dwellings in the borough are well served by public transport and social infrastructure;</li> <li>Efficient use of all housing land;</li> <li>All new housing development to be built to the highest quality;</li> <li>Meeting the needs of Gypsies &amp; Travellers</li> <li>Providing homes of differing sizes, types and tenures</li> </ul>	<p>H1 – Plan period housing targets</p> <p>H2(a) – New dwellings built in previous 5 yrs</p> <p>H2(b) (NI154) – New dwellings built (annually)</p> <p>H2(c) – New dwellings in future years – housing trajectory</p> <p>H2(d) – Managed delivery target</p> <p>H3 – New dwellings built on previously developed land</p> <p>H4 – Pitches for Gypsies and Travelers</p> <p>H5 – (NI155) - New affordable housing target (gross)</p> <p>H6 – Housing quality – Buildings for Life</p> <p>L8 – Housing density</p> <p>L9 (i) &amp; (ii) – Affordable housing by type and tenure</p> <p>L10 – Housing development by unit type</p> <p>L11 – Lifetime home and Wheelchair accessible units</p> <p>L12 – Dwelling conversions</p>	<ul style="list-style-type: none"> <li>Meeting the minimum target of additional homes set by the London Plan.</li> <li>Meeting the affordable housing target of 50% of additional homes.</li> <li>Achieving a 60:40 split of social to intermediate homes for affordable housing,</li> <li>Provision of suitable land to meet the need of additional pitches for Gypsy and Travellers.</li> <li>Increasing the supply of housing units with 3 bedrooms or more.</li> <li>All new dwellings built to lifetime home standards.</li> <li>10% of new developments with a capacity of 10 or more units to be wheelchair accessible or easily adaptable.</li> </ul>

Strategic Objective	Core Strategy Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO 2	CS 2 Create an Economically Balanced Population	<ul style="list-style-type: none"> <li>• Sustainable economic growth.</li> <li>• Efficient use of surplus or redundant employment land.</li> <li>• The enhancement and intensification of existing employment land.</li> <li>• Improved range of employment facilities and types of business spaces within the Borough.</li> <li>• A more attractive and safer public realm and environment in employment sites.</li> <li>• Greater attractiveness of locating in LBWF for businesses, particularly in growing sectors such as offices and business services</li> <li>• Growth of mixed use office development in town centres and regeneration areas</li> <li>• Greater collaboration between public and private sector through BID process</li> <li>• Enhanced opportunities for Small and Medium sized Enterprises</li> <li>• Promotion of green industries</li> <li>• Promotion of Cultural / Creative industries</li> <li>• Greater access to jobs in terms of public transport</li> </ul>	<p>BD1 – new employment floorspace.</p> <p>BD2 – new employment floorspace on Previously developed Land.</p> <p>BD3 – Employment land available by type.</p> <p>L1 – loss of employment land.</p> <p>L2 – employment land lost to residential use.</p> <p>L3 – unemployment figures.</p> <p>NI 151 - Overall Employment rate (working age)</p> <p>NI 171 – New business registration rate</p> <p>NI 166 – Median earnings of employees in the area</p>	<ul style="list-style-type: none"> <li>• Growth in new jobs in the Borough</li> <li>• The employment rate in the Borough to be on par with the average of Greater London.</li> <li>• An increase in the percentage of residents employed in the Borough.</li> <li>• Release of surplus of employment land at the right time and in the right place</li> <li>• Maintaining a sufficient stock of employment land in the Borough.</li> <li>• Sustainable increase of registered businesses in the Borough.</li> <li>• Growth in green industries, office sector and creative/ cultural industries</li> </ul>
SO 3	CS 3 Cultivate Civic Participation and Social Cohesion	<ul style="list-style-type: none"> <li>• Increase in accessibility of social infrastructure through the development of</li> <li>• Accessible facilities in town centre locations.</li> <li>• Standard rates of provision for social and community facilities is maintained and exceeded.</li> <li>• Access to community and social infrastructure by walking and cycling is increased.</li> </ul>	<p>L22 – floorspace for health services</p> <p>L20 – approvals for communities facilities (D1)</p> <p>NI 9 Use of public libraries</p> <p>NI 175 Access to services and facilities by public transport, walking and cycling</p> <p>NI 3 Civic participation in the local area</p>	<ul style="list-style-type: none"> <li>• Maintaining/increasing the capacity of existing facilities to meet the needs</li> <li>• Increase in health and community use floorspace where possible.</li> <li>• Increase in use of public libraries</li> <li>• Better access to services by public and active transport</li> <li>• Increase in civic participation in the Borough</li> </ul>

Strategic Objective	Core Strategy Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO 4	CS 4 Responding to Climate Change	<ul style="list-style-type: none"> <li>● Reduction in CO2 emissions from Local Authority Operations</li> <li>● Increase in development approvals of Zero Carbon development</li> <li>● No increase in flood risk in the Borough through appropriate design and siting of development and sustainable urban drainage systems</li> <li>● Increased thermal performance, energy and water efficiency in existing buildings</li> <li>● Increase in number of development approvals incorporating decentralised energy</li> <li>● Increase in number of development approvals incorporating renewable energy</li> <li>● Increase in number of development approvals incorporating water efficient measures</li> <li>● Increased biodiversity throughout the Borough through planting in new development</li> <li>● Improved local biodiversity and active management of local sites</li> <li>● Reduced amount of residual household waste per head</li> <li>● Reduced amount of waste sent to landfill and increased self sufficiency in management of municipal waste within the North London Boroughs</li> <li>● Increased household waste recycled and composted</li> <li>● Increased reuse of construction and demolition waste</li> <li>● Increase in number of development approvals incorporating waste recycling facilities</li> <li>● Maintain baseline (i.e. no increase) in average journey time per mile during the morning peak</li> <li>● Improved access to services and facilities by public transport, walking and cycling</li> </ul>	<p>NI185 – CO2 reduction from Local Authority Operations</p> <p>NI186 – Per capita CO2 emissions</p> <p>NI187i - (Low energy efficiency) Tackling fuel poverty</p> <p>NI187ii - (High energy efficiency) Tackling fuel poverty)</p> <p>NI188 – adapting climate change</p> <p>NI189 – flood risk</p> <p>W1 – new waste facilities</p> <p>W2 – amount of waste by type</p> <p>L36 – household waste per head</p> <p>NI191 – residual household waste per head</p> <p>NI192 – household waste for recycling</p> <p>NI193 – Waste land filled</p> <p>NI 197 – Improve local biodiversity</p> <p>L37 – No. of recycling centre</p> <p>L38 – recycling facilities in new residential developments</p> <p>L39 – No. of Environmental Impact Assessment</p>	<ul style="list-style-type: none"> <li>● Reduction in per capita CO2 emissions of 80% by 2050 against a 2005 baseline with interim targets of 9%, 14% and 40% from local actions by 2012, 2015 and 2025.</li> <li>● Meeting the national recycling target of 45% by 2015, and 50% by 2020.</li> <li>● No new developments approved against the Environment Agency’s advice in relation to flood risk</li> <li>● No loss of biodiversity habitats</li> <li>● Increase in number of low-car or car-free developments</li> <li>● Increase the use of sustainable modes of transport</li> </ul>

Strategic Objective	Core Strategy Policy	Desired Outcomes	Monitoring Indicators	Main Targets
		<ul style="list-style-type: none"> <li>● Increase in local bus passenger journeys</li> <li>● Increase in the proportion of children travelling to school by non-car modes</li> <li>● Increase in number of residential units in car free developments</li> <li>● Increase in percentage of completed non-residential development complying with parking standards</li> <li>● Increase in percentage of applications with an Section 106 agreement to improve walking/ cycle environment</li> </ul>	<p>E1 – approvals contrary to Environment Agency’s advice</p> <p>L40 – cases refused due to noise, light etc</p> <p>M1 – land won aggregates</p> <p>M2 – recycled aggregates</p> <p>E3 – renewable energy generation</p> <p>L41 – renewable source in new developments</p> <p>L23 – car free development</p> <p>L24 – parking standards for non-residential uses</p> <p>L25 – s106 to improve walking/cycling</p> <p>L44 – cycle parking (Planning Standards)</p> <p>E2 – change in areas of biodiversity</p> <p>L26 – No. of protected areas</p> <p>L28 – Habitats/species by type</p> <p>L30 – vulnerable species and safeguarded habitats.</p>	
SO 5	CS 5 Provide Children and Young People with Skills	<ul style="list-style-type: none"> <li>● Building Schools for the Future waves successfully implemented.</li> <li>● Achieving the targets set in the National Indicators related to youth, attainment and students.</li> </ul>	<p>L20 – New Schools</p> <p>NI 79 – Achievement of Level 2 by age of 19</p>	<ul style="list-style-type: none"> <li>● New Secondary School built in the middle or south of the Borough.</li> <li>● Increased levels of attainment and achievement.</li> </ul>

Strategic Objective	Core Strategy Policy	Desired Outcomes	Monitoring Indicators	Main Targets
		<ul style="list-style-type: none"> <li>Increase in levels of attainment.</li> </ul>	NI 80 – Achievement of Level 3 by age of 19 NI 109 Delivery of Sure Start Children's Centres NI 88 Number of Extended Schools	<ul style="list-style-type: none"> <li>Planned Children Centres Delivered.</li> <li>Increase in the number of extended schools.</li> </ul>
SO 6	CS 6 Maximise Employment Opportunities	<ul style="list-style-type: none"> <li>Convergence with the London average in terms of qualifications, skills, knowledge and levels of employability.</li> <li>Greater confidence, motivation, drive and entrepreneurial spirit.</li> <li>Higher career and life aspirations in children, school leavers and adults.</li> <li>Reduction in the number of young adults not in education, employment or training</li> <li>Higher proportion of the working age population with skills and abilities which to match business demand and economic trends</li> <li>Greater proportion of local investors and businesses training and employing local people</li> <li>Improved access to jobs via transport and the internet</li> <li>Improved role of voluntary sector and community groups in motivating unemployed and disadvantaged people</li> <li>Improved education and training facilities</li> </ul>	NI 151 – Overall Employment rate (working age) NI 152 – Working age people claiming out of work benefits NI 153 – Working age people claiming out of work benefits in the worst performing neighbourhoods NI 163 – Working age population qualified to Level 2 NI 161 Number of Level 1 qualifications in literacy (including ESOL) NI 162 Number of Entry level qualifications in numeracy NI 163 - Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 2 or higher NI 164 - Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 3 or higher NI 165 - Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 4 or higher	<ul style="list-style-type: none"> <li>Increase in the percentage of residents employed in the Borough.</li> <li>Reduction in percentage of residents claiming out of work benefits</li> <li>Greater parity between the comparative employment and skills levels between LBWF and London</li> <li>Increase of residents enrolled in the skills and training programmes.</li> <li>Increase in the number of adult apprenticeships</li> <li>Increase in high technology training and basic employability skills offered by new and existing employment providers.</li> <li>Increase in local labour agreements with new inward investors.</li> <li>Reduction of Incapacity Benefit claimants in the Borough.</li> <li>Decrease in percentage of working age population in the Borough having no qualifications.</li> <li>Increase in percentage of working population possessing qualifications of more than 5 GCSEs at grades A-C or above</li> </ul>

Strategic Objective	Core Strategy Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO 7	CS 7 Ensure Residents are Fit and Healthy	<p>Increased satisfaction with existing and new health services.</p> <p>Increased quality and accessibility of playing fields and open spaces.</p> <p>Decreased illness from unhealthy lifestyles</p>	<p>NI 166 – Median earnings of employees in the area</p> <p>NI106 – Young people from low income backgrounds progressing to higher education</p> <p>NI 108 – Key Stage 4 attainment for black and minority ethnic groups</p> <p>NI 117 - 16 to 18 year olds who are not in education, employment or training (NEET)</p> <p>NI 171 – New business registration rate</p> <p>L22 – No. of planning approvals for health facilities</p> <p>L27 – No. of playing fields allotments</p> <p>L31 – No. of playing fields</p> <p>L29 – Green Flag award</p> <p>NI 8 – Adult participation in sport</p> <p>NI 56 – Obesity in school children in year 6</p> <p>NI 199 - Satisfaction with Parks and Play Areas</p> <p>NI 57 - Children and young people's participation in high-quality PE and sport</p>	<ul style="list-style-type: none"> <li>● Retain of health facilities</li> <li>● Increased quality of Open Spaces</li> <li>● Increased adult participation in sport</li> <li>● Decreased obesity in school children in year 6</li> <li>● Decreased obesity levels</li> <li>● Increased satisfaction in park areas</li> <li>● Increase in youth and adult participation in sports</li> <li>● Better air quality levels</li> </ul>
SO 8	CS 8 Vibrant Town Centres	<ul style="list-style-type: none"> <li>● Improved range/type of town centres activities and facilities provided</li> </ul>	<p>BD4 – new business space in town centre.</p>	<ul style="list-style-type: none"> <li>● Growth in floorspace, footfall, shopping centre ranking, retail rents and yields.</li> </ul>



Strategic Objective	Core Strategy Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO 9	CS 9 Transform Design and Quality of Public Space	<ul style="list-style-type: none"> <li>Greater user satisfaction levels</li> <li>Provision of additional retail floorspace to meet the demand</li> <li>Provision of additional leisure floorspace</li> <li>Increase in night-time economy uses in town centres</li> </ul>	<p>L13 – development over 1000 sq m outside Town Centres.</p> <p>L14 - development over 1000 sq m in Town Centres.</p> <p>L15 – new residential development in town centres /30 min of public transport.</p> <p>L16 – percentage of households outside designated retail area.</p> <p>L17 – Uses/vacancy level in designated centres.</p> <p>L18 – vacancy level in designated frontages.</p> <p>L19 – Hot food takeaway facilities in town centres.</p>	<ul style="list-style-type: none"> <li>Increased percentage of new retail, leisure, office and other main town centre uses located in Walthamstow, the District and Neighbourhood centres and at out of centre locations.</li> <li>Growth in mixed use residential development in town centres.</li> <li>Primary shopping frontages of Walthamstow and District centres to maintain at least 70% ground floor retail frontage use.</li> <li>Low vacancy levels within primary and secondary frontages.</li> <li>Mix of uses in designated town centres/frontages</li> <li>No. of vacant/underused sites redeveloped and No. of town centre redevelopment schemes taking place.</li> </ul>
SO 10	CS 10 Improving Community Safety	<ul style="list-style-type: none"> <li>Improved public realm – greater user satisfaction levels,</li> <li>Attractive built environment,</li> <li>Preserved architectural, historic and cultural legacy.</li> </ul>	<p>L32 – Submission of design statements</p> <p>L33 – s106 Environmental improvements undertaken</p> <p>L34 – Approved cases in conservation areas/listed building</p> <p>L35 – No. of conservation areas</p> <p>NI 15 – Serious and violent crime rate</p> <p>NI 16 – Serious acquisitive crime rate</p> <p>NI 17 – Perceptions of anti-social behaviour</p>	<ul style="list-style-type: none"> <li>Number of designated conservation areas</li> <li>Conservation area appraisals undertaken.</li> <li>Urban design statements submitted with planning applications.</li> <li>Improved results of Building for life assessments undertaken for schemes of 10 units and above.</li> <li>Increase number of Public realm projects/schemes prepared and implemented.</li> <li>Number of listed buildings on the 'Buildings at Risk' register.</li> <li>Decrease in total crime in WalthamForest</li> <li>Reduction in incidents of anti-social behaviour in the borough</li> <li>Improved perceptions of anti-social behaviour</li> </ul>

Strategic Objective	Core Strategy Policy	Desired Outcomes	Monitoring Indicators	Main Targets
SO 11	CS11 Make the Most of the Regeneration of East London	<ul style="list-style-type: none"> <li>• WalthamForest’s Resident’s Panel Survey showing an improvement on general views on crime and safety in the borough.</li> <li>• Improved public realm – greater user satisfaction levels and activity levels</li> <li>• Improved quality of the design of residential developments</li> <li>• Higher quality urban design, incorporating the principles of ‘designing out crime’</li> <li>• Greater level of involvement of residents in positive activities such as sport, recreation and cultural activities</li> </ul>	<p>N 19 – Rate of proven re-offending by young offenders</p> <p>NI 20 Assault with injury crime rate</p> <p>N21 Dealing with local concerns about anti-social behaviour and crime by the local council and police</p> <p>NI 144 – Offenders under probation in employment at the end of their order or license</p> <p>NI 110 – Young people’s participation in positive activities</p> <p>NI 195 - Improved street and environmental cleanliness: levels of litter, detritus, graffiti and flyposting</p> <p>NI 196 - Improved street and environmental cleanliness: flytipping</p>	<ul style="list-style-type: none"> <li>• Reduction in the number of ‘hot spots’ within the Borough</li> <li>• Design Statements submitted for all approved developments with site area over 0.25 ha.</li> <li>• WalthamForest’s Resident’s Panel Survey showing an improvement on general views on crime and safety in the borough.</li> </ul>
		<ul style="list-style-type: none"> <li>• Release of the potential of the sites in the regeneration areas.</li> <li>• Increase in the quality and variety of homes.</li> <li>• Increase in the number of new businesses</li> <li>• Improved public transport</li> <li>• Increased funding support for regeneration projects</li> </ul>	<p>BD2 - Total Amount of employment floorspace on previously developed land – by type.</p> <p>BD3 - Employment land available by type.</p> <p>L 1 - Losses of employment land in Employment / regeneration areas</p> <p>L2 - Amount of employment land lost to residential development.</p> <p>L5 - Floor space of mixed use development by type.</p>	<ul style="list-style-type: none"> <li>• Identification key regeneration Sites in the Borough.</li> <li>• Developing a Key Sites Delivery Programme to ensure co-ordination between all agencies.</li> <li>• Adoption and Implementation of Regeneration Strategy and associated action plan</li> <li>• Adoption and Implementation of Area Action Plans for four key regeneration areas (Walthamstow Town Centre, Blackhorse Lane, Northern Olympic Fringe and Wood Street).</li> </ul>

Strategic Objective		Core Strategy Policy		Desired Outcomes		Monitoring Indicators	Main Targets
						<p>L33 - Number of applications granted with Section 106 agreements for environmental improvements.</p>	<ul style="list-style-type: none"> <li>● Formulating new Local Implementation Plan for the Borough in response to the London Mayor's Transport Strategy.</li> <li>● Use of Local Authority Business Growth Incentive funds to produce a disability access guide to local businesses and attractions in Waltham Forest, in preparation for the games.</li> </ul>

## 19 Glossary

**Disclaimer** - The Glossary is neither a statement of law nor an interpretation of the law, and is only an introductory guide to planning issues. It should not be used as a source for statutory definitions or interpreted as legal advice.

**Adoption** - Development Plan Documents and the Statement of Community Involvement are described as being adopted when they have been through an independent examination. When they are adopted by the Waltham Forest Council they come into force. Supplementary Planning Documents are adopted by Waltham Forest Council but do not have to go through independent examination first.

**Affordable Housing** - Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

**Annual Monitoring Report** - A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.

**Area Action Plan** - A Development Plan Document which will be used to provide a planning framework for areas where changes are envisaged.

**Bio-diversity Action Plan (BAP)** - A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

**Brownfield Land and Sites** - Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-Developed Land'.

**'Call-in' or Called-in Planning Application** - The Secretary of State can "call in" certain planning applications that local authorities propose to approve. For example, where it may have wider effects beyond the immediate locality, significant regional or national controversy, or potential conflict with national policy. These will then be subject to a public inquiry presided over by a Planning Inspector who will make recommendation to the Secretary of State who will decide the application instead of the local planning authority.

**Community Strategy** - The long-term vision for Waltham Forest which provides the framework for regeneration and service improvement. All council policies and strategies must comply with the Community Strategy.

**Core Strategy** - a key Development Plan Document which sets out a long term spatial vision for Waltham Forest through strategic policies.

**Development Plan** - At a local level the development plan encapsulates Waltham Forest Council's planning policies for the future development of Waltham Forest and forms the basis for decisions on planning applications. The development plan for Waltham Forest will comprise the Development Plan Documents which make up the Local Development Framework. Waltham Forest's most recent development plan

(the Unitary Development Plan) was adopted in March 2006. The Regional Spatial Strategy (The London Plan (see below)) sets out broader policies for the development of the Greater London is also part of Waltham Forest's development plan.

**Development Plan Documents** - These include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

**Housing Land Availability (HLA)** - The total amount of land reserved for residential use awaiting development.

**Greenfield Land or Site** - Land (or a defined site) usually farmland that has not previously been developed.

**Issues, Options and Preferred Options** - The "pre-submission" consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to government for independent examination.

**Kerbside Collection** - The collection by local authorities of recyclable goods directly from households, or occasionally industrial and commercial premises.

**Local Area Agreement (LAA)** - A three year agreement, based on local Sustainable Community Strategies, that sets out the priorities for a local area agreed between Central Government, represented by the Government Office (GO), and a local area, represented by the local authority and other key partners through Local Strategic Partnerships (LSPs).

**Local Development Documents** - These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan).

**Local Development Framework** - folder of Local Development Documents for Waltham Forest setting out the council's aspirations for the future development of Waltham Forest.

**Local Development Scheme** - sets out the timetable for preparation of Local Development Documents.

**Local Strategic Partnership (LSP)** - An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

**London Plan** - The Mayor of London is responsible for producing a new planning strategy for the capital. This replaces the previous strategic planning guidance for London (known as RPG3), issued by the Secretary of State. The London Plan is the name given to the Mayor's spatial development strategy.

**Material Consideration** - A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

**Planning and Compulsory Purchase Act 2004** - The legislation which introduced the new development planning system based on Local Development Frameworks.

**Previously Developed Land (PDL) or 'Brownfield' land** - Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure.

**Renewable Energy** - Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

**Saved Policies / Saved Plan** - Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

**Section 106 agreement** - A legal agreement under section 106 of the-90 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

**Sequential approach/sequential test** - A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

**Site Specific Allocations and Policies** - a Development Plan Document identifying sites for specific types of land use and any requirements related to them.

**Soundness** - A Development Plan Document is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's statement of Community Involvement.

**Spatial Development** - Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

**Spatial Planning** - Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**Stakeholder** - anyone with an interest in Waltham Forest's development. This includes professionals and the community.

**Statement of Community Involvement** - The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.

**Sui-Generis** - A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

**Supplementary Planning Documents** - A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

**Sustainability Appraisal** - An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

**Sustainable Communities** - Places where people want to live and work, now and in the future.

**Sustainable Communities Plan** - A programme issued by the government to set the framework for delivering sustainable communities over the next 15-20 years. The main areas of focus are housing supply, new growth areas, decent homes and the countryside and local environment.

**Sustainable Development** - A widely used definition drawn up by the World Commission on Environment and Development in-87: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The government has set out four aims for sustainable development in its 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' to be achieved simultaneously:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high and stable levels of economic growth and employment.

**Unitary Development Plan** - An old-style development plan prepared by a metropolitan district and some unitary local authorities, which contains policies equivalent to those in both a structure plan and local plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

**Use Classes Order** - The Town and Country Planning (Use Classes) Order-87 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.